

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE MAP, DEVELOPMENT PLAN, AND DENSITY BONUS FOR THE OCEANSIDE GARRISON STREET PLANNED DEVELOPMENT PROJECT LOCATED AT 333 GARRISON STREET****(Applicant: The True Life Companies, LLC)**

WHEREAS, there was filed with this Council a verified application on the forms prescribed by the Council requesting a Tentative Map, Development Plan, and Density Bonus under the provisions of Articles 17, 30, 31, 40, 43, and 45 of the Zoning Ordinance of the City of Oceanside and Article IV of the Subdivision Ordinance of the City of Oceanside to adopt a Planned Development comprised of 140 townhomes and associated amenities and site improvements on certain real property legally described as shown on Exhibit "A" attached hereto and incorporated herein by reference thereto;

WHEREAS, the Planning Commission, after giving the required notice, did on the 15th day of August, 2025, conduct a duly advertised public hearing as prescribed by law to consider said application, and after holding a duly advertised public hearing adopted Resolution No. 2025-P21, recommending approval of Tentative Map (T24-00002), Development Plan (D24-00010), and Density Bonus (DB25-00004);

WHEREAS, on December 3, 2025, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties and the recommendation of the Planning Commission concerning Tentative Map (T24-00002), Development Plan (D24-00010), and Density Bonus (DB25-00004);

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared and circulated for this project;

1 WHEREAS, the documents or other material which constitute the record of
2 proceedings upon which the decision is based will be maintained by the City of Oceanside
3 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

4 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY
5 GIVEN that the project is subject to certain fees, dedications, reservations and other
6 exactions as provided below:

Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Parks (Residential only)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Residential)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Multi-Family Residential)	Reso. No. 16-R0324-1 Reso. No. 12-R0626-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0324-1
Wastewater System Capacity Buy-in Fee (Non-Residential and Multi-Family Residential)	Reso. No. 87-97 Ord. No. 15-OR0479-1 City Code 37.7.37
Water System Capacity Buy-in Fee (Residential and Non-Residential)	Reso. No. 87-96 Ord. No. 15-OR0480-1 City Code 37.7.37
San Diego County Water Authority (Residential and Non-Residential)	SDWA Ord. 2017
Inclusionary Housing Administration Fee	Chapter 14C.9 of the MC Reso. No. 03-R175-1 Reso. No. 11-R0483-1

23 WHEREAS, the fees listed above have been identified by the City as being
24 applicable to the project as proposed. Failure by the City to list an applicable fee above
25 does not alleviate the developer from paying all applicable fees at the time when such
26 fees become due;

27 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
28 calculated and collected at the time and in the manner provided in Chapter 32B of the
29 Oceanside City Code and the City expressly reserves the right to amend the fees and fee

1 calculations subject to applicable law including Government Code Section 65589.5(o);
2 and

3 WHEREAS, the City expressly reserves the right to establish, modify or adjust
4 any fee, dedication, reservation or other exaction to the extent permitted and as authorized
5 by law;

6 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN
7 that the 90-day period to protest the imposition of any fee, dedication, reservation, or other
8 exaction described in this resolution begins on the effective date of this resolution and any
9 such protest must be in a manner that complies with Section 66020; and

10 WHEREAS, based on such evidence and testimony, including but not limited to the
11 report of the Planning Division, the City Council finds as follows:

12 FINDINGS

13 For the Tentative Map (T24-00002):

- 14 1. The proposed Tentative Map is consistent with the General Plan and provisions of
15 the Subdivision Ordinance of the City. The proposed density of 16.9 dwelling units
16 per acre is within the density range allowed for the MDC-R land use designation.
- 17 2. The site is physically suitable for the type of development in that the site includes
18 8.3 acres of relatively flat, largely disturbed land that is not significantly constrained
19 by topography, geological or hydrological hazards, protected habitat or other
20 limiting features.
- 21 3. The site is physically suitable for the proposed density of development as the site
22 is located within an urbanized area and surrounded by residential uses. The site is
23 served by existing public services, utilities, and public facilities.
- 24 4. The design of the subdivision or the proposed improvements would not cause
25 substantial environmental damage or substantially injure fish or wildlife or their
26 habitat. The subject property is located in an urbanized area that was previously
27 developed as an elementary school. Any potential environmental impacts would
28 be mitigated to a less than significant level with the proposed mitigation in the
29 Mitigated Negative Declaration.

- 1 5. The design of the subdivision or the type of improvements meet City standards and
2 will not conflict with easements, acquired by the public at large, for access through
3 or the use of property within the proposed subdivision. Easements on the property
4 would be improved and maintained in a manner consistent with City standards.
- 5 6. The subdivision complies with all other applicable ordinances, regulations and
6 guidelines of the City of Oceanside. The proposed tentative map exhibit accords
7 with the form and content requirements of the City's Subdivision Ordinance (Section
8 401).

9 For the Development Plan (D24-00010):

- 10 1. The site plan and physical design of the project as proposed is consistent with the
11 purposes of the Zoning Ordinance. The siting and architecture of the proposed
12 housing would avoid potential adverse visual impacts on adjacent properties with
13 high-quality architecture, adequate setbacks, abundant landscape, and context-
14 appropriate walls and fencing.
- 15 2. The Development Plan and Planned Development as proposed conforms to the
16 General Plan of the City, in that the proposed residential unit types (multiple unit
17 structures) are consistent with the associated General Plan land use designation of
18 MDC-R.
- 19 3. The area covered by the Development Plan can be adequately, reasonably, and
20 conveniently served by existing and planned public services, utilities, and public
21 facilities. The project site is located within an urbanized area served by existing
22 public services, utilities, and public facilities. Environmental analysis has
23 determined that the project would have no significant impacts on these services and
24 facilities.
- 25 4. The project as proposed is compatible with existing and potential development on
26 adjoining properties or in the surrounding neighborhood. The project achieves an
27 overall density (16.9 dwelling units per acre) similar to other residential development
28 in the immediate area. The project includes significant improvements to existing
29

1 public streets in the vicinity and provides a private street network with efficient
2 linkages to these public streets.

3 5. The PD Plan and the Development Plan are consistent with the adopted Land Use
4 Element of the General Plan and other applicable policies and are compatible with
5 surrounding development, in that the PD Plan and the Development Plan provide
6 housing opportunities within an organized and attractive neighborhood.

7 6. The PD Plan and the Development Plan will enhance the potential for quality urban
8 design in comparison with development under the base district regulations that
9 would apply if they were not approved, in that the PD Plan and Development Plan
10 provide a consolidated site plan for a property with unique shape and constraints that
11 might otherwise be developed to the detriment of surrounding neighborhoods.

12 7. Deviations from the base district regulations that otherwise would apply are justified
13 by compensating benefits of the PD Plan and the Development Plan, including high-
14 quality architecture, extensive open space, and well-appointed common recreation
15 facilities.

16 8. The PD Plan and the Development Plan includes adequate provisions for utilities,
17 services, and emergency vehicle access; and public service demands will not exceed
18 the capacity of existing and planned systems.

19 For the Density Bonus (DB24-00010):

20 1. 14 units will be reserved for tenancy by households within the Moderate Income
21 category and will be subject to a restrictive covenant guaranteeing affordability for
22 Moderate Income households for a period of 55 years.

23 2. The affordable units would be designed to be proportional to the project's market
24 rate units in terms of floor plan, square footage, and exterior design.

25 3. The restricted covenant associated with the affordable unit will be for a period of 55
26 years.

27 4. The maximum allowable rent for the project's affordable units comply with the law
28 for the Moderate Income category.

29 5. The project's affordable unit will be available at affordable housing costs, as defined

1 in Health and Safety Code Section 50052.5.

2 6. The project is subject to the yearly accounting requirement to the Neighborhood
3 Services Department for the affordable unit as outlined in Section 3032(M)(7) of the
4 Zoning Ordinance.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of
6 Oceanside does hereby recommend City Council approval of General Plan Amendment
7 (GPA24-00002), Zone Amendment (ZA24-00001), Tentative Map (T24-00002),
8 Development Plan (D24-00010), and Density Bonus (DB25-00004) subject to the
9 following conditions:

10 **Building:**

11 1. Beginning on January 1, 2023, Oceanside Development Services (ODS) is
12 required by State law to enforce the 2022 Edition of California Building Standards
13 Codes (a.k.a., Title 24 of the California Codes of Regulations).

14 Every three years, the State adopts new model codes (known collectively as the
15 California Building Standards Code) to establish uniform standards for the
16 construction and maintenance of buildings, electrical systems, plumbing systems,
17 mechanical systems, and fire and life safety systems.

18 • Part 2: The 2022 California Building Code (CBC).

19 • Part 2.5: The 2022 California Residential Code (CRC).

20 • Part 3: The 2022 California Electrical Code (CEC).

21 • Part 4: The 2022 California Mechanical Code (CMC).

22 • Part 5: The 2022 California Plumbing Code (CPC).

23 • Part 6: The 2022 California Energy Code

24 • Part 9: The 2022 California Fire Code (CFC)

25 • Part 11: The 2022 California Green Building Standards Code (CALGreen Code)

26 This Part is known as the California Green Building Standards Code, and it is
27 intended that it shall also be known as the CALGreen Code.

28 Also, the City of Oceanside Municipal Code

29

- 1 2. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts,
2 smoke barriers, and smoke partitions), along with their fire-resistance ratings.
3 Provide a legend.
- 4 3. The building plans for this project are required by State law to be prepared by a
5 licensed architect or engineer.
- 6 4. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on
7 the plans.
- 8 5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution
9 Ordinance) and shall be shielded appropriately.
- 10 6. Separate/unique addresses may be required to facilitate utility releases.
11 Verification that the addresses have been properly assigned by the City's Planning
12 Division shall accompany the Building Permit application.
- 13 7. A form or foundation survey shall be required prior to the placement of concrete
14 to show the location of the new structure in respect to the property lines, known
15 easements, and known setback lines. By obtaining a form survey the location of
16 the foundation is checked prior to the placement of concrete, and can save costly
17 corrective measures in case of an encroachment of a property line
- 18 8. The 2022 California Energy Code requires rooftop solar zones or based on Energy
19 calculations. Solar ready rooftop required. Low-rise and High-rise Multi-family
20 Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar
21 zone shall be located on the roof or overhang of the building or on the roof or
22 overhang of another structure located within 250 feet of the building or on covered
23 parking installed with the building project and have a total area no less than 15
24 percent of the total roof area of the building excluding any skylight area. The
25 requirements for solar ready buildings are all mandatory, so there are no
26 prescriptive and performance compliance paths. Since the provisions are
27 mandatory, there are also no tradeoffs allowed, and applicants must demonstrate
28 compliance with each measure.
- 29 9. Exterior walls of all buildings shall comply with CBC table 705.2

1 705.2 Projections

2 Cornices, eave overhangs, exterior balconies and similar projections extending
3 beyond the exterior wall shall conform to the requirements of this section and
4 Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall
5 comply with Sections 1021 and 1027, respectively. Projections shall not extend
6 any closer to the line used to determine the fire separation distance than shown in
7 Table 705.2.

- 8 10. Site development, parking, access into buildings and building interiors shall
9 comply WITH ALL CURRENT State of California Accessibility Code where
10 required. You must clearly show compliance on the plans.

11 • Buildings or portions of buildings and facilities within the scope of this chapter
12 shall be accessible to persons with disabilities. Each building on a building site
13 shall be considered separately when determining the requirements contained in
14 this chapter, except when calculating the number of units which must comply with
15 Section 1102A.3.1. Dwelling units within a single structure separated by firewalls
16 do not constitute separate buildings.

17 • Newly-constructed covered multifamily dwellings as defined in this chapter,
18 include, but are not limited to, the following:

19 • Apartment buildings with 3 or more dwelling units including timeshare
20 apartments not considered a place of public accommodation or transient lodging
21 as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the
22 California Building Code.

23 • Condominiums with 4 or more dwelling units including timeshare
24 condominiums not considered a place of public accommodation or transient
25 lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of
26 the California Building Code.

27 • Lodging houses, as defined in Chapter 2 of the California Building Code, used
28 as a residence with more than 3 but not more than 5 guest rooms.

1 • Public housing as defined in Chapter 2 of this code is subject to provisions of the
2 Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed
3 covered multifamily dwellings, which can also be defined as public housing, shall
4 be subject to the requirements of Chapter 11A and Chapter 11B. 1102A.3.2
5 Multistory dwelling units in buildings with one or more elevators Multistory
6 dwelling units contained in buildings with elevators shall comply with this section.
7 For multistory dwelling units in buildings with elevators, the story of the unit that
8 is served by the building elevator is considered a ground floor and the primary
9 entry floor to the unit and shall comply with the following:

- 10 • At least 1 powder room or bathroom shall be located on the primary entry level.
- 11 • At least 1 kitchen shall be located on the primary entry level.
- 12 • All rooms or spaces located on the primary entry level shall be served by an
13 accessible route and shall comply with Division IV.

14 1109A.3 Required accessible parking spaces

15 Accessible parking spaces shall be provided at a minimum rate of 2 percent of the
16 covered multifamily dwelling units. At least one space of each type of parking
17 facility shall be made accessible even if the total number exceeds 2 percent.

18 1109A.7 Location of accessible parking spaces

19 The location of accessible parking spaces shall comply with the following:

- 20 • Accessible parking spaces shall be located on the shortest possible accessible
21 route to an accessible building, or covered multifamily dwelling unit entrance. All
22 van accessible spaces may be grouped on one level of a multilevel parking facility.
23 Please illustrate compliance on the plans.

- 24 • When parking facilities are located adjacent to a building with multiple
25 accessible entrances, accessible parking spaces shall be dispersed and located near
26 the accessible building entrances.

- 27 • When practical, the accessible route shall not cross lanes for vehicular traffic.
28 When crossing vehicle traffic lanes is necessary, the accessible route shall be
29 designated and marked as a crosswalk.

- 1 • Parking facilities that do not serve a particular building shall have accessible
2 parking spaces located on the shortest possible accessible route to an accessible
3 pedestrian entrance of the parking facility.
- 4 • Accessible parking spaces shall be located so that persons with disabilities are
5 not compelled to wheel or walk behind parked cars other than their own.
- 6 Exception: When the enforcement agency determines that compliance with this
7 section or providing equivalent facilitation would create an unreasonable hardship,
8 parking spaces may be provided which would require a person with physical
9 disabilities to wheel or walk behind other than accessible parking spaces.
- 10 11. A complete set of Soil Reports, Structural Calculations, Energy Calculations, &
11 California Title 24 Energy Form(s) shall be required at time of plans submittal to
12 the Building Division for plan check.
- 13 12. City of Oceanside Enforces the 2022 California Green Building Standards Code.
14 A Construction Waste Management Plan shall be required at time of plans
15 submittal to the Building Division for plan check.
- 16 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a
17 minimum of 65 percent of the nonhazardous construction and demolition waste
18 in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local
19 construction and demolition waste management ordinance, whichever is more
20 stringent.
- 21 5.408.1.1 Construction waste management plan. Where a local jurisdiction does
22 not have a construction and demolition waste management ordinance that is more
23 stringent, submit a construction waste management plan that:
- 24 1. Identifies the construction and demolition waste materials to be diverted from
25 disposal by efficient usage, recycling, reuse on the project or salvage for future
26 use or sale.
- 27 2. Indicates if construction and demolition waste materials will be sorted on-site
28 (source-separated) or bulk mixed (single stream).
- 29

1 3. Identifies diversion facilities where construction and demolition waste material
2 collected will be taken.

3 4. Specifies that the amount of construction waste and demolition materials
4 diverted shall be calculated by weight or volume, but not by both.

5 13. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA
6 13, NFPA 13R, or NFPA 13D – installed in each building.

7 14. All electrical, communication, CATV, etc. service lines within the exterior lines
8 of the property shall be underground (City Code Sec. 6.30).

9 15. Electric vehicle (EV) charging. [N] Construction shall comply with Section
10 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply
11 equipment (EVSE) in compliance with California Building Code (CBC) and
12 California Electrical Code (CEC).

13 Multiple charging space requirements. [N] When multiple charging spaces are
14 required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the
15 time of construction and shall be installed in accordance with CEC. Construction
16 plans and specifications shall comply with CGBSC 5.106.5.3.2

17 16. Construction Hours:

18 Per City of Oceanside Municipal Code section 6.25:

19 It shall be unlawful to operate equipment or perform any construction in the
20 erection, demolition, alteration, or repair of any Building or structure or the
21 grading or excavation of land during the following hours:

- 22 1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday
23 2. All day Sunday; and
24 3. On any federal holiday.

25 Exceptions.

26 a. An owner/occupant or resident/tenant of residential property may engage in a
27 home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on
28 Sundays and holidays provided the project is for the benefit of said residential
29 property and is personally carried out said owner/occupant or resident/tenant. b.

1 The Building official may authorize extended or alternate hours of construction
2 for the following circumstances:

3 i. Emergency work

4 ii. Adverse weather conditions

5 iii. Compatibility with store Business hours.

6 iv. When the work is less objectionable at night than during daylight hours.

7 v. Per the direction of the City Managers Office for projects that have been
8 determined that rapid completion is in the best interest of the general public.

9 (Ord. No. 19-OR0757-1, 1, 12-18-2019; Ord. No. 22-OR0685-1, 1, 10-5-2022)

10 17. Addresses for meters

11 The Developer must carefully submit the correct address to SDGE for meter
12 release with addresses that are the same as what has been given for each House.

13 18. Area Analysis will be required to show compliance with chapter of 5 of the
14 California Building Codes.

15 19. Per CBC Table 1006.3.4(1) R2 Buildings with 4 units or more may only have 125
16 feet to an exit from the furthest location on the top floor.

17 20. Buildings over two stories may not use ABS or PVC piping per CPC.

18 21. Veneer and Siding must be installed per the Manufacturing instructions.

19 **Engineering:**

20 22. Prior to the demolition of any existing structure or surface improvements on site,
21 a demolition permit application shall be submitted to the Building Division and
22 include erosion control plans. No demolition shall be permitted without an
23 approved erosion control plan.

24 23. Design and construction of all improvements shall be in accordance with the City
25 of Oceanside's Engineers Design and Processing Manual, City Ordinances,
26 standard engineering and specifications of the City of Oceanside, and subject to
27 approval by the City Engineer.

28 24. All right-of-way alignments, street dedications, exact geometrics and widths shall
29 be designed, dedicated, and constructed or replaced in accordance with the City of

Oceanside Engineers Design and Processing Manual, and as required by the City Engineer.

25. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.

26. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process-(es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.

27. Owner/developer shall submit to the City for processing a covenant attesting to the project's development conditions. The approved covenant shall be recorded at the County prior to the issuance of a grading permit.

28. All public improvement requirements shall be covered by a Subdivision Improvement Agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of survey monuments, and warranties against defective materials and workmanship before the approval of the public improvement plans.

29. Prior to the issuance of any building permits, all improvements including landscaping, landscaped medians, frontage improvements shall be under construction to the satisfaction of the City Engineer.

30. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including landscaping, landscaped medians, frontage improvements shall be completed to the satisfaction of the City Engineer.

31. Prior to approval of the map, provide the City of Oceanside with certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the

1 proposed map; (b) they object or do not object to the filing of the map without
2 their signature; (c) in case of a street dedication affected by their existing
3 easement, they will sign a "subordination certificate" or "joint-use certificate" on
4 the map when required by the governing body.

5 32. Prior to the issuance of any grading, improvement or building permits for a model
6 complex, a construction-phasing plan for the entire project shall be reviewed and
7 approved by the Engineering Division, Water Utilities Department, and Fire
8 Department. All public and private improvements including landscaping and
9 offsite streets or arterials required to serve the model complex shall be completed
10 prior to the issuance of any Certificate of Occupancy permit.

11 33. All property corners, survey monuments that control public rights-of-way, and
12 City benchmarks shall be protected in place or perpetuated in conformance with
13 Greenbook Standard 400-2 and Business and Professions Code 8771.

14 34. A traffic control plan shall be prepared in accordance with the City's traffic control
15 guidelines and approved by the City Engineer prior to the start of work within the
16 public Right-of-Way. Traffic control safety and implementation for construction
17 or re-construction of streets shall be in accordance with construction signing,
18 marking, and other protection as required by Caltrans' Traffic Manual and City
19 Traffic Control Guidelines. Traffic control plan implementation and hours shall
20 be in accordance with the approved traffic control plans.

21 35. Proposed public improvements located within the City's ROW or onsite shall be
22 displayed on separate public improvement plans in accordance with the City's
23 Engineer's Design and Processing Manual.

24 36. Any existing public or private improvements that are being joined to and that are
25 already damaged or damaged during construction of the project, shall be repaired
26 or replaced as necessary by the developer to provide a competent and stable
27 connection, and to the City's satisfaction.
28
29

- 1 37. The project frontage along Garrison Street shall be constructed with new curb and
2 gutter and sidewalk. Sidewalk improvements (construct/replace) shall comply
3 with current ADA requirements.
- 4 38. Pedestrian ramps have been proposed on each side of the entry from Garrison
5 Street. Pedestrian ramps shall be ADA-compliant. Additional coordination/design
6 may be required as the northern ramp affects the adjacent property.
- 7 39. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must
8 be located entirely within the public right-of-way (ROW). Pedestrian ramps not
9 located entirely within the City's ROW shall be provided with a ROW dedication
10 on the final map and shown on the improvement plans and grading plans. The
11 ROW dedication shall be submitted prior to the approval of the grading plans and
12 recorded prior to the grading plan As-Built.
- 13 40. Minimum curb return radius at pedestrian ramps and driveway locations shall
14 comply with the City of Oceanside Engineers Design and Processing Manual.
- 15 41. Garrison Street shall be provided with a 10-foot minimum parkway between the
16 face of curb and Right-of-Way line, and the design shall be displayed on the
17 improvement plans.
- 18 42. Sight distance requirements at the project driveway(s) or street shall conform to
19 the sight distance criteria as provided by Caltrans. The owner/developer shall
20 provide a plan and profile of the line of sight for each direction of traffic at each
21 proposed driveway on the grading plans.
- 22 43. A pavement evaluation report shall be submitted for offsite street and/or alley
23 pavements with the grading plan application. The owner/developer shall contract
24 with a geotechnical engineering firm to perform a field investigation of the
25 existing pavement on all streets adjacent to the project boundary. The limits of the
26 study shall be half-street width along the project's (Garrison Street) frontage. The
27 field investigation shall be performed according to a specific boring plan prepared
28 by a licensed Geotechnical Engineer and approved by the City Engineer prior to
29 the issuance of a grading permit. In the absence of an approved boring plan, the

1 field investigation shall include a minimum of one pavement boring per every fifty
2 linear feet (50) linear feet of street frontage.

3 44. Should the study conclude that the existing road pavement does not meet current
4 pavement thickness requirements set forth in the City of Oceanside Engineers
5 Design and Processing Manual, the Owner/developer shall remove and reconstruct
6 the existing pavement section in accordance with City requirements. Otherwise,
7 the City Engineer shall determine whether the Owner/developer shall: 1) Repair
8 all failed pavement sections, 2) header cut and grind per the direction of the City
9 Engineer, or 3) Perform R-value testing and submit a study that determines if the
10 existing pavement meets current City standards/traffic indices.

11 45. Maintenance responsibilities for the private driveways and roadways, used as
12 access to the land being divided, shall be clearly identified in the project's CC&Rs.

13 46. A precise grading plan, which includes proposed onsite private improvements,
14 shall be prepared, reviewed, secured and approved prior to the issuance of any
15 building permit. The plan shall reflect all pavement, flatwork, landscaped areas,
16 special surfaces, curbs, gutters, medians, striping, and signage, footprints of all
17 structures, walls, drainage devices and utility services. Parking lot striping and any
18 on site traffic calming devices shall be shown on the precise grading plans.

19 47. The approval of the development plan shall not mean that proposed grading or
20 improvements on adjacent properties (including any City properties/right-of-way
21 or easements) is granted or guaranteed to the owner/developer. The
22 owner/developer is responsible for obtaining written permission to grade or
23 construct on adjacent properties prior to the issuance of a grading permit. Should
24 such permission be denied, the development plan shall be subject to going back to
25 public hearing or subject to a substantial conformity review.

26 48. Where proposed off-site improvements, including but not limited to slopes, public
27 utility facilities, and drainage facilities, are to be constructed, owner/developer
28 shall, at his own expense, obtain all necessary easements or other interests in real
29 property and shall dedicate the same to the City of Oceanside as required.

- Owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the issuance of any grading, building or improvement permit for this development/project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/ developer, as applicable.
49. Use of adjacent properties for construction without permission is prohibited. Developer is required to obtain written permission from adjacent property owners allowing access onto their site. There shall be no trespassing, grading, or construction of any kind on adjacent properties without permission. "Failure to comply will result in the revocation of the grading permit." This written permission shall be provided to the City prior to the issuance of a grading permit.
50. A pavement evaluation report shall be submitted for the proposed onsite pavement with the grading plan application. Pavement sections for all public and private roadways, driveways and parking areas shall be based upon approved soil test requirements and traffic indices identified within the City of Oceanside Engineers Design and Processing Manual. The pavement design is to be prepared by the owner/developer's geotechnical engineering firm and be approved by the City Engineer prior to the issuance of a grading permit. Roadway alignments and geometric layouts shall be in conformance with the City of Oceanside Engineers Design and Processing Manual.
51. Prior to the issuance of a grading permit, a comprehensive soil and geologic investigation shall be conducted for the project site. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity; and these measures shall be incorporated as part of the grading plan design. No grading shall occur at the site without a grading permit.
52. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated

1 material as defined by the City and the County of San Diego Department of
2 Environmental Health. Exported or imported soils shall be properly screened,
3 tested, and documented regarding hazardous contamination.

4 53. Owner/developer shall place a covenant on the non-title sheet of the grading plan
5 agreeing to the following: "The present or future owner/developer shall indemnify
6 and save the City of Oceanside, its officers, agents, and employees harmless from
7 any and all liabilities, claims arising from any landslide on this site".

8 54. Owner/developer shall develop and submit a draft neighborhood-notification flier
9 to the City for review. The flier shall contain information on the project,
10 construction schedule, notification of anticipated construction noise and traffic,
11 and contact information. Prior to the issuance of a grading permit, the approved
12 flier shall be distributed to area residents, property owners, and business owners
13 located within a 300-foot radius area of the project.

14 55. The project shall provide and maintain year-round erosion control for the site.
15 Prior to the issuance of a grading permit, an approved erosion control plan,
16 designed for all proposed stages of construction, shall be secured by the
17 owner/developer with cash securities or a Letter-of-Credit and approved by the
18 City Engineer; a Certificate of Deposit will not be accepted for this security.

19 56. Owner/developer shall monitor, supervise and control all construction and
20 construction-supportive activities, so as to prevent these activities from causing a
21 public nuisance, including but not limited to, ensuring strict adherence to the
22 following:

23 57. Dirt, debris and other construction material shall not be deposited on any public
24 street or into the City's storm water conveyance system.

25 58. All grading and related site preparation and construction activities shall be limited
26 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related
27 construction activities shall be conducted on Saturdays, Sundays or legal holidays
28 unless written permission is granted by the City Engineer with specific limitations
29 to the working hours and types of permitted operations. All on-site construction

1 staging areas shall be located as far as possible (minimum 100 feet) from any
2 existing residential development. As construction noise may still be intrusive in
3 the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits
4 "any disturbing excessive or offensive noise which causes discomfort or
5 annoyance to reasonable persons of normal sensitivity."

6 59. The construction site shall accommodate the parking of all motor vehicles used by
7 persons working at or providing deliveries to the site. An alternate parking site can
8 be considered by the City Engineer in the event that the lot size is too small and
9 cannot accommodate parking of all motor vehicles.

10 60. Owner/developer shall complete a haul route permit application (if required for
11 import/export of dirt) and submit to the City of Oceanside Transportation
12 Engineering Section forty-eight hours (48) in advance of beginning of work.
13 Hours of hauling operations shall be dictated by the approved haul route permit.

14 61. Landscape and irrigation plans for disturbed areas shall be submitted to the City
15 Engineer prior to the issuance of a grading permit and approved by the City
16 Engineer prior to the issuance of building permits. Landscaping plans, including
17 plans for the construction of walls, fences or other structures at or near
18 intersections, must conform to intersection sight distance requirements. Frontage
19 and median landscaping shall be installed and established prior to the issuance of
20 any certificates of occupancy. Securities shall be required only for landscape items
21 in the public right-of-way. Any project fences, sound or privacy walls and
22 monument entry walls/signs shall be shown on, bonded for and built from the
23 approved landscape plans. These features shall also be shown on the precise
24 grading plans for purposes of location only. Plantable, segmental walls shall be
25 designed, reviewed and constructed from grading plans and landscape/irrigation
26 design/construction shall be from landscape plans. All plans must be approved by
27 the City Engineer and a pre-construction meeting held prior to the start of any
28 improvements.
29

- 1 62. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch
2 high fall-arrest barrier, approved by the City Engineer, shall be provided at the top
3 of all slopes whose height exceeds 20 feet or where the slope height exceeds 4 feet
4 and is adjacent to any streets, an arterial street or state highway.
- 5 63. The drainage design shown on the conceptual grading/site plan, and the drainage
6 report for this development plan is conceptual only. The final drainage report and
7 design shall be based upon a hydrologic/hydraulic study that is in accordance with
8 the latest San Diego County Hydrology and Drainage Manual, and is to be
9 approved by the City Engineer prior to the issuance of a grading permit. All
10 drainage picked up in an underground system shall remain underground until it is
11 discharged into an approved channel, or as otherwise approved by the City
12 Engineer.
- 13 64. The project's drainage system shall not connect or discharge to another private
14 stormdrain system without first obtaining written permission from the owner of
15 the system. The written permission letter shall be provided to the City prior to the
16 issuance of a grading permit. The owner/developer shall be responsible for
17 obtaining any off-site easements for storm drainage facilities.
- 18 65. All public storm drains shall be shown on separate public improvement plans.
19 Public storm drain easements shall be dedicated to the City where required.
- 20 66. Drainage facilities shall be designed and installed to adequately accommodate the
21 local storm water runoff, and shall be in accordance with the San Diego County
22 Hydrology Manual and the City of Oceanside Engineers Design and Processing
23 Manual, and to the satisfaction of the City Engineer.
- 24 67. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and
25 disposed of in accordance with all state and federal requirements, prior to
26 discharging of stormwater into the City drainage system.
- 27 68. Owner/developer shall comply with the provisions of the National Pollutant
28 Discharge Elimination System (NPDES) General Permit for Storm Water
29 Discharges Associated with Construction and Land Disturbance Activities

(General Permit) Water Quality Order 2022-0057-DWQ. The General Permit continues in force and effect until the effective date of a new General Permit adopted the State Water Board or the State Water Board rescinds this General Permit. Dischargers that obtain coverage under the expiring General Permit prior to the effective date of this permit, may continue coverage under the previous permit up to two years after the effective date of this General Permit (September 1, 2023). Construction activity subject to the General Permit includes, but not limited to, clearing, demolition, grading, excavation and other land disturbance activities that results in one or more acre of land surface, or that are part of common plan of development or sale.

69. The discharger shall obtain a Waste Discharge Identification (WDID) number prior to the commencement of construction activity by electronically certifying and submitting the Permit Registration Documents from Section III of the General Permit through the State Water Board Stormwater Multiple Application and Report Tracking System (SMARTS). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

70. Owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOT for all construction activities to be covered by the General

1 Permit for a period of at least three years from the date generated. This period may
2 be extended by request of the SWRCB and/or RWQCB.

3 71. The project is categorized as a stormwater-Priority Development Project (PDP).
4 A final Storm Water Quality Management Plan (SWQMP) and Operation &
5 Maintenance (O&M) Plan shall be submitted to the City for review at the final
6 engineering phase. Both documents are to be approved prior to the issuance of a
7 grading permit.

8 72. The O&M Plan shall include an approved and executed Maintenance Mechanism
9 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum,
10 the O&M Plan shall include the designated responsible party to manage the storm
11 water BMP(s), employee training program and duties, operating schedule,
12 maintenance frequency, routine service schedule, specific maintenance activities,
13 copies of resource agency permits, cost estimate for implementation of the O&M
14 Plan, a non-refundable cash security to provide maintenance funding in the event
15 of noncompliance to the O&M Plan, and any other necessary elements. The
16 owner/developer shall complete and maintain O&M forms to document all
17 operation, inspection, and maintenance activities. The owner/developer shall
18 retain records for a minimum of 10 years. The records shall be made available to
19 the City upon request.

20 73. The owner/developer shall enter into a City-Standard Stormwater Facilities
21 Maintenance Agreement (SWFMA) with the City, obliging the owner/developer
22 to maintain, repair and replace the Storm Water Best Management Practices
23 (BMPs) structures identified in the project's approved SWQMP, as detailed in the
24 O&M Plan, in perpetuity. Furthermore, the SWFMA will allow the City with
25 access to the site for the purpose of BMP inspection and maintenance, if necessary.
26 The Agreement shall be approved by the City Attorney's Office and recorded at
27 the County Recorder's Office prior to the issuance of a precise grading permit. A
28 non-refundable Security in the form of cash shall be required prior to issuance of
29 a precise grading permit. The amount of the non-refundable security shall be equal

1 to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed
2 a total of \$25,000. The owner/developer's civil engineer shall prepare the O&M
3 cost estimate.

4 74. The BMPs described in the project's approved SWQMP shall not be altered in any
5 way, unless reviewed and approved by the City Engineer. The determination of
6 whatever action is required for changes to a project's approved SWQMP shall be
7 made by the City Engineer.

8 75. Prior to receiving a temporary or permanent occupancy permit, the project shall
9 demonstrate that all structural BMPs, including Storm Water Pollutant Control
10 BMPs and Hydromodification Management BMPs, are constructed and fully
11 operational, are consistent with the approved SWQMP and the approved Precise
12 Grading Plan, and are in accordance with San Diego RWQCB Order No. R9-2013-
13 0001 §E.3.e. (1)(d).

14 76. Open space areas, down-sloped areas visible from a collector-level or above
15 roadway classification, and improvements within the common areas that are not
16 maintained by the property owner, shall be maintained by a homeowners'
17 association that will ensure operation and maintenance of these items in
18 perpetuity. These areas shall be indicated on the map and reserved for an
19 association. Future buyers shall be made aware of any estimated monthly
20 maintenance costs. The CC&R's shall be submitted and approved by the City prior
21 to the recordation of the map.

22 77. All existing overhead utility lines located within the project development property
23 and/or within any full width street or Right-of-Way abutting a new development,
24 and all new extension services for the development of the project, including but
25 not limited to, electrical, cable and telephone, shall be placed underground per
26 Section 901.G. of the Subdivision Ordinance (R91-166), and as required by the
27 City Engineer and current City policies.

- 1 78. All new extension services for the development of the project, including but not
2 limited to, electrical, cable and telephone, shall be placed underground as required
3 by the City Engineer and current City policies.
- 4 79. Prior to the approval of plans and the issuance of a grading permit,
5 owner/developer shall obtain all necessary permits and clearances from public
6 agencies having jurisdiction over the project due to its type, size, location, or
7 infrastructure impact. The list of public agencies includes, but is not limited to,
8 Public Utility Companies, the California Department of Transportation (Caltrans),
9 the County of San Diego, the U. S. Army Corps of Engineers, the California
10 Department of Fish & Game, the U. S. Fish and Wildlife Service, the San Diego
11 Regional Water Quality Control Board, and the San Diego County Health
12 Department.
- 13 80. Owner/developer shall comply with all the provisions of the City's cable television
14 ordinances, including those relating to notification as required by the City
15 Engineer.
- 16 81. If shoring is required for the construction of the proposed development, the
17 shoring design plans shall be included within the grading plan set, and the
18 structural design calculations shall be submitted with the grading plan application.
- 19 82. This property is located in the vicinity of an airport, within what is known as an
20 airport influence area. As a result, the property may be exposed to some of the
21 common annoyances or inconveniences associated with airport operations (for
22 example: noise, vibration, or odors). An Airport Overflight Notification shall be
23 provided to the City for review prior to issuance of a grading permit. The
24 notification will need to be recorded prior to occupancy.
- 25 83. Approval of this development project is conditioned upon payment of all
26 applicable impact fees and connection fees in the manner provided in chapter 32B
27 of the Oceanside City Code. All traffic signal fees and contributions, highway
28 thoroughfare fees, park fees, reimbursements, and other applicable charges, fees
29 and deposits shall be paid prior to recordation of the map or the issuance of any

1 building permits, in accordance with City Ordinances and policies. Payment of
2 drainage impact fees are required prior to docketing the map for City Council
3 hearing and the recording of the final map. The owner/developer shall also be
4 required to join into, contribute, or participate in any improvement, lighting, or
5 other special district affecting or affected by this project.

6 84. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
7 project will be subject to prevailing wage requirements as specified by Labor Code
8 section 1720(b) (4). The owner/developer shall agree to execute a form
9 acknowledging the prevailing wage requirements prior to the granting of any fee
10 reductions or waivers.

11 85. In the event that there are discrepancies in information between the conceptual
12 plan and the conditions set forth in the project's entitlement resolution (Conditions
13 of Approval), the project's entitlement resolution shall prevail.

14 **Fire:**

15 86. EMERGENCY RESPONSE MAPS - Geo- Referenced Preplans: Any new
16 development, which necessitates updating of emergency response maps by virtue
17 of new structures, hydrants, roadways or similar features, shall be required to
18 provide map updates. Provide geo-referenced building plan in CAD (.dwg) format
19 using the following coordinate system:
20 NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Data deliverables (CAD
21 and GIS) shall specifically include a site plan, building plan, all Utility shut-offs,
22 fire sprinkler risers and shut-off valves, the fire department connection for
23 sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail
24 spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants
25 and all Knox boxes and key switch locations.

26 87. For the purposes of determining the applicability of the Citywide Public Safety
27 Community Facilities District (CFD) to residential occupancies, any new
28 development or change in occupancy classified as an R occupancy in the most
29 recently adopted California Building and/or California Fire codes with 16 or more

- 1 dwelling or sleeping units (not intended for use as a hotel or motel where Transient
2 Occupancy Taxes [TOT] will be collected) will be required to annex into the CFD
3 as a condition of development. Additionally, for properties converted from a
4 facility where TOT has been previously collected, the property will be required to
5 annex into the CFD as a condition of development.
- 6 88. These projects include residential projects over 16 units in size that meet the
7 following criteria:
- 8 i. Projects which are subject to a General Plan Amendment necessary to
9 accommodate residential uses
- 10 ii. Mixed-Use projects proposed on commercially-zoned land, including mixed-
11 use projects in the Downtown District
- 12 iii. Residential projects exceeding base density allowances
- 13 iv. Assisted Living or Skilled Nursing facilities of any size
- 14 89. MATERIALS on SITE: Prior to delivery of combustible building construction
15 materials to the project site; the following conditions shall be completed to the
16 satisfaction of the Fire Dept.:
- 17 (1) Fire Hydrant(s) shall be installed, approved, and usable.
- 18 (2) Fire Lane or Access Roads shall be in place and provide a permanent all-
19 weather surface for emergency vehicles that support the weight of fire apparatus
20 (78,000 lbs).
- 21 90. HYDRANTS REQUIRED: Install multifamily, commercial-style fire hydrant.
22 Minimum GPM shall be per CFC Appendix B. Industrial fire hydrants shall have
23 One 4-inch port and Two 2.5-inch ports. Installation shall be as per Oceanside
24 Water Department specifications. Maximum spacing from one hydrant to another
25 cannot exceed 400 feet from another. Maximum distance from a fire hydrant to
26 any fire department connection cannot exceed 40 feet.
- 27 91. Deferred Submittals:
- 28 -Automatic Fire Sprinkler, CFC & NFPA 13, 13R or 13D (Depending on
29 construction)

1 -Fire Alarm System, CFC & NFPA 72 (Depending on type of fire sprinklers)

2 -Private Underground Fire Mains per CFC & NFPA 24 (If applicable)

3 92. FIRE LANE SIGNS: Signs reading "NO PARKING FIRE LANE" are required.
4 The number of, placement, and wording for all fire lane signs and/or red curbs
5 shall be as required by CA. Vehicle Code, section 22500.1, 22658(a) and
6 Oceanside Fire Department Standards.

7 NOTE: No parking on roads where width is 28 feet or less. Parking is allowed on
8 one side of the road at 32 feet.

9 93. MAP DIRECTORIES: A lighted directory map, shall be installed at each
10 driveway entrance to residential projects where the numbers of units in such
11 projects exceed 15.

12 **Housing:**

13 94. In order to satisfy the reserved affordable housing requirements for low and
14 moderate-income households under Oceanside City Code Chapter 14C, the
15 occupancy of 14 of the 140 ownership units shall be restricted for occupancy by
16 Moderate-Income Households, as defined in California Health and Safety Code
17 Section 50093, at an Affordable Housing Cost for a household size appropriate for
18 the unit size, as set forth in Sections 50053 and 50052.5 of the California Health
19 and Safety Code for a period of not less than 55 years.

20 95. Fourteen (14) dwelling units reserved for ownership to Moderate-Income
21 Households units shall be provided proportional to the overall project in unit size,
22 dispersed throughout the project, and have access to all amenities available to
23 other residents based upon the same terms. Specifically, of the fourteen dwelling
24 units, seven (7) two-bedroom units and seven (7) three-bedroom shall be reserved
25 and affordable moderate-income households.

26 96. To demonstrate compliance with Chapter 14C, an Affordable Housing Agreement
27 and a deed of trust securing such covenants, as approved by the City Attorney and
28 the Housing and Neighborhood Services Director, shall be recorded against the
29 title of the property and the relevant terms and conditions recorded as a deed

1 restriction, regulatory agreement or other enforceable instrument. The Agreement
2 will be recorded prior to the approval of any final or parcel map or issuance of a
3 grading permit or the building permit for the first dwelling unit of the Project. The
4 Agreement shall be binding to all future owners and successors in interest.

5 97. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing
6 Plan (AFHMP) shall be submitted for review and acceptance by the Housing and
7 Neighborhood Services Department at least 6 months before issuance of the
8 Certificate of Occupancy for the first dwelling unit of the Project utilizing Form
9 HUD-935.2B -Affirmative Fair Housing Marketing Plan (Single Family
10 Housing). The purpose of this affirmative fair housing marketing program is to
11 target and outreach to specific groups who may need differing efforts in order to
12 be made aware of and apply for the available affordable housing opportunities.
13 The affirmative fair housing marketing program should Identify the demographic
14 groups within the housing market area which are least likely to apply for housing
15 without special outreach efforts and an outreach program which includes special
16 measures designed to attract those groups, in addition to other efforts designed to
17 attract persons from the total population. All marketing materials must include
18 the applicable fair housing logos, including the Equal Housing Opportunity and
19 Accessibility logos.

20 98. Prior to the issuance of the building permit for the first residential dwelling unit
21 of the project, the Project applicant shall make payment of the applicable
22 Inclusionary Housing In-Lieu fee for seven (7) low/moderate-income housing
23 units times the square feet of livable space of all of the dwelling units within the
24 Project and the Administrative Fees (\$1,000 per development and \$100 per unit
25 for all units) related to the administration and implementation OCC Chapter 14C-
26 Inclusionary Housing and to ensure the residential project's compliance with all
27 requirements and provisions thereof.

28 **Landscape:**
29

1 99. Landscape plans, shall meet the criteria of the City of Oceanside Landscape
2 Guidelines and Specifications for Landscape Development (latest revision), Water
3 Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering
4 criteria, City code and ordinances, including the maintenance of such landscaping
5 shall be submitted, reviewed and approved by the City Engineer prior to the
6 issuance of building permits. Landscaping shall not be installed until bonds have
7 been posted, fees paid, and plans signed for final approval. In addition, a
8 refundable cash deposit for the preparation of the final As-built/ Maintenance
9 Guarantee shall be secured with the City prior to the final approval of the
10 landscape construction plan. A landscape pre-construction meeting shall be
11 conducted by the landscape architect of record, Public Works Inspector, developer
12 or owner's representative and landscape contractor prior to commencement of the
13 landscape and irrigation installation. The following landscaping items shall be
14 required prior to plan approval and certificate of occupancy:

- 15 a) Final landscape plans shall accurately show placement of all plant material
16 such as but not limited to trees, shrubs, and groundcovers.
- 17 b) Landscape Architect shall be aware of all utility, sewer, water, gas and storm
18 drain lines and utility easements and place planting locations accordingly to
19 meet City of Oceanside requirements.
- 20 c) Final landscape plans shall be prepared under the direct supervision of a
21 Registered Landscape Architect (State of California), with all drawings
22 bearing their professional stamp and signature.
- 23 d) All required landscape areas both public and private (including trees and
24 palms in the public rights-of-way) shall be maintained by owner, project
25 association or successor of the project (including public rights-of-way along
26 Garrison Street.) The landscape areas shall be maintained per City of
27 Oceanside requirements.
- 28 e) The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be
29 released until the as-built drawings have been approved on the original

1 approved Mylar landscape plan and the required maintenance period has
2 been successfully terminated.

3 f) Proposed landscape species shall fit the site and meet climate changes
4 indicative to their planting location. The selection of plant material shall also
5 be based on cultural, aesthetic, and maintenance considerations. In addition,
6 proposed landscape species shall be low water users as well as meet all fire
7 department requirements.

8 g) All planting areas shall be prepared and implemented to the required depth
9 with appropriate soil amendments, fertilizers, and appropriate supplements
10 based upon a soils report from an agricultural suitability soil sample taken
11 from the site.

12 h) Ground covers or bark mulch shall fill in between the shrubs to shield the
13 soil from the sun, evapotranspiration and run-off. All the flower and shrub
14 beds shall be mulched to a 3" depth to help conserve water, lower the soil
15 temperature and reduce weed growth.

16 i) The shrubs shall be allowed to grow in their natural forms. All landscape
17 improvements shall follow the City of Oceanside Guidelines.

18 j) Root barriers shall be installed adjacent to all paving surfaces where a paving
19 surface is located within 6 feet of a tree trunk on site (private) and within 10
20 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5
21 feet in each direction from the centerline of the trunk, for a total distance of
22 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier
23 around the tree's root ball is unacceptable.

24 k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
25 obtain Planning Division approval for these items in the conditions or
26 application stage prior to 1st submittal of working drawings.

27 l) For the planting and placement of trees and their distances from hardscape
28 and other utilities/ structures the landscape plans shall follow the City of
29 Oceanside's (current) Tree Planting Distances and Spacing Standards.

- 1 m) An automatic irrigation system shall be installed to provide coverage for all
2 planting areas shown on the plan. Low volume equipment shall provide
3 sufficient water for plant growth with a minimum water loss due to water
4 run-off.
- 5 n) Irrigation systems shall use high quality, automatic control valves,
6 controllers and other necessary irrigation equipment. All components shall
7 be of non-corrosive material. All drip systems shall be adequately filtered
8 and regulated per the manufacturer's recommended design parameters.
- 9 o) All irrigation improvements shall follow the City of Oceanside Guidelines
10 and Water Conservation Ordinance.
- 11 p) The landscape plans shall match all plans affiliated with the project.
- 12 q) Landscape construction drawings are required to implement approved Fire
13 Department regulations, codes, and standards at the time of plan approval.
- 14 r) Landscape plans shall comply with Biological and/or Geotechnical reports,
15 as required, shall match the grading and improvement plans, comply with
16 Storm Water Management Plan (SWMP), Hydromodification Plan, or Best
17 Management Practices and meet the satisfaction of the City Engineer.
- 18 s) Existing landscaping on and adjacent to the site shall be protected in place
19 and supplemented or replaced to meet the satisfaction of the City Engineer.
- 20 t) All pedestrian paving (both decorative and standard) shall comply with the
21 most current edition of the American Disability Act.
- 22 100. All landscaping, fences, walls, etc. on the site, in medians within the public right-
23 of-way and within any adjoining public parkways shall be permanently maintained
24 by the owner, his assigns or any successors-in-interest in the property. The
25 maintenance program shall include: a) normal care and irrigation of the
26 landscaping b) repair and replacement of plant materials (including interior trees
27 and street trees) c) irrigation systems as necessary d) general cleanup of the
28 landscaped and open areas e) maintenance of parking lots, walkways, enhanced
29 hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees

1 shall comply with the International Society of Arboriculture (ISA) *Standard*
2 *Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards,*
3 *ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F* (most current
4 edition). Failure to maintain landscaping shall result in the City taking all
5 appropriate enforcement actions including but not limited to citations. This
6 maintenance program condition shall be recorded with a covenant as required by
7 this resolution.

- 8 101. In the event that the conceptual landscape plan (CLP) does not match the
9 conditions of approval, the resolution of approval shall govern.

10 **Planning:**

- 11 102. The Tentative Map, Development Plan and Planned Development (PD) Text shall
12 not become effective until the effective date of the Ordinance approving Zoning
13 Amendment ZA24-00001. The effective date of the Ordinance shall be used for
14 determining expiration dates for the Tentative Map and Development Plan and no
15 more than three years from the effective date of the Ordinance approving the
16 Zoning Amendment.

- 17 103. This Tentative Map and Development Plan approve only a residential
18 development, which includes 140 attached townhome units, as shown on the plans
19 and exhibits presented to the Planning Commission for review and
20 recommendation. No deviation from these approved plans and exhibits shall occur
21 without Planning Division approval. Substantial deviations shall require a
22 revision to the Tentative Map and/or Development Plan or a new Tentative Map
23 and/or Development Plan.

- 24 104. The proposed project shall comply with all mitigation measures identified in the
25 Final Mitigated Negative Declaration (SCH No. 2025060730) and associated
26 Mitigation, Monitoring, and Reporting Program for the subject development. The
27 applicant shall submit a mitigation compliance binder (digital format) to the
28 Planning Division documenting compliance with all mitigation measures.
29

1 105. Habitat mitigation areas shall be preserved and maintained in perpetuity through
2 the recordation of a conservation easement and a long-term habitat management
3 and monitoring plan. Proof of recordation of the conservation easement shall be
4 provided to the Planning Division prior to grading permit issuance. The biologist
5 who prepares the CSS restoration plan shall prepare recommendations for long
6 term management and monitoring of the CSS once it meets the restoration criteria.
7 Those recommendations will then be incorporated into the CC&R's. The long-
8 term habitat management plan, and CC&R language, shall be submitted to the
9 satisfaction of the City Planner prior to grading permit issuance.

10 106. The applicant, permittee, or any successor-in-interest shall defend, indemnify, and
11 hold harmless the City of Oceanside, its agents, officers, or employees from any
12 claim, action, or proceeding against the City, its agents, officers, or employees to
13 attack, set aside, void, or annul an approval of the City, concerning General Plan
14 Amendment (GPA24-00002), Zoning Amendment (ZA24-00001), Tentative Map
15 (T24-00002) and Development Plan (D24-00010). The City will promptly notify
16 the applicant of any such claim, action, or proceeding against the City and will
17 cooperate fully in the defense. If the City fails to promptly notify the applicant of
18 any such claim action or proceeding or fails to cooperate fully in the defense, the
19 applicant shall not, thereafter, be responsible to defend, indemnify, or hold
20 harmless the City.

21 107. A covenant or other recordable document approved by the City Attorney shall be
22 prepared by the property owner and recorded prior to the approval of the final
23 map. The covenant shall provide that the property is subject to this resolution, and
24 shall generally list the conditions of approval.

25 108. Prior to the transfer of ownership and/or operation of the site, the owner shall
26 provide a written copy of the applications, staff report, and resolutions for the
27 project to the new owners and/or operators. This notification's provision shall run
28 with the life of the project and shall be recorded as a covenant on the property.
29

- 1 109. Unless expressly waived, any future development project shall be subject to all
2 current zoning standards, unless superseded by the Oceanside Garrison Planned
3 Development Plan text, and City ordinances and policies in effect at the time
4 building permits are issued. The approval of this project constitutes the applicant's
5 agreement with all statements in the Description and Justification and other
6 materials and information submitted with this application, unless specifically
7 waived by an adopted condition of approval.
- 8 110. All dwelling units shall dispose of or recycle solid waste in a manner provided in
9 City Code Section 13.3.
- 10 111. Outdoor lighting shall be low emission, shielded, and directed away from all
11 property lines.
- 12 112. The project must comply with the recommendations of the Asbestos and Lead
13 Survey dated May 17 2021 for demolition of all onsite structures.
- 14 113. The developer's construction of all fencing and walls associated with the project
15 shall be in conformance with the approved Development Plan. If any aspect of the
16 project fencing and walls is not covered by an approved Development Plan, the
17 construction of fencing and walls shall conform to the development standards of
18 the City Zoning Ordinance. In no case, shall the construction of fences and walls
19 (including combinations thereof) exceed the limitations of the City of Oceanside
20 Zoning Ordinance and/or the Oceanside Garrison Planned Development Plan,
21 unless expressly granted by a Variance or other development approval.
- 22 114. Elevations, siding materials, colors, roofing materials, and floor plans shall be
23 substantially the same as those approved by the City Council. These shall be
24 shown on plans submitted to the Building Division and Planning Division.
- 25 115. Garages shall be kept available and useable for the parking of tenant's automobiles
26 at all times.
- 27 116. The developer is prohibited from entering into any agreement with a cable
28 television franchisee of the City, which gives such franchisee exclusive rights to
29 install, operate, and or maintain its cable television system in the development.

1 117. An association shall be formed and Covenants, Conditions and Restrictions
2 (CC&Rs) shall provide for the maintenance of all common open space and
3 commonly owned fences and walls. The maintenance shall include normal care
4 and irrigation of landscaping; repair and replacement of plant material and
5 irrigation systems as necessary; and general clean-up of the landscaped and open
6 area, parking lots and walkways. The CC&Rs shall be subject to review and
7 approval of the City Attorney prior to the approval of the Final Map. The CC&Rs
8 are required to be recorded prior to, or concurrently with, the Final Map. Any
9 amendments to the CC&Rs in which the association relinquishes responsibility for
10 the maintenance of any common open space shall not be permitted without the
11 specific approval of the City of Oceanside. Such a clause shall be a part of the
12 CC&Rs. The CC&Rs shall also contain provisions for the following:

- 13 a) Prohibition of parking or storage of recreational vehicles, trailers or boats.
- 14 b) Provision that garages shall be kept available and useable for the parking of
15 tenant's automobiles at all times.
- 16 c) Provisions regulating individual patio covers, prohibiting room additions or
17 other appurtenances.
- 18 d) Provisions for the maintenance of all common open space including
19 provisions establishing mechanisms to ensure adequate and continued
20 monetary funding for such maintenance by the homeowners' association.
- 21 e) Provisions that restrict any private use of open space areas. Restrictions shall
22 include, but are not limited to, removing retaining walls, installing structures
23 such as trellises, decks, retaining walls and other hardscape and any
24 individual landscape improvements.
- 25 f) Provisions prohibiting the homeowners' association from relinquishing its
26 obligation to maintain the common open space areas without prior consent
27 of the City of Oceanside.

- 1 g) An acknowledgement that the City of Oceanside does not have a view
2 preservation ordinance and that views may be subject to change with
3 maturing off-site landscape and the potential for future off-site building.
- 4 h) An acknowledgement that the park located at the project entrance is a public
5 amenity that shall be available for public use subject to reasonable rules and
6 regulations established by the association. The park is not designed to
7 accommodate organized sporting events or gatherings, and thus the general
8 public shall not be entitled to use the park for such purposes, unless expressly
9 authorized by the HOA.
- 10 i) Provisions addressing long-term management and maintenance of onsite
11 Coastal Sage Scrub habitat.
- 12 j) Provisions to address edge effects of development on CSS habitat including
13 restricting access, restricting pet access, no light spillover onto protected
14 habitat, and information on responsible pet management.
- 15 118. The proposed park located at the project entrance shall be open for use by the general
16 public. The Homeowner's Association shall be responsible for maintenance of the
17 park, including landscape maintenance, irrigation, and trash removal. The proposed
18 park located at the project entrance shall be open for use by the general public in
19 perpetuity.
- 20 119. All residential units will be all-electric and will not use natural gas. No gas fireplaces
21 shall be permitted inside residential units.
- 22 120. The project shall install and maintain renewable energy facilities (e.g. solar
23 photovoltaic systems) that supply at least 50 percent of forecasted electricity
24 demand.
- 25 121. The project shall install and maintain electric vehicle parking and charging facilities
26 as outlined in Section 3048 of the Zoning Ordinance.
- 27 122. Prior to issuance of building permits, the project shall comply with the urban forestry
28 standards outlined in Table 1 of Article 30, Section 3049 of the Zoning Ordinance.
29 The project must also provide a Landscape and Tree Canopy Management Plan

(LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.

123. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

124. A set of building plans shall be reviewed and approved by the City Planner prior to the issuance of building permits.

125. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. The roof jacks, mechanical equipment, screens, and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

126. Any project entrance signs shall meet the requirements of the Sign Ordinance and be approved by the City Planner.

127. Failure to meet any conditions of approval shall constitute a violation of the Tentative Map and Development Plan.

128. In accordance with Density Bonus requirements, fourteen (14) dwelling units shall be reserved for sale to moderate-income households. These affordable units shall be provided proportional to the overall project in unit size, dispersed throughout the project per the plans approved by the City Council, and have access to all amenities available to other residents. An Affordable Housing Agreement, limiting the sale of such units to eligible moderate-income households, and a deed of trust securing such covenants, as approved by the City Attorney and the Housing and Neighborhood Services Director, shall be recorded against the title of the property and the relevant terms and conditions recorded as a deed restriction, regulatory agreement or other enforceable instrument. The Agreement will be recorded prior to the approval of any

- 1 final or parcel map or issuance of a grading permit or the building permit for the first
2 dwelling unit of the Project. The Agreement shall be binding to all future owners and
3 successors in interest and shall be in effect for a minimum of fifty-five (55) years.
- 4 129. The required "Affordable Housing Regulatory Agreement" shall be recorded against
5 the project site prior to the approval and/or issuance of a grading permit, the building
6 permit or final or parcel map for the first residential dwelling unit of the project,
7 whichever comes first for the project. The required Affordable Housing Agreement
8 under Chapter 14C – Inclusionary Housing may be utilized to secure the covenants
9 required under density bonus law.
- 10 130. All units proposed as part of this project shall be sold for owner occupancy and fully
11 utilized in accordance with the approvals of the Project; each single-family
12 residential property unit shall be prohibited for use as a "short-term vacation rental"
13 as such term is defined in Chapter 24 of the City of Oceanside City Code, as may be
14 amended from time to time.
- 15 131. All amenities and improvements associated with the project shall be installed prior
16 to occupancy of the first unit, unless a phasing plan is submitted to the satisfaction
17 of the City Planer and City Engineer.
- 18 132. The Project will include a Voluntary Residential TDM Plan and an Annual
19 Transportation Survey as part of the Homeowner Welcome Package.
- 20 a. The Voluntary Residential TDM Plan provided in the Homeowner Welcome
21 Package may include the following: North County Transit District (NCTD) website:
22 <https://gonctd.com/contact-us/>; NCTD Customer Service #: (760) 966-6500; Bus &
23 Train Fare information, including NCTD website links; Bicycle and E-Bike transit
24 information; A list of nearby transit options; A link to Sustainable Transportation
25 Services - [https://www.sandag.org/projects-and-programs/regional-](https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services)
26 [initiatives/sustainable-transportation-services](https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services)
- 27 b. An Annual Transportation Survey will be provided in the Homeowner Welcome
28 Package. Residents who participate in the voluntary survey will receive a one-time,
29 one-month regional pass with NCTD. Upon establishment of the HOA, the HOA

1 will determine the means to manage the annual survey distribution and collection for
2 the first three years. Completed surveys will be sent to the City of Oceanside and
3 Preserve Calavera for their records.

4 **Solid Waste:**

5 133. Each single-family residential property unit must have landfill, recycling, and
6 organics services (residential carts). The carts must be stored on private property and
7 screened from public view by a solid fence, wall or garage. The plans need to show
8 where the storage for each stream of residential carts will be located. Label the three
9 carts in their storage area to ensure service and proper storage for all three streams
10 for each single-family residence.

11 134. The plans must demonstrate where servicing will occur for the residential carts to
12 ensure adequate access by service vehicles. For cart dimensions and service vehicle
13 requirements, including street turning radius and minimum road lengths, reference
14 the City of Oceanside Enclosure Guidelines.

15 135. The City of Oceanside reserves the right to review program and services levels and
16 request increases if deemed necessary. The City of Oceanside Municipal Code
17 Chapter 13 requires that Oceanside residents, businesses and multifamily projects
18 are to separate all recyclable material from other solid waste.

19 **Transportation:**

20 136. To mitigate the project's impact at the intersection of Oceanside Blvd. and Garrison
21 St., the project shall make a financial contribution to the City in the amount of
22 \$110,000, to be paid into the City's Thoroughfare and Signal Account. These funds
23 will be used at the City's discretion for projects that improve traffic safety and
24 mobility within the City of Oceanside. The \$110,000 shall be paid in full prior to the
25 issuance of the building permit for the 108th unit. This payment satisfies only the
26 offsite improvement obligation. All other onsite improvements—such as roadway,
27 sidewalk, bike trail/lane, etc.—that are contiguous to the project or needed to provide
28 access to the project shall be completed at the project developer's expense.

29 **Water Utilities**

General Conditions:

137. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
138. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.
139. The property owner shall maintain private water and wastewater utilities located on private property.
140. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.
141. Minimum separation between water services and sewer laterals shall be 10 feet.
142. Each new residential dwelling unit shall be metered individually.
143. For a new multi-family residential development; the City has accepted, as an alternative, public master meter(s), provided there is a private sub-meter for each individual dwelling unit. The Property Owner or Homeowner's Association would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters. This should be addressed in the CC&Rs or a maintenance agreement
144. The Home Owner's Association shall be responsible for the shared water and sewer systems including the ownership, maintenance, repair and replacement of private on-site water and sewer mains, fire hydrants, sub-meters, sewer laterals and all other water and sewer appurtenances. This shall be included in the CC&Rs.
145. There shall be a minimum of two (2) master meters to serve the Development. Each master meter shall have a separate connection to a public water main such that the total peak domestic water demand can be served by the combined meters. Meters shall be equipped with a backflow device.

- 1 146. Provide a separate irrigation water meter for common area landscaping. Meter shall
2 be managed and paid for by the Property Owner or Homeowner's Association. An
3 address assignment will need to be completed for the meter, and can be processed
4 through the City Planning Department.
- 5 147. A private on-site fire system shall be installed, separate from the private domestic
6 water system, to supply the on-site private fire hydrants and fire services. The fire
7 system shall be looped with two connections to a public water main. The private fire
8 system shall connect to the existing 10-inch public water main in Garrison Street at
9 the main entrance to the development. A second connection shall be made at the
10 proposed public water main in the future access road at the easterly driveway to the
11 development. Each connection shall be equipped with an approved double check
12 detector backflow assembly.
- 13 148. Per the latest approved California Fire Code, all new residential units shall be
14 equipped with fire sprinkler system. Water services that feed the fire sprinkler system
15 along with the domestic water system shall be equipped with a backflow assembly
16 that meets the latest state and local regulations.
- 17 149. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire
18 protection shall have a dedicated fire service connection to a public water main with
19 a double check detector backflow assembly. Location of the backflow assembly
20 must be approved by Fire Department.
- 21 150. Hot tap connections will not be allowed for size on size connections, and connections
22 that are one (1) pipe size smaller than the water main. These connections shall be
23 cut-in tees with three valves for each end of the tee. Provide a connection detail on
24 the improvement plans for all cut-in tee connections.
- 25 151. The City has entered into a Cooperation Agreement (dated July 13, 2023) with the
26 Developer (TTLC Management, Inc) in which the Developer agrees to pay a fair-
27 share allocation equivalent to fifty percent (50%) of the actual design and
28 construction costs of the proposed emergency access road required for the
29 Developer's Parcel if constructed by the City on the City Parcel as required by the

1 Fire Department. This also includes additional design and construction costs the
2 developer would be responsible for paying should there be revisions to the City's
3 capital improvement project for the benefit of the Development as described in the
4 Amended and Restated Cooperation Agreement by and between the City of
5 Oceanside and TTLC Management, Inc. and the Oceanside Unified School District
6 relating to the 333 Garrison Street Property. Proposed changes to the City's capital
7 project and/or property must be approved by the Water Utilities Department.

8 **The following conditions shall be met prior to the approval of engineering design**
9 **plans.**

10 152. Any water and/or sewer improvements required to develop the proposed property
11 will need to be included in the improvement plans and designed in accordance with
12 the *Water, Sewer, and Recycled Water Design and Construction Manual*.

13 153. All public water and/or sewer facilities not located within the public right-of-way
14 shall be provided with easements sized according to the *Water, Sewer, and Recycled*
15 *Water Design and Construction Manual*. Easements shall be constructed for all
16 weather access.

17 154. No building foundations will be allowed within 10 feet of the outside edge of a City
18 easement. No trees, structures or building overhang shall be located within any water
19 or wastewater utility easement.

20 155. Minimum separation between water services is 3 feet, and minimum separation
21 between water services and sewer laterals shall be 10 feet.

22 156. Any water, sewer, storm drain or recycled water location not meeting minimum
23 separation requirements will require a variance from the State Water Resources
24 Control Board Division of Drinking Water, applied for by the developer.

25 157. Water and Sewer facilities, backflows or meters, shall have a minimum 10'
26 separation from trees. Palm tree minimum separation is lowered to 5' from water
27 and sewer facilities.

28 158. Avoid directing any drainage from the development onto or through the City's sewer
29 lift station parcel.

1 159. The roadway and curb return of Private Drive "A" on the City's parcel require an
2 Encroachment Removal Agreement. The Developer – and eventually the Home
3 Owner's Association – will be responsible for maintenance of the roadway and curb
4 return at Private Drive "A".

5 160. The City has entered into a Cooperation Agreement (dated July 13, 2023) with the
6 Developer (TTLC Management, Inc) in which the City agrees to grant the Developer
7 temporary access for construction across portions of the City Parcels for the benefit
8 of the Developer Parcel as reasonably required for development and construction of
9 the Developer Parcel. The Developer agrees to grant the City temporary access for
10 construction across portions of the Developer Parcel for the benefit of the City Parcel
11 as reasonably required for construction of the sewer lift station. If construction of the
12 new public lift station has not commenced prior to final engineering plan approval
13 of the Development, the Developer shall grant City permission to grade on
14 development parcel for the access road and lift station improvements. The City will
15 coordinate with the Developer to minimize disruptions to construction activities.

16 161. All buildings with a finished pad elevation located below the elevation of the next
17 upstream manhole cover of the public sewer shall be protected from backflow of
18 sewage by installing and maintaining an approved type backwater valve, per the
19 latest adopted California Plumbing Code.

20 162. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a
21 recycled water impact fee since the proposed project is not within 75 feet of a
22 recycled water main. The impact fee shall be established by submitting a formal
23 letter requesting the City to determine this fee, which is based on 75% of the design
24 and construction cost to construct a recycled water line fronting the Development,
25 from Garrison Street to the mid-way point of the development along the rear private
26 drive. The final length that establishes the fee will be determined by the City. On-
27 site water mains shall be private, but designed and constructed per the most recent
28 edition of the *Water, Sewer, and Recycled Water Design and Construction Manual*.
29

- 1 163. The on-site private water main shall be looped with two (2) connections to a public
2 water main. The on-site water main shall connect to a public water main in Garrison
3 Street at the main entrance to the development. A second connection in Garrison
4 Street shall be made at the future access road, and the public main shall be installed
5 within the access road and connect to the on-site system at the easterly driveway. A
6 tee with three valves shall be installed at the easterly driveway for a future main
7 extension by the City.
- 8 164. There shall be no private utilities in the access road or City property, unless otherwise
9 approved by Water Utilities Department.
- 10 165. The Water System Analysis for the Garrison Street Project in the City of Oceanside
11 dated April 29, 2025 was reviewed by the Water Utilities Department. The results of
12 the water analysis show that the proposed 12-inch sewer main in the emergency
13 access road and the existing water system surrounding the development is adequate
14 for both domestic and fire protection service. Any changes to the on-site or off-site
15 water system design during improvement plan review may necessitate a revised
16 water study to be submitted by the Developer for City review and approval.
- 17 166. All water and sewer mains along the property frontage not meeting the minimum
18 main diameter and material requirements shall be replaced by the Developer, and at
19 the Developer's expense, to meet current design standards for all new commercial,
20 industrial, institutional, and residential developments of four (4) units or more.
- 21 167. The City has a capital improvement plan to construct a new public sewer lift station
22 in the City's parcel APN: 1620202500 adjacent to the Development. If construction
23 of the new public lift station has not commenced prior to final engineering plan
24 approval of the Development, then the Developer will be responsible for installing
25 the new public water main from the Development's south property line in Garrison
26 Street to the proposed water and fire service connections for the Development in the
27 emergency access road to allow for future water main extension by the City, and
28 constructing the new emergency access road, along with the domestic water and fire
29 service connections for the Development. If construction of the new public lift

1 station has commenced prior to final engineering plan approval of the Development,
2 then the City will be responsible for installing the new water main in the emergency
3 access road from the proposed southern water service connection for the
4 Development in Garrison Street and the water main extension to the existing water
5 main in Garrison Street northeast of the Development. The Developer shall
6 coordinate with the sewer lift station designer to determine the correct size and
7 location of the proposed connections in the emergency access road.

8 168. The Developer shall be responsible for the cost of design, permitting and
9 construction of the water main replacement from Development's south property line
10 in Garrison Street to the proposed water and fire service connections for the
11 Development in the emergency access road, along with the domestic water and fire
12 service connections for the Development. If the City requires a water main pipe
13 diameter larger than the minimum size proposed by the Developer in the emergency
14 access road, as determined by the City-approved water study for the Development,
15 the City shall be responsible only for the incremental material cost of the larger pipe.
16 If construction of the new public lift station has not commenced prior to final
17 engineering plan approval of the Development, the City agrees to reimburse the
18 Developer solely for the difference in material costs, excluding all design,
19 permitting, and construction expenses. If construction of the new public lift station
20 has commenced prior to final engineering plan approval of the Development, the
21 Developer shall reimburse the City for all costs for which the Developer is
22 responsible, as outlined above. The Developer and the City shall execute a
23 reimbursement agreement prior to final approval of the Development engineering
24 plan.

25 169. Prior to final engineering plan approval of the Development, the Developer execute
26 an agreement to reimburse the City for fifty percent (50%) of the actual design and
27 construction costs of the approximately 285-foot water main extension from the
28 proposed water and fire service connections for the Development in the emergency
29 access road to the connection to the existing water main in Garrison Street north of

1 the Development. The City agrees to perform the construction of the water main
2 extension, including obtaining a water easement with SDG&E and abandoning the
3 existing 10" water main in parcels APN 1620202300 and 1620202200. The
4 estimated cost of the Developer's fair-share allocation to design and construct the
5 water main extension is \$92,220.50. Any discrepancy between the estimated cost
6 and the actual cost shall be reconciled upon the completion of the improvements.

7 170. The Water Utilities Department has reviewed the Sewer System Analysis for the
8 Garrison Street Project in the City of Oceanside, dated April 15, 2025. The study
9 evaluated the sewer collection system downstream of the Development, extending
10 to the 15-inch trunk sewer line on Industry Street, just south of Oceanside Boulevard.
11 This included analysis of the existing 8-inch VCP sewer main located within a public
12 easement between Oceanside Boulevard and Industry Street. The findings indicate
13 that the existing downstream sewer collection system has sufficient capacity to
14 accommodate flows from the Development, and no additional off-site improvements
15 will be required.

16 171. The on-site sewer collection system shall be private, but designed and constructed
17 per the most recent edition of the *Water, Sewer, and Recycled Water Design and*
18 *Construction Manual*. Radius or bends on gravity sewer main are not acceptable.

19 172. Connections to a public sewer main with a 6-inch or larger sewer lateral will require
20 a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and*
21 *Recycled Water Design and Construction Manual*.

22 173. Connection to an existing sewer manhole will require rehabilitation of the manhole
23 per City standards. Rehabilitation may include, but not be limited to, re-channeling
24 of the manhole base, surface preparation and coating the interior of the manhole, and
25 replacing the manhole cone with a 36" opening and double ring manhole frame and
26 lid.

27 174. Provide peak irrigation flows per zone or control valve to verify size of irrigation
28 meter and reduced pressure principle backflow device on Landscape Plans. Plans
29

shall be in compliance with the latest California Department of Water Resources Model Water Efficient Landscape Ordinance

175. All existing and proposed on-site sewer manholes shall be accessible by an access road, turf block, or pavement that can support H-20 loading for sewer vector truck. Access road or pavement must allow a minimum turning radius of 46-feet (outer wheel) for curb clearance and a wall clearance of 46'-11". Truck length is 41'-6".

176. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.

177. Any unused water services or sewer laterals by the proposed development, shall be abandoned in accordance with Water Utilities requirements. If an existing water meter is abandoned then a credit will be applied towards future buy-in fees in the amount of the current buy-in fee of the existing meter.

The following conditions of approval shall be met prior to building permit issuance.

178. Show location and size of existing and proposed water meter(s), including sub-meters, on site plan of building plans. Show waterline from proposed meter to connection point to buildings.

179. Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at building.

180. Provide a fixture unit count table and supply demand estimate per the latest adopted California Plumbing Code (Appendix A) to size the water meter(s), sub-meters, and service line(s).

181. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for each building.

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182. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City at the time of Building Permit issuance per City Code Section 32B.7.

9

10 NOW, THEREFORE, the City Council of the City of Oceanside DOES RESOLVE as
11 follows:

12 1. The City Council approves Tentative Map (T24-00002), Development Plan (D24-
13 00010), and Density Bonus (DB25-00004), and approves the Planned Development Text
14 as described in Exhibit B.

15 2. Notice is hereby given that the time within which judicial review must be sought
16 on this decision is governed by CCP Section 1094.6.

17 PASSED AND ADOPTED by the City Council of the City of Oceanside,
18 California this 3rd day of December 2025, by the following votes:

19 AYES:

20 NAYES:

21 ABSENT:

22 ABSTAIN:

23

24

Mayor of the City of Oceanside

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ATTEST:

APPROVED AS TO FORM:

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City Clerk



City Attorney

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LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

THE LAND DESCRIBED IN CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 30, 2022 AS INSTRUMENT NO. 2022-0453728 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, SAID POINT BEING ON THE EAST AND WEST CENTER LINE OF SAID SECTION, DISTANT THEREON NORTH 89°30' 30" EAST 690.81 FEET FROM THE CENTER OF SAID SECTION, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO A.O. ELSTAD, ET UX, RECORDED MARCH 15, 1961 AS DOCUMENT NO. 46030 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 THE FOLLOWING COURSES:

CONTINUING ALONG SAID EAST AND WEST CENTER LINE, NORTH 89°30'30" EAST, 340.12 FEET TO THE NORTHWESTERLY LINE OF THAT 60.00 FEET EASEMENT DESCRIBED IN DEED TO RAY A. WILCOX, ET AL, RECORDED JANUARY 25, 1960 AS DOCUMENT NO. 15744 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, NORTH 29°25'43" EAST 385.59 FEET TO A LINE DRAWN PARALLEL WITH AND 6.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF THAT EASEMENT DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARALLEL LINE, NORTH 9°51'43" EAST 255.66 FEET TO A LINE DRAWN PARALLEL AND 60.00 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 0°16'43" EAST ALONG SAID PARALLEL LINE 205.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 66°52'17" WEST 295.00 FEET; THENCE SOUTH 25°44'30" WEST, 160.00 FEET;

THENCE SOUTH 35°44'30" WEST, 23.85 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF

SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606;

THENCE LEAVING SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, ALONG SAID PARALLEL LINE SOUTH 66°52'17" EAST 283.00 FEET TO A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH 9°51'43" EAST;

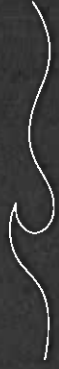
THENCE ALONG SAID PARALLEL LINE SOUTH 9°51'43" WEST 297.82 FEET TO A LINE PARALLEL WITH AND 90.00 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 HAVING A BEARING OF NORTH 29°25'43" EAST;

THENCE ALONG SAID PARALLEL LINE SOUTH 29°25'43" WEST 392.01 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE LEAVING SAID NORTH AND SOUTH LINES SOUTH 19°47'10" EAST, 118.86 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE ALONG SAID EASTERLY LINE NORTH 29°25'43" EAST 129.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 162-020-26-00



Oceanside Garrison Street Planned Development Plan

Public Review Draft
July 2025

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Oceanside Garrison Street Planned Development Plan

July 2025
PD 24-XX

Prepared for:
City of Oceanside
300 N Coast Highway
Oceanside, CA 92054

Prepared by:
RRM Design Group
32332 Camino Capistrano #205
San Juan Capistrano, CA 92675

List of Contributors

Applicant/Developer/Buyer

TTLC Oceanside Garrison, LLC
4350 Von Karman Ave., Ste #200
Newport Beach, CA 92660

Development Consultant

TK Consulting, Inc.
2082 Michelson Dr., 4th Fl.
Irvine, CA 92612

Architect

KTGY
17911 Von Karman Ave., Ste. 200
Irvine, CA 92614

Civil Engineering

Hunsaker & Associates
9707 Waples Street
San Diego, CA 92121

Landscape Architect

True Nature Landscape Architecture
315 Meigs Road, Ste. A-131
Santa Barbara, CA 93109

Planning

RRM Design Group
32332 Camino Capistrano, Ste. 205
San Juan Capistrano, CA 92675
949-361-7950

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1 - Introduction

1.1 Project Overview

The Oceanside Garrison Street Planned Development Plan provides the City of Oceanside a comprehensive planning document to guide the orderly development of the new planned residential community at the former Garrison Elementary School site. Located west/northwest of Garrison Street, north of Oceanside Boulevard, the approximately 8.317 acre Planned Development, is located in close proximity to bus transit lines along Oceanside Boulevard as well as the El Camino Real Sprinter Station, which provides light rail and local bus transit within Oceanside and to the greater North San Diego County area.

The proposed project consists of a 140-unit, for-sale community to be developed on the approximately 8.317 acre project site, located at the former Garrison Elementary School site at 333 Garrison Street. Of the 140 units, 10% will be for sale to moderate income level households, qualifying the project under State Density Bonus Law. The new residential community will consist of three-story attached townhomes oriented towards internal paseos and drives throughout the neighborhood. These new homes will range in size from approximately 1,300 square feet to approximately 2,100 square feet with two (2) to four (4) bedrooms and an attached two-car garage in either side-by-side or tandem configurations. Each home will include private open space in the form of a balcony/deck. Common recreational amenities, consisting of approximately 33,300 square feet of open space, will be designed with a variety of amenities such as active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas. The new community will blend into the surrounding residential context by maintaining the existing slopes along the west/northwest property boundary as well as remain open and without gates at the main entry into the community at Garrison Street. Architectural and landscape styles will reflect a traditional neighborhood with a contemporary aesthetic. Building architecture will be designed to engage with and enhance an interconnected series of landscaped walkways throughout the planning area that connect with walkways along the private drives, connecting to Garrison Street, to support safe pedestrian movement that promotes walkability to and within the planning area.

1.2 Location and Context

The Oceanside Garrison Street Planned Development Plan encompasses approximately 8.317 acres. As shown in *Figure 1.1 - Regional Vicinity Map*, the project area is situated centrally within the City of Oceanside in the Loma Alta neighborhood. The planning area is located approximately 0.6 miles north of the El Camino Real Sprinter Station, approximately 2.2 miles south of Highway 76, and approximately 2.2 miles east of Interstate 5.

As shown in *Figure 1.2 - Local Vicinity and Surrounding Uses Map*, the planning area is situated to the north/northwest of Garrison Street, north of Oceanside Boulevard. Existing single-family and multi-family residential neighborhoods are located to the north, south, east, and west of the planning area, with existing slopes to the west/northwest and south as well as minimal, existing disturbed vegetation located intermittently in portions of the planning area to the west/northwest at the property boundaries and generally outside of the project impact area.

The planning area includes one existing parcel (APN 162-020-26) located at the terminus of Garrison Street, north of Oceanside Boulevard, as shown in *Figure 1.3 - Planning Area Location Map*. At the terminus of Garrison Street, the planning area is located to the west/northwest and is generally flat and currently contains ten abandoned school structures, playground equipment, and miscellaneous maintenance materials (refer to *Figure 1.4 - Existing Site Photos*). There are limited sloped areas located to the south and west/northwest of the property at the edge of the property boundaries. At the edge of the property boundaries to the south, the planning area slopes currently descend approximately 5-10 feet to the existing multi-family residences below. To the west/northwest, existing slopes at approximate grade of 2:1 vary from 20-30 feet vertically within the project boundary and extend an additional 60-85 feet vertically northwest outside the project boundary on to existing, adjacent single-family residential lots. These existing slopes are terraced, with existing brow ditches to collect drainage from slopes. A flattening of grade along with a slope terrace straddles the northwestern project boundary. Easements for public utilities are located within Private Drive "A", Private Drive "E", Private Drive "F", between Building #5 and #6, and portions of open space within the planning area that connect to existing utilities at Garrison Street to the east. Public utility easements include new public bypass storm drain easements along the western edge of the planning area to capture flows from the adjacent residential community to the west.

Garrison Street is a local residential street improved with existing sidewalks on both sides that serve the existing adjacent neighborhoods. The planning area will have one primary point of access off of Garrison Street, with a secondary access point for emergency use only, connecting to the City's sewer lift station access road.



Figure 1.1 - Regional Vicinity Map



Figure 1.2 - Local Vicinity and Surrounding Uses Map



Figure 1.3 - Planning Area Location Map



View east towards typical classroom and staff lounge/library building



View northwest of neighboring homes along Mainsale Rd



View southwest of athletic courts



View southwest of front parking lot drop off area at Garrison St

Figure 1.4 - Existing Site Conditions

1.3 Regulatory Setting and Site History

Prior to the adoption of this Planned Development Plan, the planning area was the site of the former Garrison Elementary School. Built in 1970, the school closed in 2019 after several depressions began appearing on-site due to the deterioration of the existing, underground storm drain system. In 2020 the Oceanside Unified School District board identified the property as a surplus site and in 2022, sold 3 acres to the City of Oceanside to construct a new sewer lift station and entered into an agreement with the developer to sell the remaining 8.317 acres for the development of a new residential community.

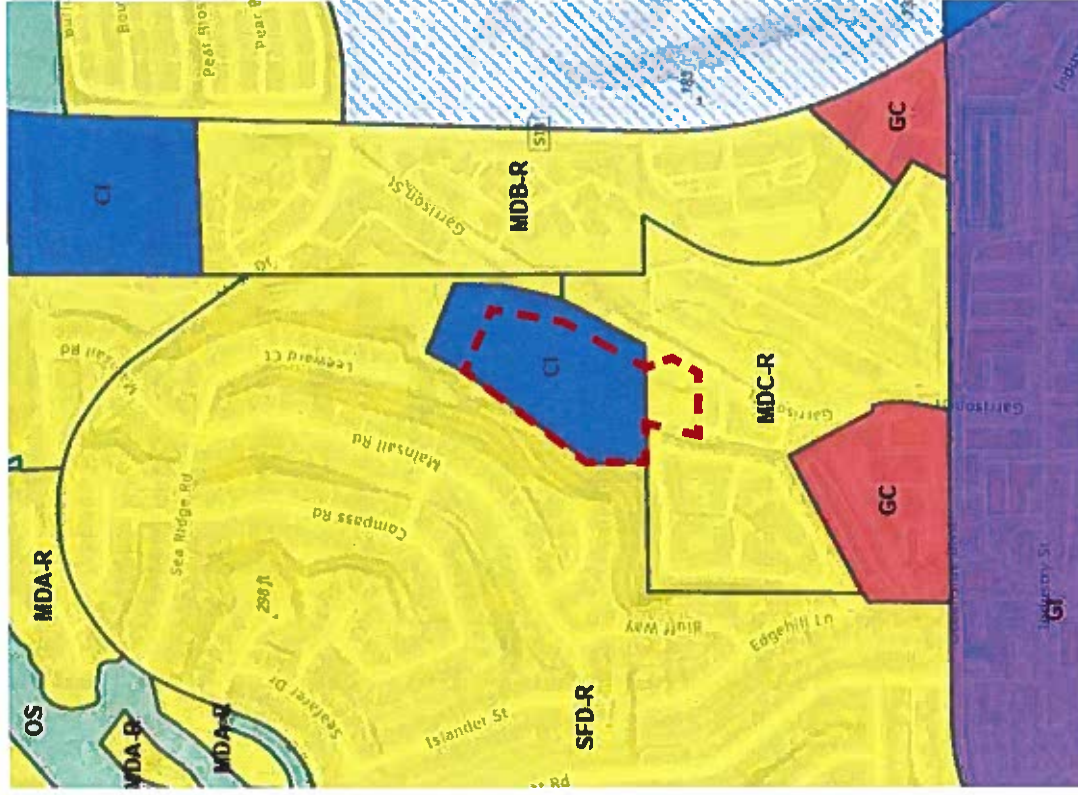
Due to the history of the planning area as a public school, the property has an existing General Plan land use designation of Civic Institutional (CI) and Medium Density Residential-C (MDC-R) and a Zoning designation of Public and Semipublic (PS) and Medium Density C (RM-C) (refer to *Figure 1.5 – Existing Land Use and Zoning Maps*). Concurrent with the Planned Development Plan, a General Plan Amendment and Zoning Ordinance Amendment were processed to redesignate the entire property to a General Plan Land Use designation of Medium Density Residential – C (MDC-R) and a Zoning designation of Planned Development (PD), allowing for the development of the residential community proposed herein (refer to *Figure 1.6 – Proposed Land Use and Zoning Maps*).

1.4 Purpose of the Planned Development District

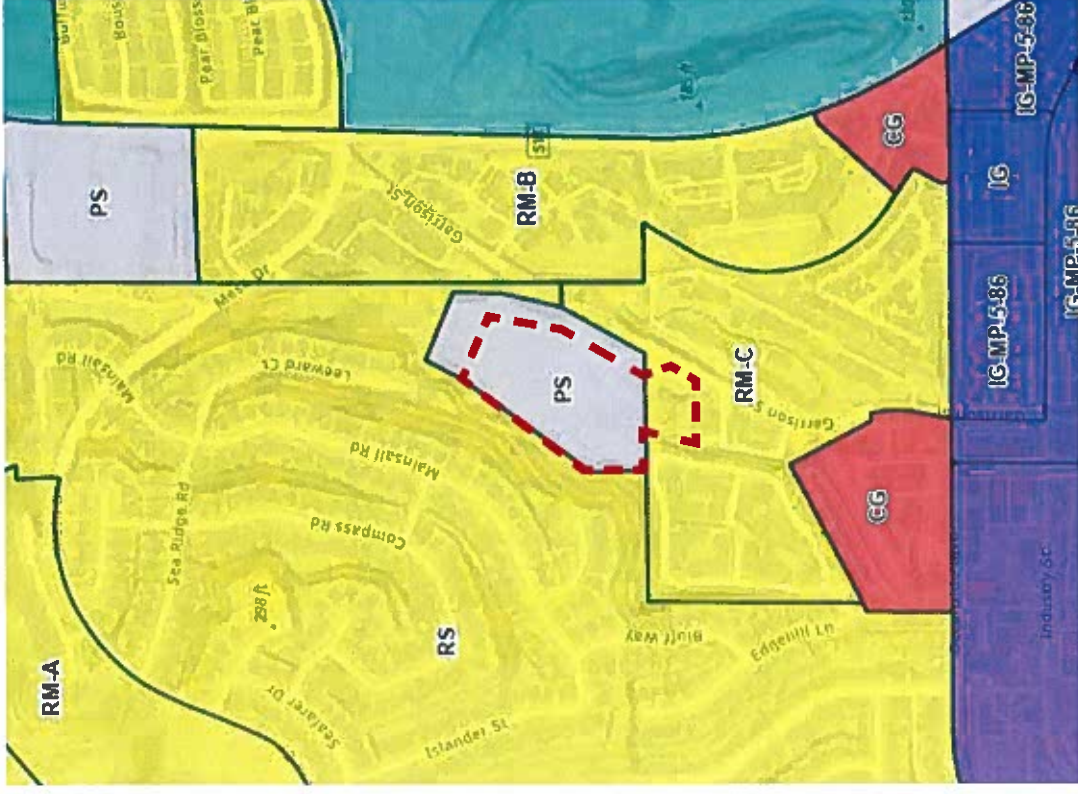
The Planned Development Plan is intended to establish the zoning, use, and development regulations for future development of the planning area. This Planned Development Plan has been prepared in accordance with the City of Oceanside Zoning Ordinance – Article 17, which outlines the specific requirements for a Planned Development District. As stated in Section 1701 of the Zoning Ordinance, the purposes of the PD Planned Development District include:

- A. Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- C. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.
- D. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.
- E. Encourage allocation and improvement of common open space in residential areas and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- F. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- G. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

In general, planned developments allow for creative design and development of property that would not be possible through the strict application of zoning regulations found in the City's Zoning Ordinance. This Oceanside Garrison Street Planned Development Plan acts as the development guide for the planning area, including direction for land uses, development intensities, development regulations, as well as design guidelines that will provide a framework for the specific development of the project area.

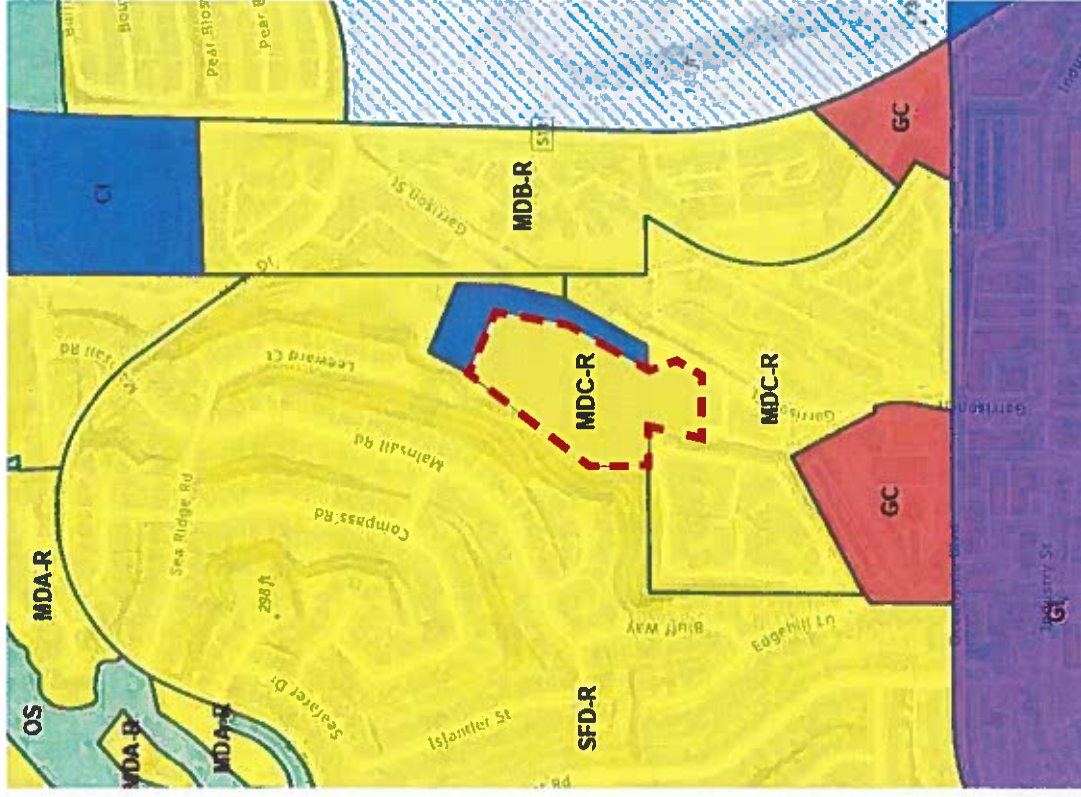


Land Use

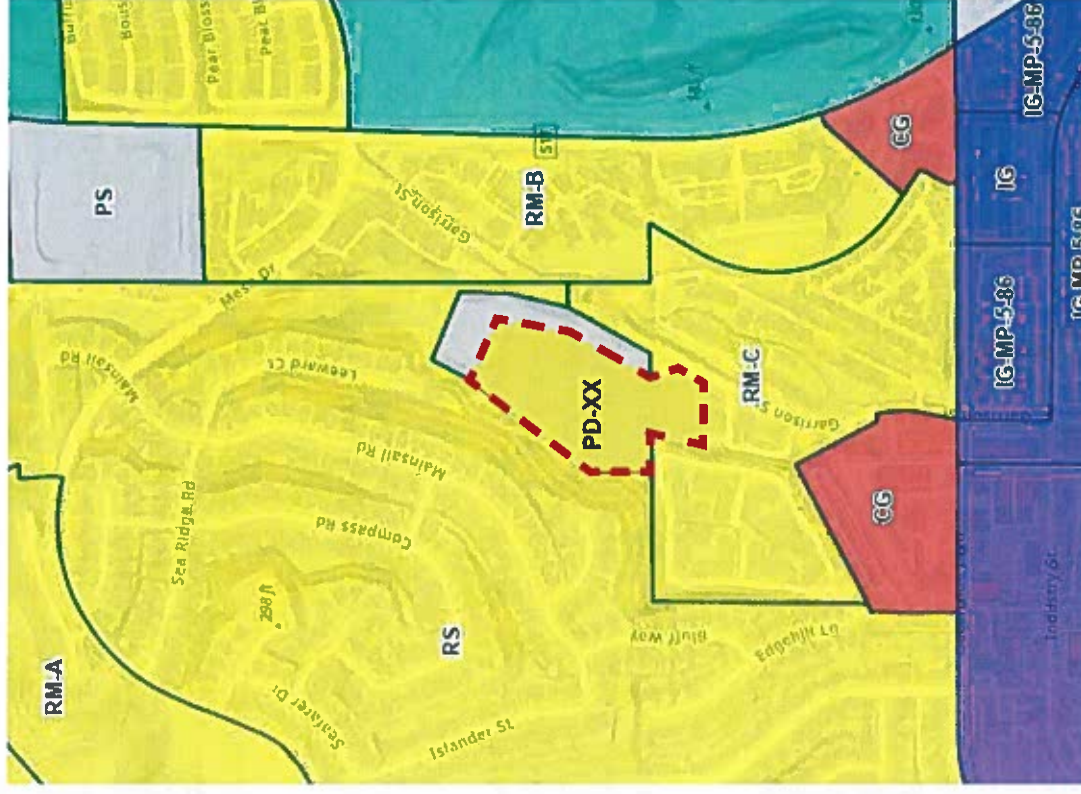


Zoning

Figure 1.5 - Existing Land Use and Zoning Maps



Land Use



Zoning

Figure 1.6 - Proposed Land Use and Zoning Maps

1.5 Discretionary Applications

The project application includes a number of discretionary land use applications, as discussed further below. The proposed development components are described in greater detail in Chapter 2 – Site Design and in Chapter 3 – Architectural Design, with Chapter 4 – General Plan and Zoning Consistency providing a consistency analysis with the City of Oceanside’s relevant policy documents.

1.5.1 General Plan Amendment

The current General Plan land use designation for the property is Civic Institutional (CI) and Medium Density Residential-C (MDC-R). This designation does not allow for residential uses on the entire property, as the land use designations are largely intended to be applied to public and quasi-public uses and facilities. The change in the General Plan land use to Medium Density Residential - C (MDC-R) for the entire property will allow for housing to be developed on the site at an appropriate scale for the area and the size of the parcel.

1.5.2 Zoning Ordinance Amendment

The current Zoning designation for the property is Public and Semipublic (PS) and Medium Density C (RM-C). This designation does not allow for residential uses on the entire property, as the Zoning designations are largely intended to be applied to public and quasi-public uses and facilities. The change in the Zoning designation to Planned Development District (PD) will allow for the preparation of the required Planned Development Plan. This Oceanside Garrison Street Planned Development Plan will serve as the regulating document going forward.

1.5.3 Tentative Map

A Tentative Map is proposed as part of the project that presents specific lot configurations for the Garrison Street community. It is anticipated that the Garrison Street community will be developed in a single phase.

1.5.4 Development Plan

Pursuant to Article 43 of the City’s Zoning Ordinance, a Development Plan is required for site plan approval to ensure that new development adheres to all applicable requirements of the Zoning Ordinance. A Development Plan is proposed in conjunction with the Planned Development Plan and presents the proposed site plan configuration and project architecture along with the additional information related to aesthetics, building orientation, landscaping and open space, and infrastructure. The Development Plan corresponds to the Tentative Map presenting the proposed building locations and conceptual grading elements of the planning area.

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2 - Site Design

2.1 Goals and Concepts

The Planned Development provides a tool for comprehensive and creative planning strategies that respond to the unique conditions of the site, market conditions, and context while implementing the goals and policies of the City's General Plan Land Use Element, Zoning Ordinance, and Subdivision Ordinance. The following goals have been crafted to guide development that is consistent with these documents:

1. Expand the housing opportunities in the City of Oceanside by developing high-quality, entry-level housing that balances density with price-points and long-term maintenance costs, such that new homes remain financially attainable for entry-level home buyers;
2. Maximize residential densities within proximity to transit, places of employment, open space, and commercial uses to reduce automobile reliance and potentially minimize greenhouse gas emissions, to the extent practical;
3. Demonstrate sensitivity to adjacent properties and open space by providing appropriate building orientation and setbacks;
4. Design the community with appropriate architectural styles that complement the existing, surrounding residential neighborhoods with a scale and treatments that improve the visual character of the area;
5. Provide an efficient and interconnected system of sidewalks and walkways along with a vehicular circulation system that accommodates vehicles and fire department needs; and
6. Integrate well-designed common open space areas that provide active recreational opportunities for future residents while integrating sustainable water and energy practices.

These design goals are achieved through the following design interventions and are illustrated in *Figure 2.1 – Conceptual Site Plan*:

- Providing a variety of high-quality, entry-level housing opportunities, including six (6) individual floor plan options ranging from two (2) to four (4) bedrooms, six (6) building types, and distinct architectural styles;
- Appropriately placing and locating buildings that address and respect existing slope conditions and adjacent residential neighborhoods;
- Incorporating two (2) individual architectural styles that include a variety of materials and colors that complement the surrounding residential neighborhoods;
- Including an interconnected system of walkways and roadway system that meets applicable City and fire department requirements and connects the new residential development to the existing sidewalk and roadway network along Garrison Street; and
- Designing common open space areas that include spaces for flexible, active recreational opportunities, walkways, and dog run facilities.

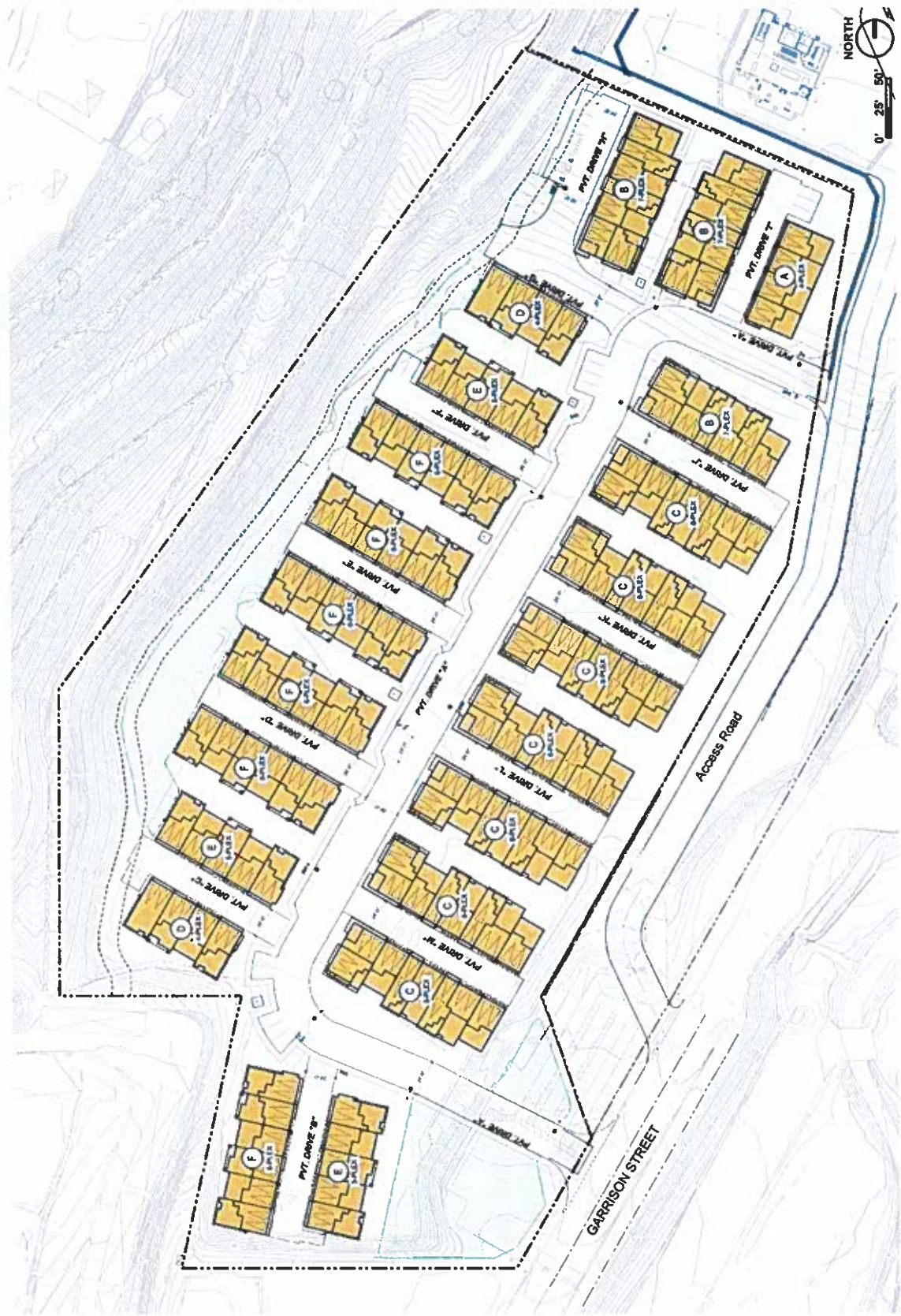


Figure 2.1 - Conceptual Site Plan

2.2 Development Standards

Table 2.1 – *Development Standards* provides a list of development standards for all new development within the Garrison Street Planned Development area. These standards include setbacks, height, open space, and other relevant requirements.

Table 2.1 - Development Standards		
	Garrison Street Planned Development Standards	Additional Standards/Notes
Allowed Use		
Residential Dwelling Type	Multiple Family Dwellings - Multiple Unit Structures (MUS)	
Density and Intensity		
Min. Site Area/Unit (sf)	2,000 sf	
Max. Site Area/Unit (sf)	2,500 sf	
Min. Density (du/ac)	15.1 du/ac	
Max. Density (du/ac)	20.9 du/ac	
Min. Lot Area (sf)	7,500 sf	
Max. Building Height (ft)	40 ft or 3-stories	Whichever is less; as measured from finished adjacent grade to the top of the tallest roof or architectural feature.
Min. Building Setbacks		
Front Yard (ft)	15 ft	
Side Yard (ft)	5 ft	
Corner Side Yard (ft)	10 ft	
Rear Yard (ft)	15 ft	

Table 2.1 - Development Standards		
	Garrison Street Planned Development Standards	Additional Standards/Notes
Courts	One-half the height of the opposite wall but not less than 18 feet opposite a living room and 12 feet opposite a required window for any other habitable room.	Measured building to building.
Private Drive Aisle-Alley (ft) ¹	0 ft min.	Measured from face of garage door at ground level. Building projections allowed at upper stories so long as 24 ft private drive clearance is maintained.
Parking		
Garage	2 sp/unit (2 covered)	
Guest	1 sp + 20% of total units	
Vehicular Access (ft)	24 ft min; 28 ft min. for fire lanes	
Open Space		
Outdoor Living Area (sf)	300 sf/unit (combination of private and common)	
Walls and Fencing		Refer to Section 2.2.3.
Landscaping		Refer to Section 2.2.4.
Other		
Refuse and Recycling		Per Oceanside Municipal Code.
Storage		Per Oceanside Municipal Code.
Notes: ¹ Soffits, upper-story cantilevered elements, and utility closets may encroach up to 3-feet.		

2.2.1 Parking and Private Roadway Standards and Regulations

This section identifies the requirements for off-street parking for all residential uses within the planning area, which have been developed in accordance with the applicable Off-Street Parking Requirements of the City of Oceanside. Refer to *Figure 2.2a/2.2b – Tentative Map* for more information.

A. General Requirements

1. Parking is only permitted inside garages or designated guest parking spaces. No parking is allowed in private drives, private drive aisles, or driveways.
2. All streets and drives as well as guest parking areas shall be surfaced with asphalt or cement concrete paving. Alternative paving materials may be utilized subject to review and approval by the Director of Development Services and/or the City Engineer.
3. All guest parking spaces, private drives, private drive aisles, pedestrian crossings, driveways and fire lanes shall be striped or otherwise designated to provide safe access and circulation within the community. Pavement markings, signage, and other site distinctions shall be maintained in a visible and legible manner.

B. Garages

The following standards apply to all private residential garages within the project area:

1. Each garage shall provide a minimum of two (2) parking spaces. Spaces may be provided in either side-by-side or tandem configurations.
2. Each interior garage parking space shall maintain a minimum unobstructed dimension of 20 feet long and 10 feet wide.
3. Garages shall be designed to accommodate three (3) garbage cans – trash, recycling, and green waste. Garbage cans shall not encroach into the required parking space area.
4. Garages shall be used for parking and not storage, which shall be enforced through the community's Covenants, Conditions, & Restrictions (CC&R's).

C. Guest Parking

The following standards shall apply to all guest parking within the project area:

1. Guest parking shall be provided at a rate of 1 space + 20% of the total number of homes for a total of 29 spaces required on-site.
2. Guest parking space dimensions shall be provided as follows:
 - a. Parallel guest parking spaces shall provide a minimum dimension of eight (8) feet wide by twenty-two (22) feet long.
 - b. Perpendicular guest parking spaces shall provide a minimum dimension of eight and a half (8.5) feet wide by eighteen (18) feet long. The parking space length may be decreased by two (2) feet by providing an equivalent vehicle overhang into paved walkways or landscape areas. In no case shall the overhang area be considered part of a required walkway or sidewalk width and shall not be considered as part of any open space requirement.
3. Guest parking spaces shall be distributed within the project area and located so as to occur along or directly adjacent to primary internal roads.
4. Guest parking spaces shall be solely used for parking and not for any other purpose; such as storage, display for sale or lease, or repair of vehicles, trailers, recreation vehicles, boats, and/or similar. It shall be unlawful for any person to park or store an automotive vehicle in guest parking spaces without current registration from the Department of Motor Vehicles or in inoperable condition.
5. Guest parking spaces and associated drives, maneuvering areas, and landscaping shall be maintained free of vandalism and litter. Striping, paving, walls, lights, and all other guest parking space related facilities shall be maintained in good condition.
6. Designated guest parking spaces for accessibility purposes shall be provided in compliance with State law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of spaces and associated design requirements.

D. Charging

The following standards implement Section 3048 of the Oceanside Municipal Code and Measure TL-2 of the Climate Action Plan to support and promote the use of electric vehicles:

1. Garages shall be equipped with one 240-volt/16-ampere electric outlet to accommodate "Level 2" electric vehicle charging.
2. A minimum of two (2) guest spaces shall be equipped with an electric vehicle (EV) charging station, or as otherwise required by CalGreen, whichever is greater. In addition, two additional guest spaces shall be EV Ready, with conduit capped to allow for future installation of additional EV charging stations. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
3. Guest charging stations/spaces shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
4. Guest charging stations/spaces shall not interfere with required on-site parking or pedestrian circulation.
5. Guest charging stations/spaces shall be maintained in functioning order at all time.

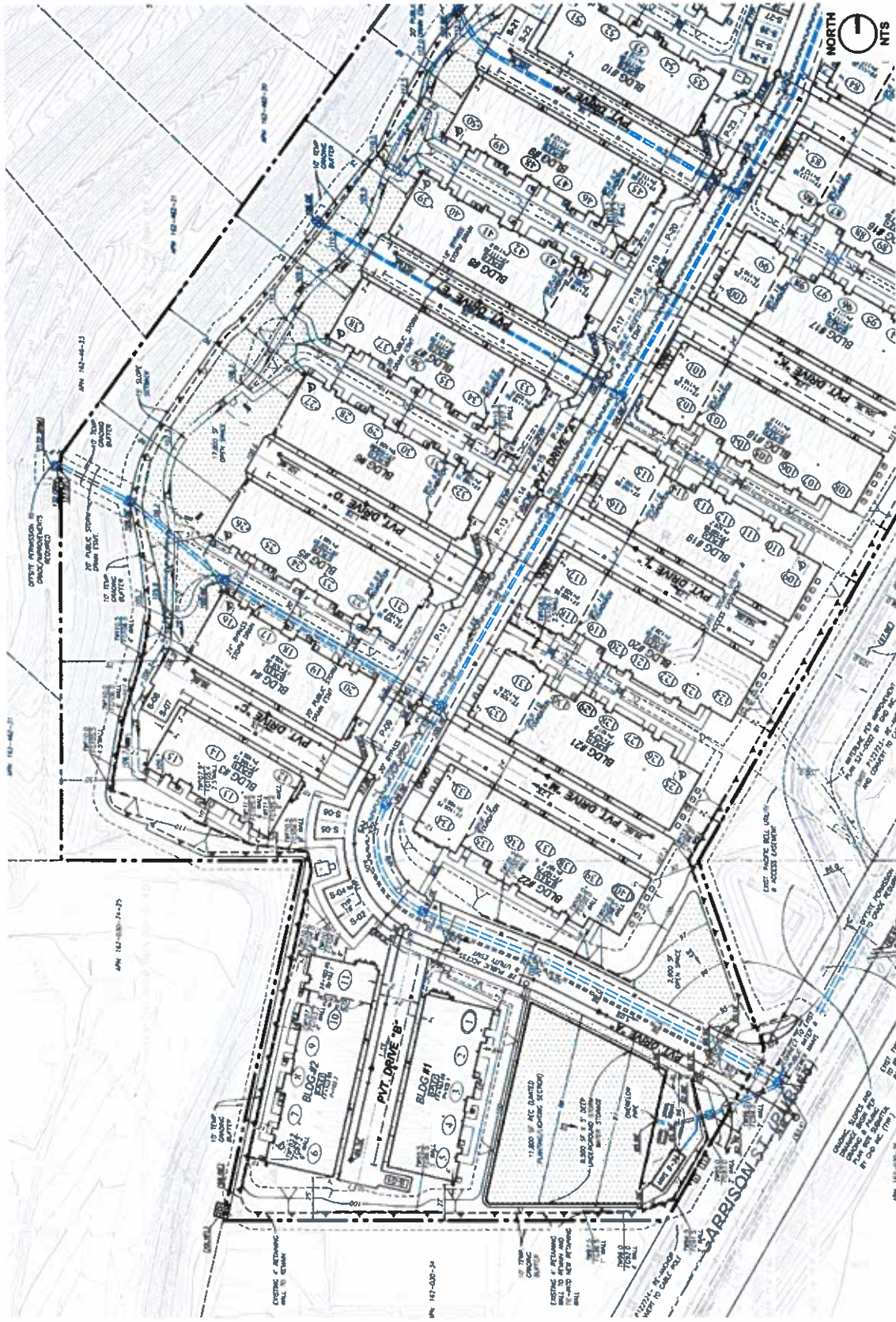


Figure 2.2a - Tentative Map

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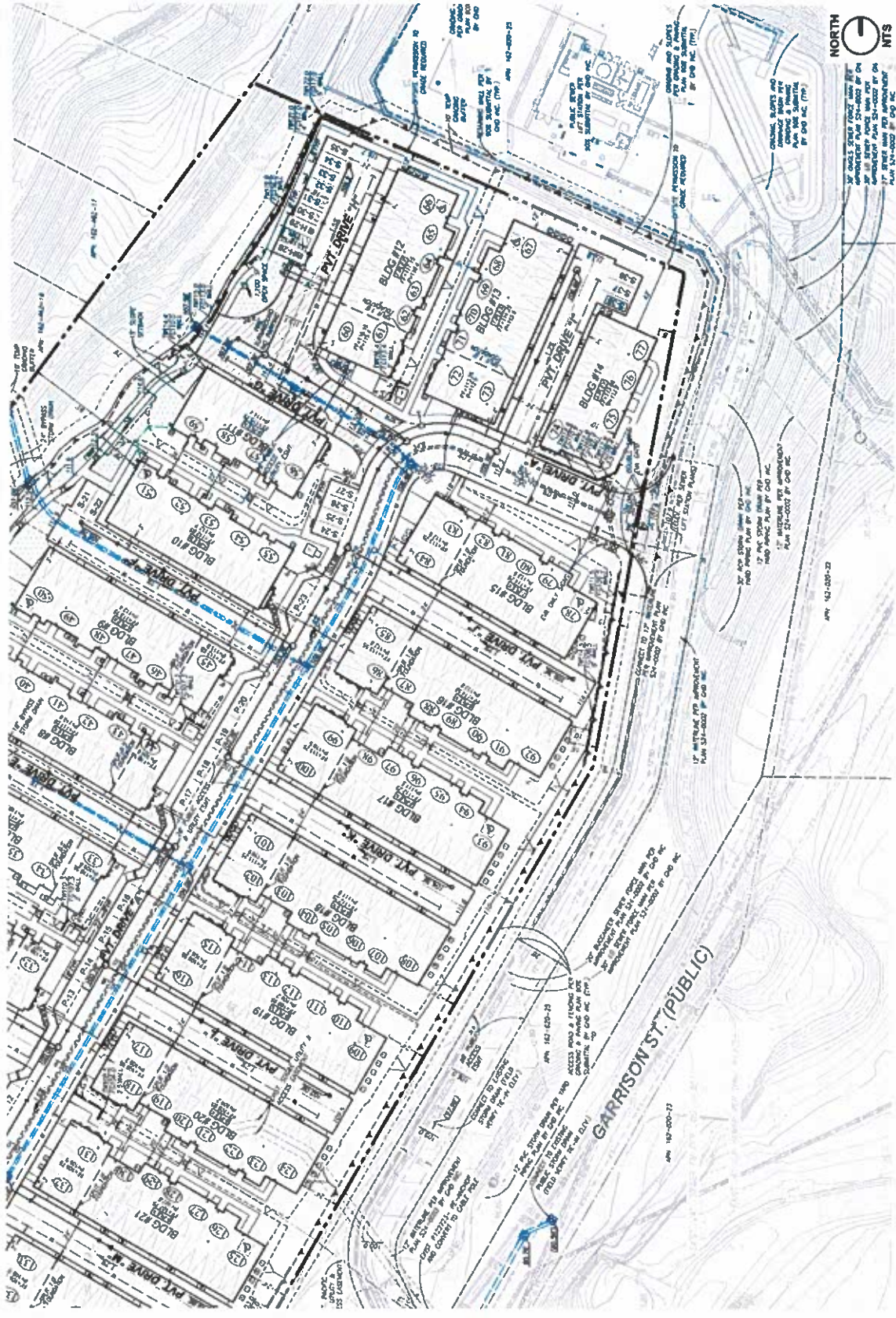


Figure 2.2b - Tentative Map

2.2.2 Open Space

Per the City of Oceanside Zoning Ordinance, new multi-family residential developments are required to provide both Private Open Space and Common Open Space totaling a minimum of 300 square feet per unit. Refer to *Figure 2.3 – Conceptual Landscape Plan* for more information.

A. Private Open Space

Private open space is defined as open space intended for private use by individual dwelling units. Private open space areas are subject to the following requirements:

1. Private open space shall have a minimum dimension of five (5) feet.
2. Private open space shall be directly accessible from the interior living space of the unit it is intended to serve.
3. Private open spaces shall be located on the same floor as the primary living area to maximize usability.
4. Private open space shall not be used for storage.

B. Common Open Space

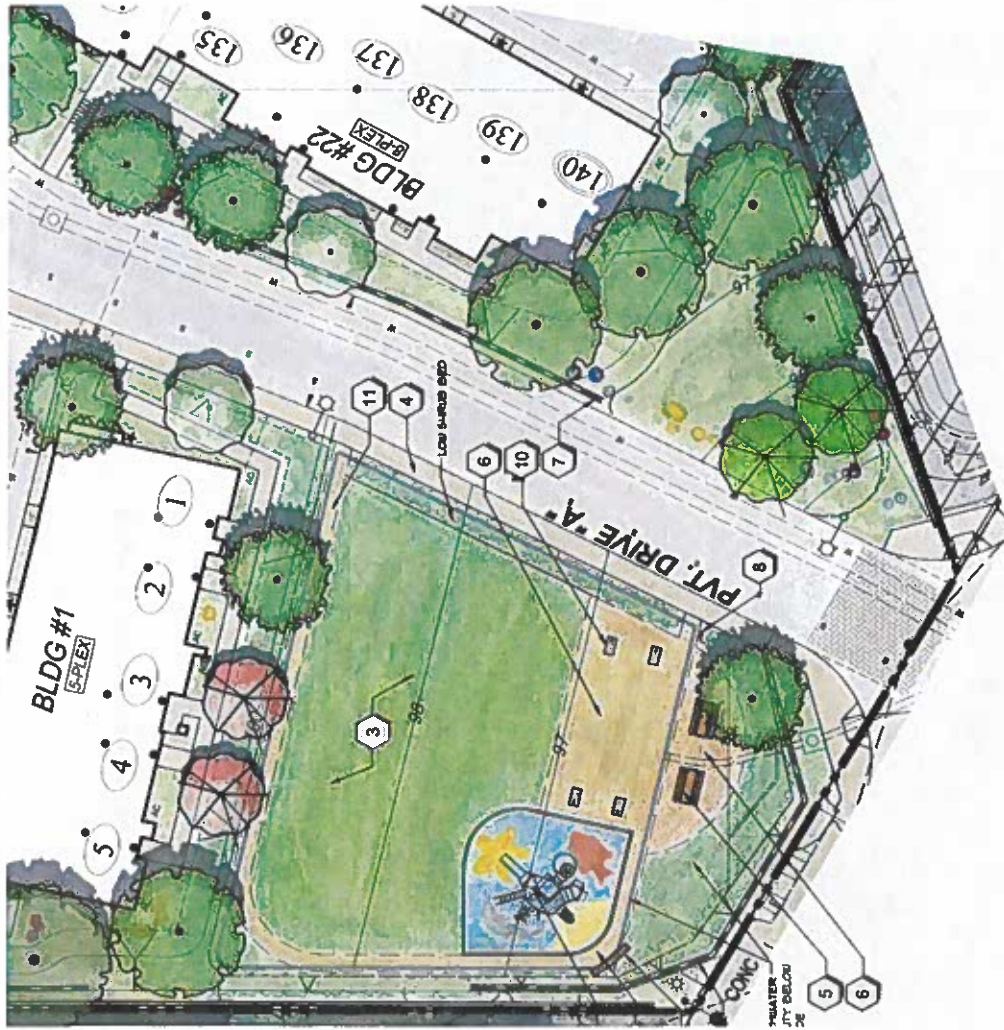
Common open space areas are commonly owned for the benefit of all planning area residents and their guests. Refer to *Figure 2.4 – Landscape Amenity Area 1* and *Figure 2.5 – Landscape Amenity Area 2* for additional information on common open space areas. The following standards shall apply to all common open space areas to ensure adequate landscaping and amenities are provided:

1. At least fifty percent (50%) of the total usable open space requirement shall be provided as usable common open space.
2. Common usable open space shall be designed so it has no dimension less than twenty (20) feet, is at least 1,000 SF in size, and is open to the sky.
3. Parking areas, private roads and driveways, private open space areas, front or street side yards, and areas with slope exceeding ten percent (10%) shall not be considered usable open space.

4. Walkways and other pathways may be used in the calculation of common open space.
5. A minimum of two (2) common active recreation areas shall have a minimum size of 4,000 SF or a single, common active recreation area with a minimum size of 8,000 SF may be provided if the area is centrally located and easily accessible from all units within the project. Possible amenities include:
 - a. Open lawn area for passive and active recreation activities;
 - b. Playground structure;
 - c. Cornhole game area;
 - d. Picnic space(s) with picnic tables and benches;
 - e. Off-leash pet area/dog run;
 - f. Passive seating areas with amenities; or
 - g. Other appropriate uses as approved by the Director of Development Services.
6. Recreational amenities shall be located and/or designed to minimize noise and visual conflicts from adjacent properties.
7. Amenities shall be distributed throughout the site and should be selected to cater to a diverse range of interests and lifestyles including pet owners, young families, and singles, among others. Spaces should be provided that offer opportunities to play, socialize, exercise, and/or relax.

C. Preservation of Slopes and Open Space

The property is surrounded by existing slopes to the west/northwest, which vary from 20-30 feet vertically within the project boundary and extend an additional 60-85 feet vertically northwest outside the project boundary on to existing, adjacent single-family residential lots. These existing slopes are terraced, with existing brow ditches to collect drainage from slopes. A flattening of grade along with slope terrace straddles the northeastern project boundary. The slopes to the west/northwest are intended to be maintained in their existing condition to the extent practical and include a minimum 15-foot slope setback from the daylight line. The slopes to the south will be modified to flat development pads to accommodate the proposed development.



REFERENCE NOTES LEGEND

CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	CURVED BENCH
3	ACTIVE TURF PLAY AREA (5,495 SF)
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH, ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	RETAINING WALLS PER CIVIL ENGINEER'S PLANS
8	DOG WASTE STATION
9	PLAYGROUND STRUCTURE WITH FALL SURFACING
10	CONCRETE CORNHOLE GAME AREA

STATISTICS:

- 11,800 SF RECREATION AREA, COMMON OPEN SPACE
- 5,495 SF ACTIVE TURF LAWN (100' X 60')
- TWO (2) PICNIC TABLES, ONE ADA ACCESSIBLE
- ACCESSIBLE D.G. PICNIC AREA SURFACING
- CURVED BENCH WITH BACK
- 215 LF D.G. PATH
- WATERWISE LANDSCAPE PERIMETER
- 1090 SF TOT LOT (PLAYGROUND STRUCTURE)
- TWO (2) CORNHOLE GAMES

TURF PROPOSED OVER STORMWATER CHAMBER SYSTEM. TREES PROPOSED CLEAR OF STORM DRAIN LINES (SPECIES DO NOT HAVE INVASIVE ROOTS). DAYTIME USE ONLY. 4 PARKING SPACES PROVIDED NEARBY.

Figure 2.4 - Landscape Amenity Area 1

REFERENCE NOTES LEGEND

CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	CURVED BENCH
3	ACTIVE TURF PLAY AREA (5,485 SF)
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOK FINISH. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	RETAINING WALLS PER CIVIL ENGINEER'S PLANS
8	DOG WASTE STATION
9	PLAYGROUND STRUCTURE WITH FALL SURFACING
10	CONCRETE CORNHOLE GAME AREA

STATISTICS:

- 11,800 SF RECREATION AREA, COMMON OPEN SPACE
- 5,485 SF ACTIVE TURF LAWN (100' X 60')
- TWO (2) PICNIC TABLES, ONE ADA ACCESSIBLE
- ACCESSIBLE D.G. PICNIC AREA SURFACING
- CURVED BENCH WITH BACK
- 215 LF D.G. PATH
- WATERWISE LANDSCAPE PERIMETER
- 1098 SF TOT LOT (PLAYGROUND STRUCTURE)
- TWO (2) CORNHOLE GAMES

TURF PROPOSED OVER STORMWATER CHAMBER SYSTEM.
TREES PROPOSED CLEAR OF STORM DRAIN LINES
(SPECIES DO NOT HAVE INVASIVE ROOTS). DAYTIME USE
ONLY. 4 PARKING SPACES PROVIDED NEARBY.



Figure 2.5 - Landscape Amenity Area 2

2.2.3 Wall and Fence Regulations

All walls and fences shall be an integral part of the design and layout of the project. Compliance with all wall and fence regulations contained herein shall be required, unless otherwise modified by a Development Plan or as may be authorized by the Director of Development Services.

- a. Development within the planning area shall be designed to minimize walls and fences to support an open community.
- b. No walls or fences in excess of three and a half (3.5) feet in height are permitted within the required front setback. All other walls and fences shall not exceed six (6) feet in height. Decorative Pilasters may exceed the maximum permitted height by up to one (1) foot. Taller walls and fences are permitted for retaining purposes up to a maximum of eight (8) feet in height.
- c. The height of all walls, fences, and architectural screening elements shall be measured from the finished grade at the base of the wall to the highest point of the element.
- d. Where additional height is needed based on security or specific site operating requirements, additional wall/fence height may be approved through a Development Plan, subject to evaluation of agencies and necessity.
- e. Walls, fences, and architectural screening elements shall be compatible with the architectural treatment of the primary building on the parcel.
- f. No wall, fence, or landscaping element shall interfere with intersection visibility, line of sight, or other safety issue.
- g. Blank walls are prohibited. Where screening or security walls (excluding wrought iron or other "open" fence types) are located within ten (10) feet of a public right-of-way, landscaping shall be provided between the wall and the right-of-way to a minimum height of four (4) feet to minimize opportunities for crime and unsafe conditions.
- h. Retaining walls above four (4) feet in height and visible from the public right-of-way will be designed as plantable walls with landscape screening to improve their appearance.
- i. Approved wall and fencing materials include wood, vinyl, stone, masonry, brick, block, stucco, wrought iron/steel, and concrete. Comparable materials are permitted subject to approval of the Director of Development Services.
- j. Prohibited materials include barbed, razor, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration. Chain-link fencing and similar material are prohibited along any public right-of-way regardless of setback, except for temporary construction purposes.

2.2.4 Landscaping Regulations

All open space areas shall be landscaped in accordance with the City of Oceanside Water Conservation Master Plan. All required landscaping shall be permanently maintained in a healthy and thriving condition and free from weeds, trash, and debris.

2.3 Pedestrian Circulation

The planning area is located within walking distance of many uses, including services such as convenience stores, restaurants, and fitness centers, places of employment, and facilities that make Oceanside Garrison Street a walkable community located in close proximity to transit facilities along Oceanside Boulevard. Services and places of enjoyment included convenience stores, restaurants, and fitness centers. Within the community, an interconnected system of sidewalks and walkways provides for an efficient and accessible circulation system that is supported by pedestrian-friendly architecture and landscaping. Sidewalks and walkways are designed to provide access in accordance with the Americans with Disabilities (ADA) Act and to promote walkability and connectivity to/from the community and the surrounding residential neighborhoods. Refer to *Figure 2.6 – Conceptual Pedestrian Circulation* for more information on the layout and orientation of the sidewalks and walkways within the community.

2.4 Sustainability

The California Building Code (CBC) is one of the most stringent in the country for water, material, and energy efficiency requirements as well as air quality standards. New homes within the community will have a variety of sustainable features required by the CBC including solar panels, enhanced insulation, low-e windows, low-flow shower heads, toilets, and faucets, and energy star appliances, among others. In addition, landscaping for the project is required to utilize a palette of drought tolerant and California native plant palettes that are waterwise and minimize overall project water use.

LEGEND
 ●●● PEDESTRIAN
 CIRCULATION



Figure 2.6 - Conceptual Pedestrian Circulation

3 - Architectural Design

3.1 Applicability

Design guidelines within this section are provided to enhance the development standards and regulations to ensure high-quality design within the residential community. Unlike development standards and regulations, design guidelines are intended to be flexible in nature to allow designers greater creativity in achieving the design intent and vision for the project. While designers are encouraged to adhere to the design guidelines within this section, they are also encouraged to pursue creativity in their designs. The Director of Development Services may determine that a particular design offers an equal or superior design solution that supports the high-quality community envisioned by this Oceanside Garrison Street Planned Development Plan.

3.2 Architectural Styles

Architectural styles within a community aide in defining a community's character and style selection and design should be flexible in nature to meet the changing demands of the market, yet also maintain quality that can complement the surrounding neighborhood. The Oceanside Garrison Street Planned Development Plan intends to provide a contemporary interpretation of architectural styles found in existing residential neighborhoods surrounding the planning area.

The Oceanside Garrison Street community is comprised of multiple building types, providing for diversity between buildings within the planning area. This includes six individual building types - 4-Plex 'A', 7-Plex 'B', 8-Plex 'C', 4-Plex 'D', 5-Plex 'E', and 6-Plex 'F'. In addition to the individual building types, two (2) architectural styles are required in order to provide greater variation and individuality across the community.

The project proposes two variations of a Contemporary architectural style that take cues from coastal influences while maintaining an approach that adheres to modern construction techniques. Simple massing with flat roofs are accentuated with stylistic materials and elements found in coastal influenced homes, such as smooth and woodgrain shiplap siding, stucco, and metal railings and light fixtures. These styles, combined with a minimum of two (2) color/material palettes, will work together to further enhance and create style diversity throughout the community.

3.3 Floor Plans and Elevations

Floor plans should be designed to provide a variety of layouts that offer different price points for varying income levels. Floor plans for the project range from two (2) to four (4) bedrooms. The Oceanside Garrison Street Planned Development Plan proposes seven (7) floor plans and six (6) building types. *Table 3.1 – Conceptual Floor Plan Summary* summarizes floor plan types, with *Table 3.2 – Building Type Summary*. Final floor plan and building type configurations are to be approved by the Development Services Department.

Table 3.1 - Conceptual Floor Plan Summary						
Plan No.	Square Footage	Bedroom Count	Bathroom Count	Private Open Space	Garage Configuration	Unit Count
P1	1,364	2	2.5	72 sf	2 car, side-by-side	10
P2	1,378	2	2.5	64 sf	2 car, tandem	20
P3	1,561	3	2.5	104 sf	2 car, side-by-side	10
P4	1,747	3	3.5	78 sf	2 car, side-by-side	20
P5	1,788	3	3.5	87 sf	2 car, side-by-side	41
P6	1,948	4	3.5	87 sf	2 car, side-by-side	17
P7	2,093	4	3.5	93 sf	2 car, side-by-side	22
Total						140

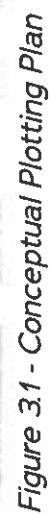
Table 3.2 - Building Type Summary										
Building Type	P1	P2	P3	P4	P5	P6	P7	Total Units per Building	Total Number of Buildings	
4-Plex 'A'	-	-	-	-	4	-	-	4	1	1
7-Plex 'B'	1	2	1	2	1	-	-	7	3	3
8-Plex 'C'	1	1	2	2	2	-	-	8	7	7
4-Plex 'D'	-	-	-	-	1	1	2	4	2	2
5-Plex 'E'	-	-	-	-	2	1	2	5	3	3
6-Plex 'F'	-	-	-	-	2	2	2	6	6	6
Total									22	22

The conceptual location of each building type is illustrated in *Figure 3.1 – Conceptual Plotting Plan*. Conceptual floor plans and two (2) conceptual elevation styles are illustrated in Section 3.4 Massing and Scale - *Figures 3.2.7 through Figures 3.2.18*. All elevations have a Contemporary architectural style approach with coastal influences, including flat roofs, primary wall materials of stucco and smooth horizontal siding, accent materials including woodgrain horizontal siding, brick veneer, metal railings and light fixtures, and unique primary entry doors. Varying colors between the elevations aide in further articulating the massing and individuality of the buildings, while maintain a level of compatibility and theming throughout the community.

3.4 Massing and Scale

Massing and scale provide the visual identity between residential dwelling units and the pedestrian environment. The placement, size, and form of multi-family residential buildings within the planning area. The following design guidelines should be considered for the architecture form within the planning area:

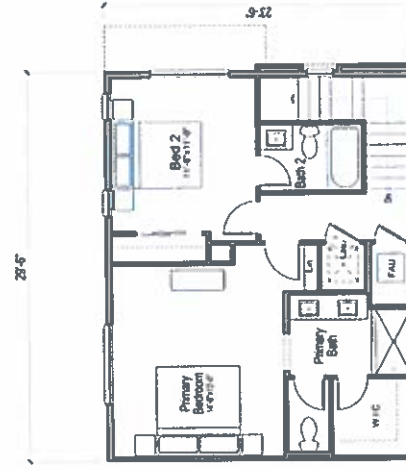
- Massing design should include variation in wall planes through projections and recessions and in height through variations in wall plane and roofline heights.
- Combinations of one, one and one half, and two-story massing elements should be used to create visual interest and variation in the building.
- Break up long, unbroken surfaces on elevations by providing a change in plane at a minimum of every 25 feet.



Architectural Design

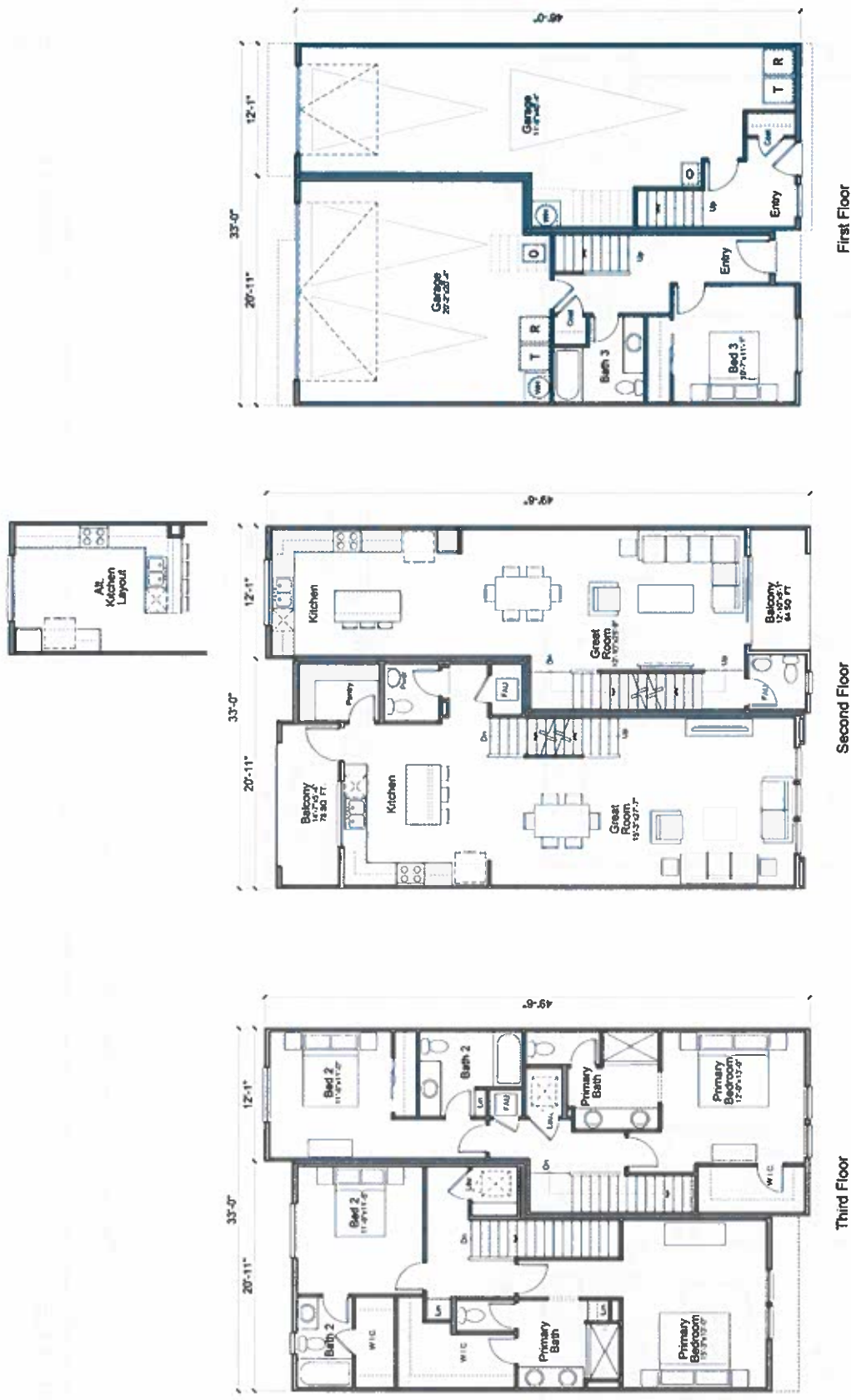
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July 2025



PLAN 1 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	150 SQ. FT.
SECOND FLOOR	615 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL	1,364 SQ. FT.

Figure 3.2.1 - Conceptual Architecture - Plan 1 Floor Plans



PLAN 4 (3 BED / 3.5 BATH) - NET		PLAN 2 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	347 SQ. FT.	FIRST FLOOR	128 SQ. FT.
SECOND FLOOR	698 SQ. FT.	SECOND FLOOR	619 SQ. FT.
THIRD FLOOR	702 SQ. FT.	THIRD FLOOR	631 SQ. FT.
TOTAL	1,747 SQ. FT.	TOTAL	1,378 SQ. FT.

Figure 3.2.2 - Conceptual Architecture - Plans 2 and 4 Floor Plans



PLAN 3 (3 BED / 2.5 BATH) - NET	
FIRST FLOOR	158 SQ. FT.
SECOND FLOOR	673 SQ. FT.
THIRD FLOOR	730 SQ. FT.
TOTAL	1,561 SQ. FT.

Figure 3.2.3 - Conceptual Architecture - Plan 3 Floor Plans

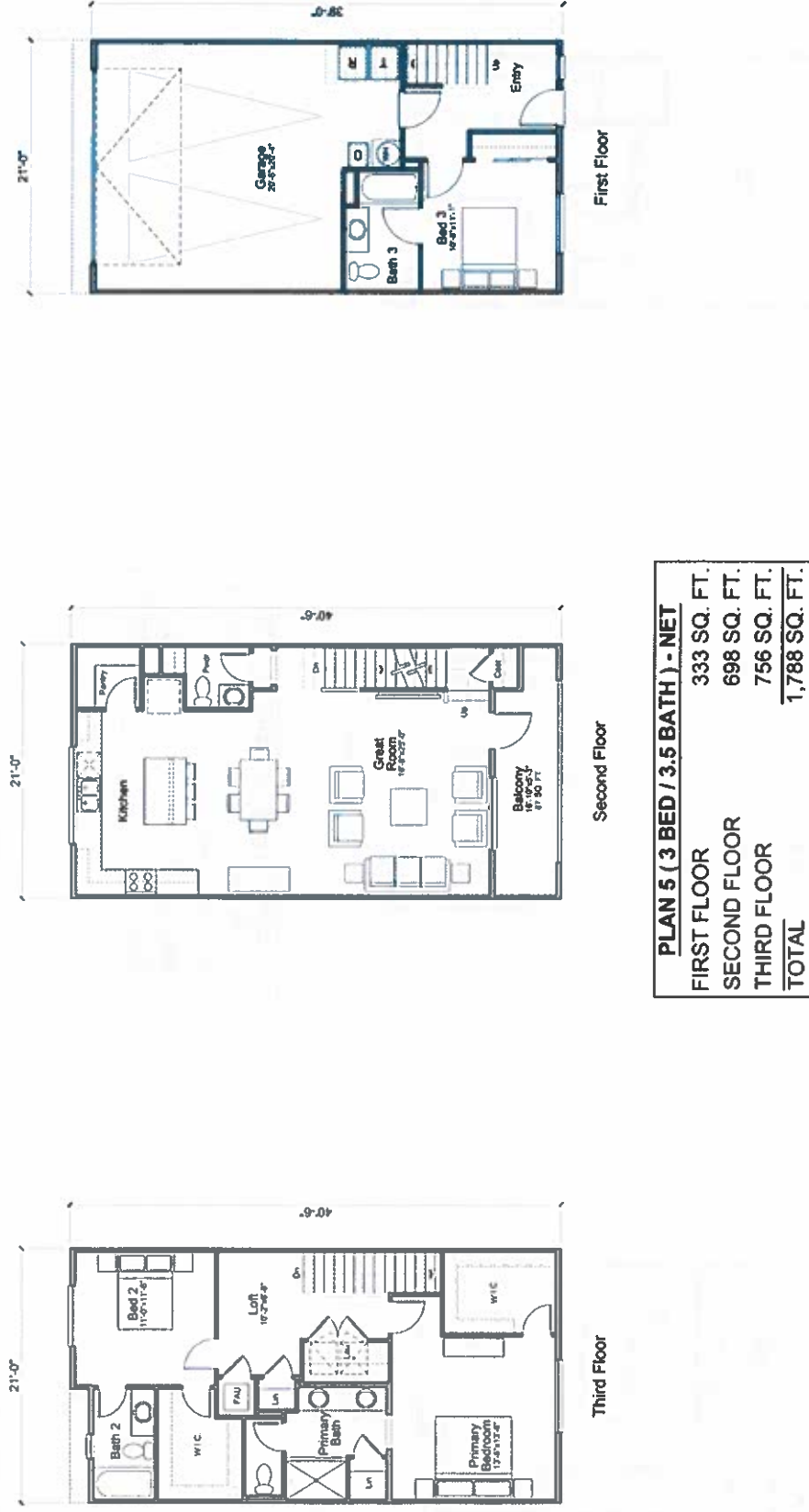


Figure 3.2.4 - Conceptual Architecture - Plan 5 Floor Plans



PLAN 6 (4 BED / 3.5 BATH) - NET		
FIRST FLOOR	355 SQ. FT.	
SECOND FLOOR	786 SQ. FT.	
THIRD FLOOR	807 SQ. FT.	
TOTAL	1,948 SQ. FT.	

Figure 3.2.5 - Conceptual Architecture - Plan 6 Floor Plans



PLAN 7 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	373 SQ. FT.
SECOND FLOOR	838 SQ. FT.
THIRD FLOOR	883 SQ. FT.
TOTAL	2,093 SQ. FT.

Figure 3.2.6 - Conceptual Architecture - Plan 7 Floor Plans

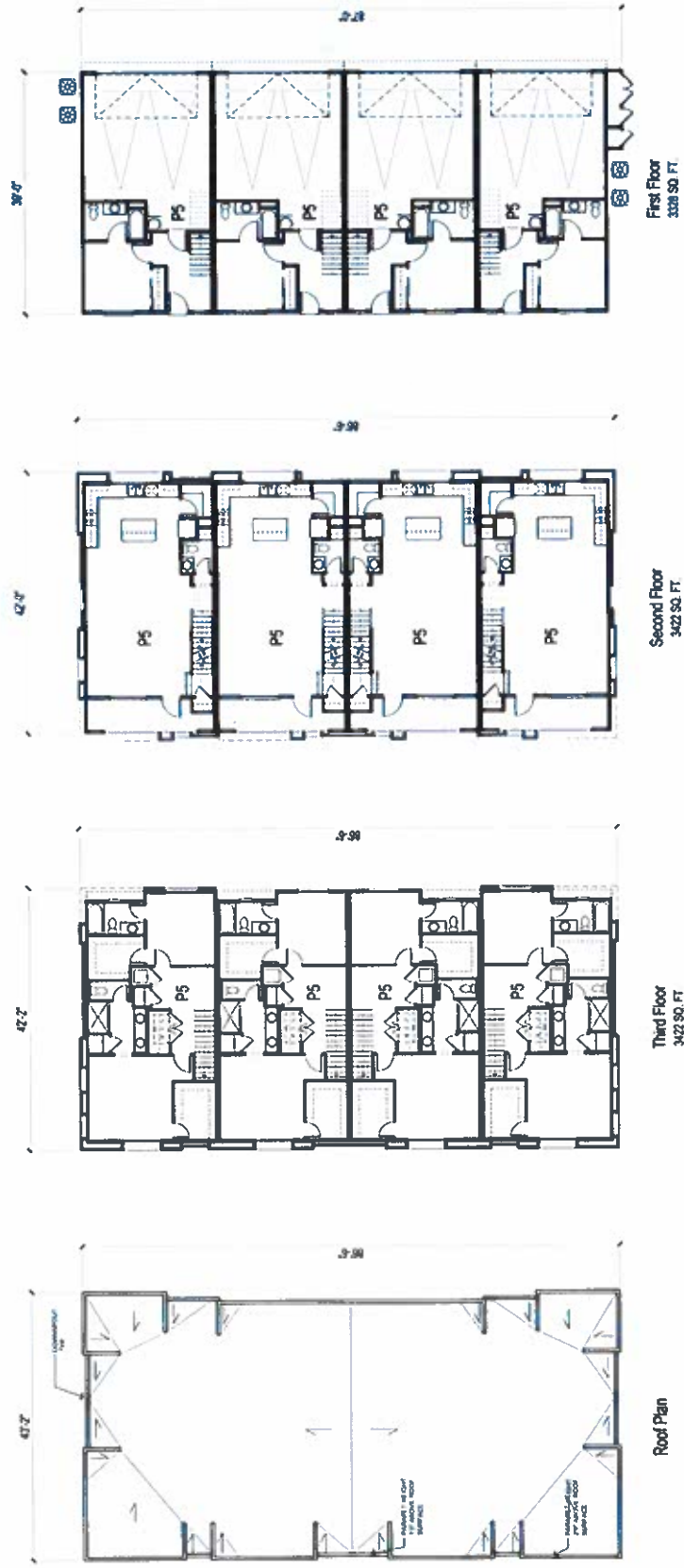


Figure 3.2.7 - Conceptual Architecture - 4-Plex Building Floor Plan "A"



Figure 3.2.8 - Conceptual Architecture - 4-Plex Building Elevation "A"

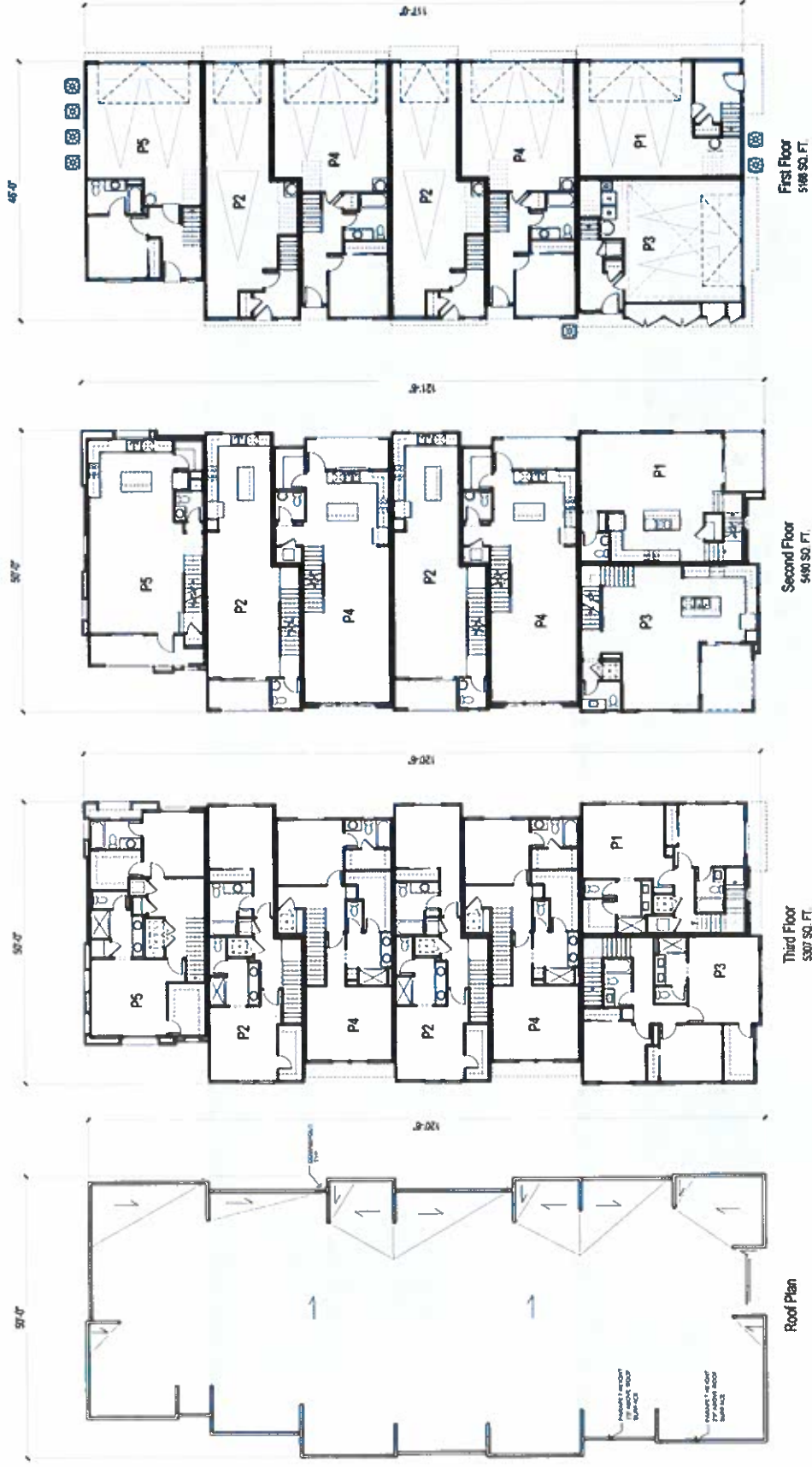


Figure 3.2.9 - Conceptual Architecture - 7-Plex Building Floor Plan "B"



Figure 3.2.10 - Conceptual Architecture - 7-Plex Building Elevation "B"

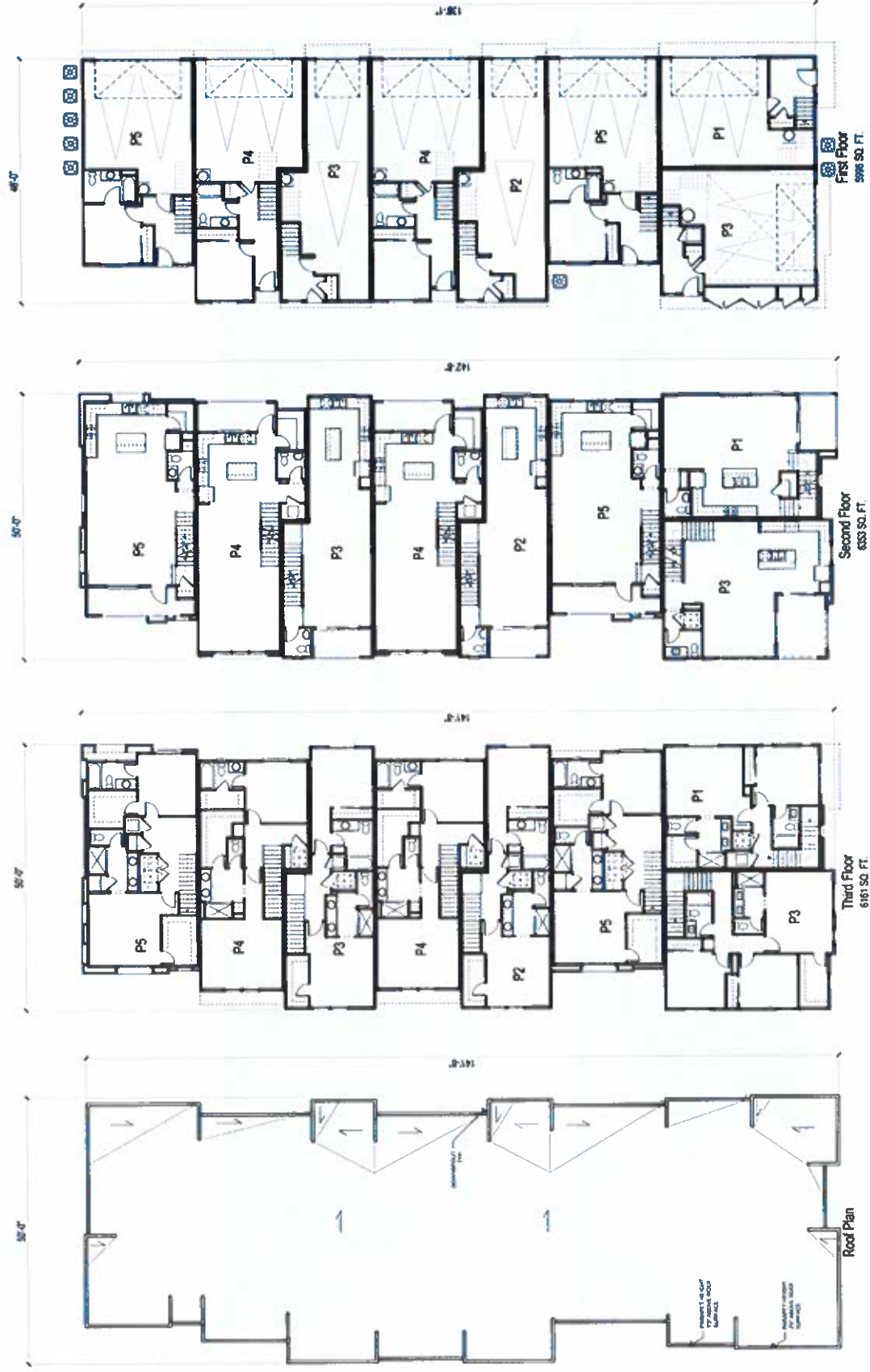


Figure 3.2.11 - Conceptual Architecture - 8-Plex Building Floor Plan "C"

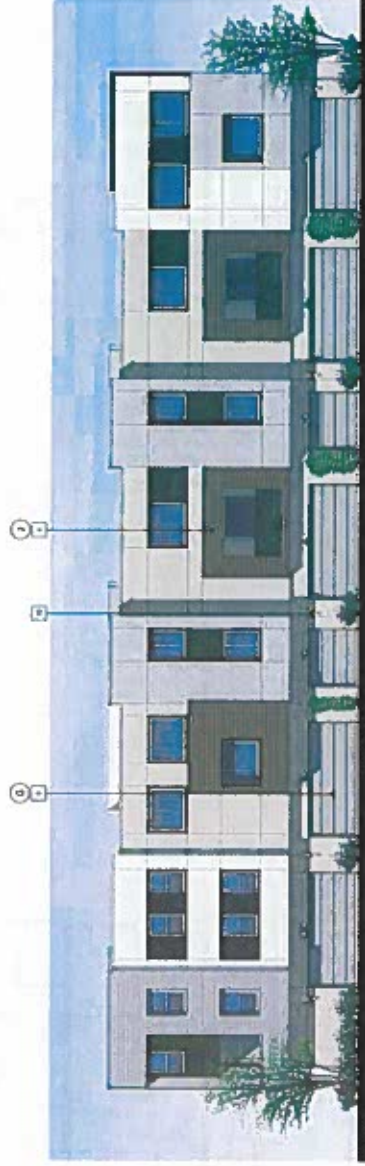
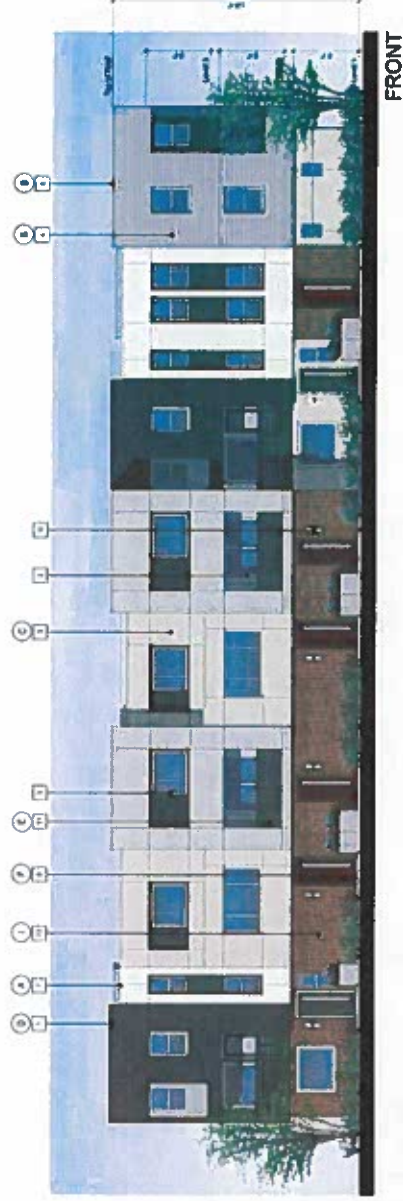
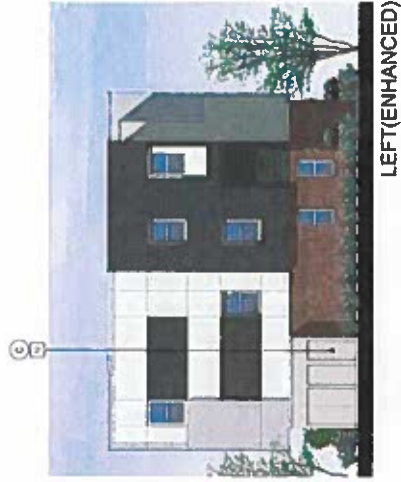


Figure 3.2.12 - Conceptual Architecture - 8-Plex Building Elevation "C"

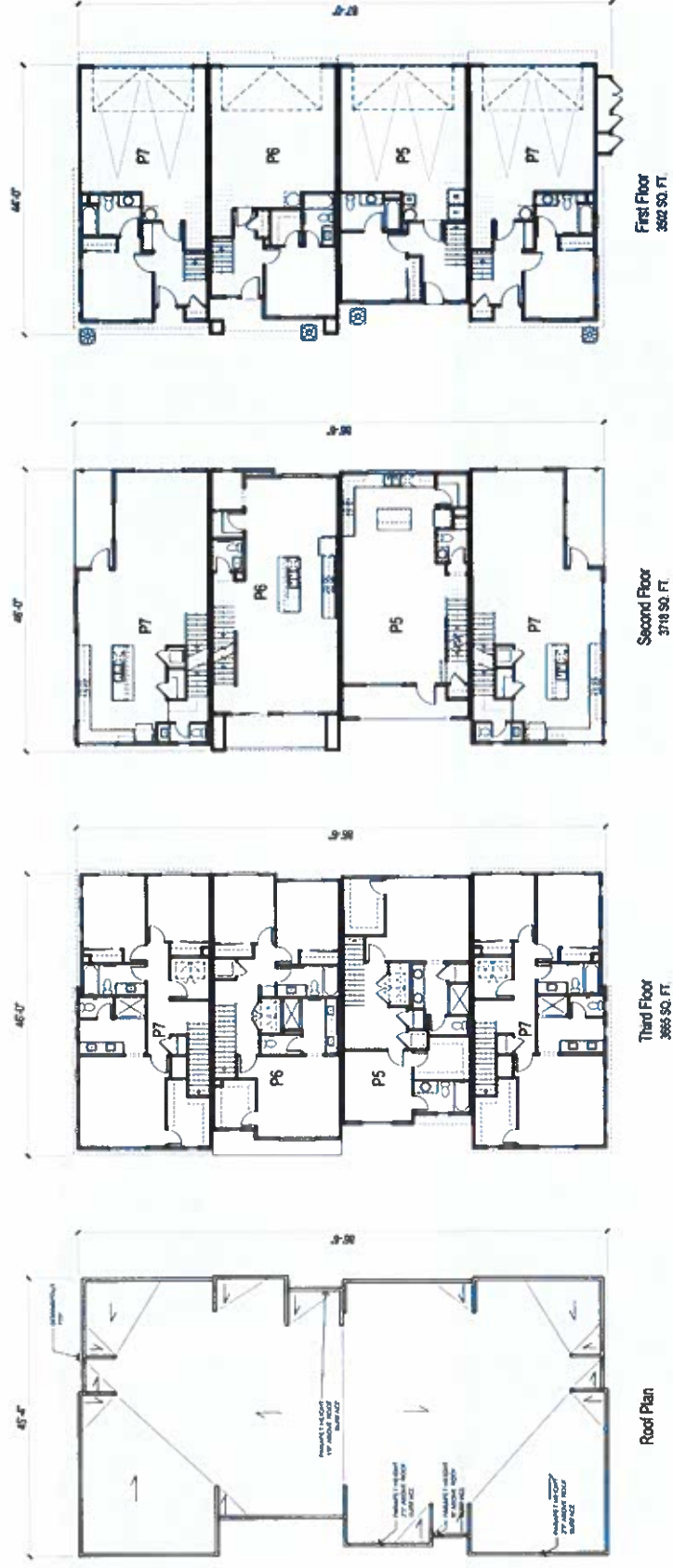


Figure 3.2.13 - Conceptual Architecture - 4-Plex Building Floor Plan "D"

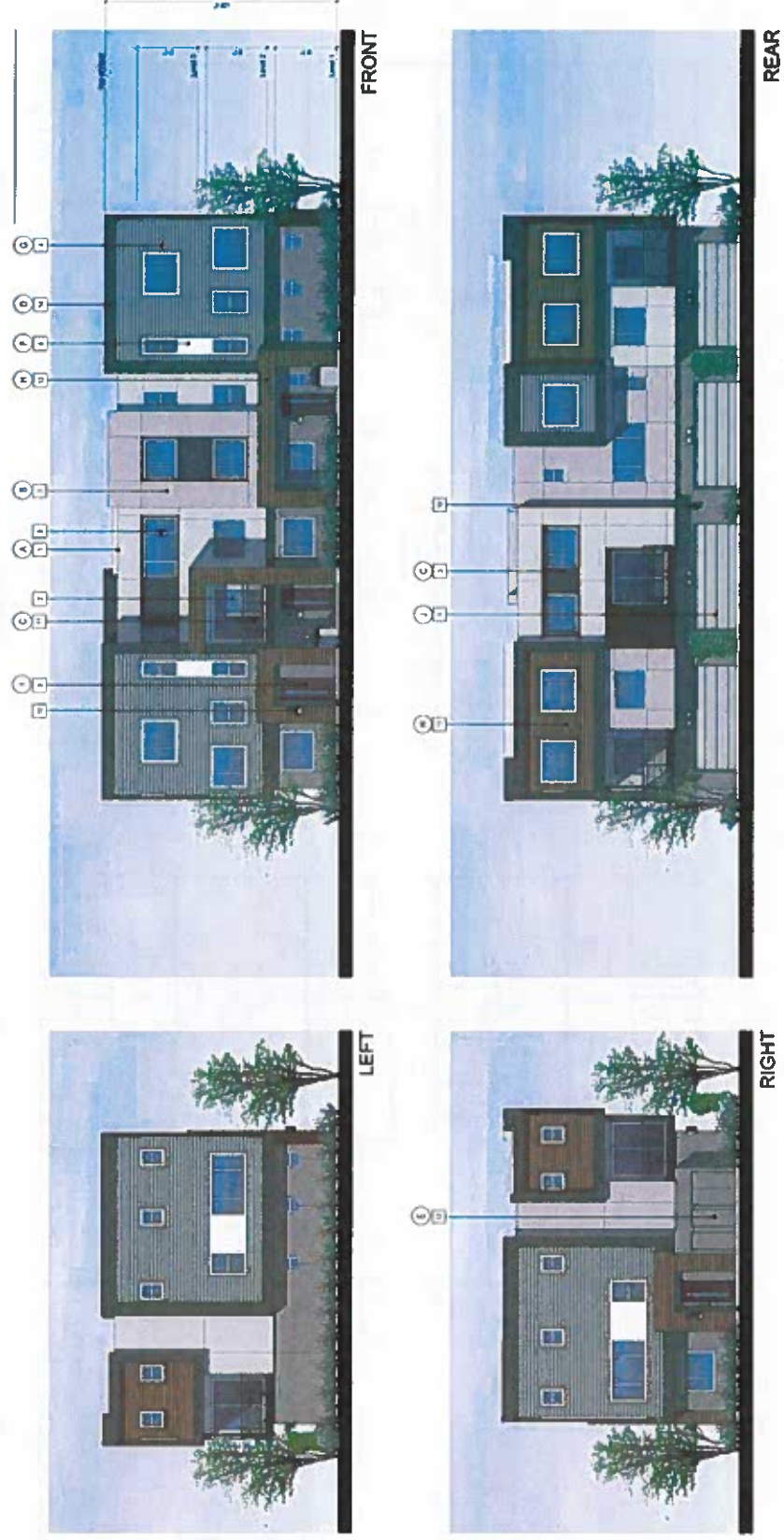


Figure 3.2.14 - Conceptual Architecture - 4-Plex Building Elevation "D"

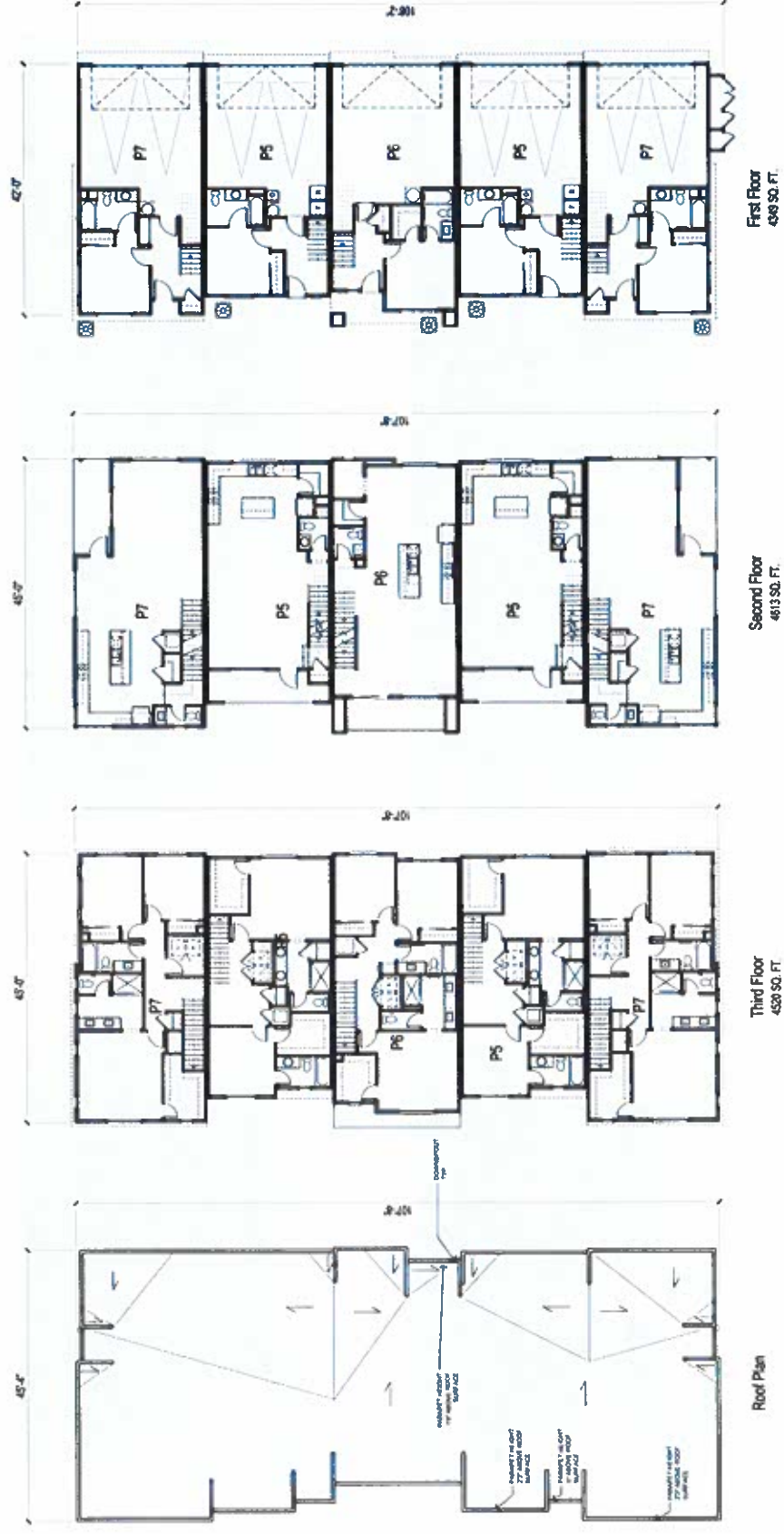


Figure 3.2.15 - Conceptual Architecture - 5-Plex Building Floor Plan "E"

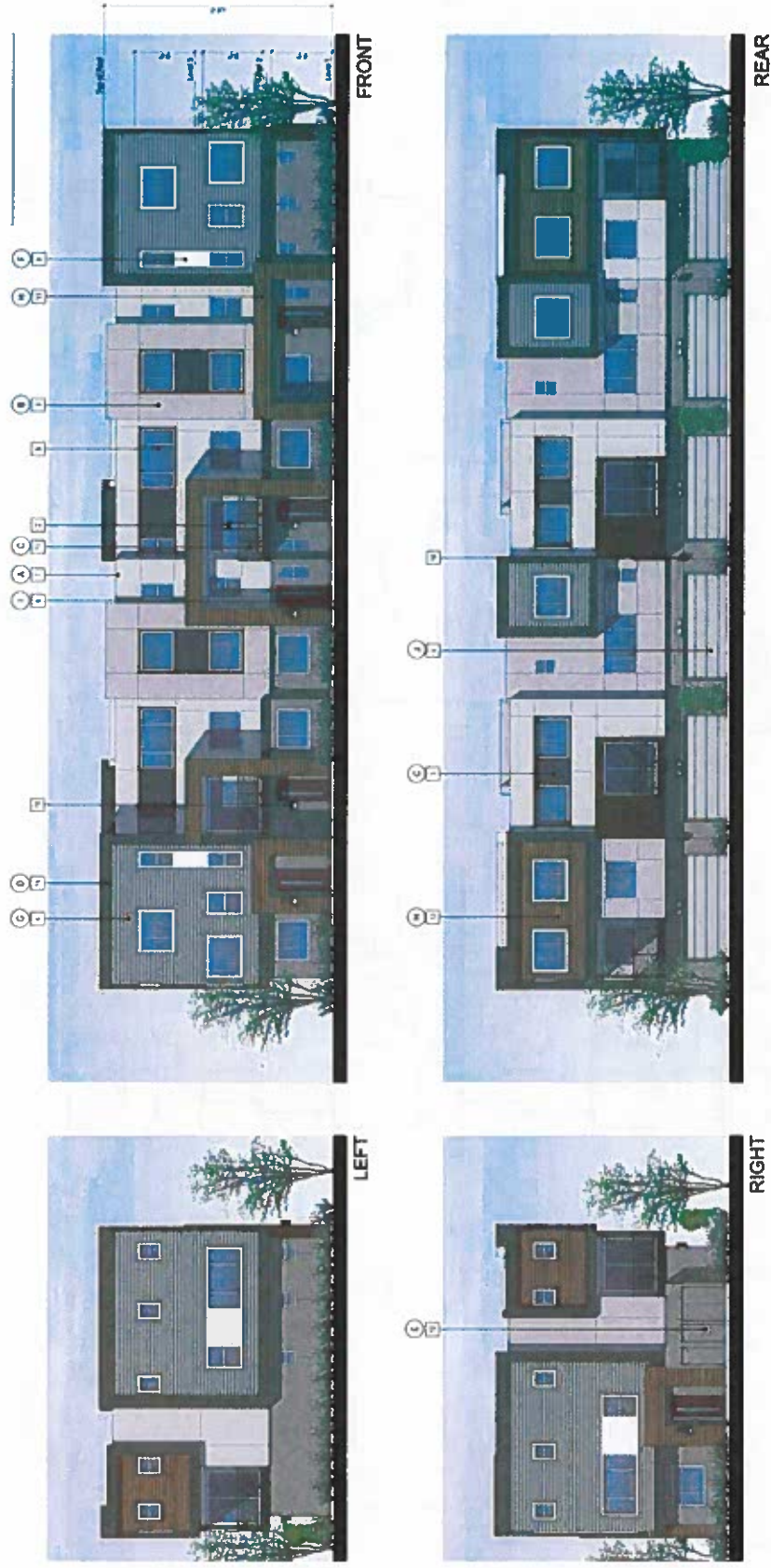


Figure 3.2.16 - Conceptual Architecture - 5-Plex Building Elevation "E"

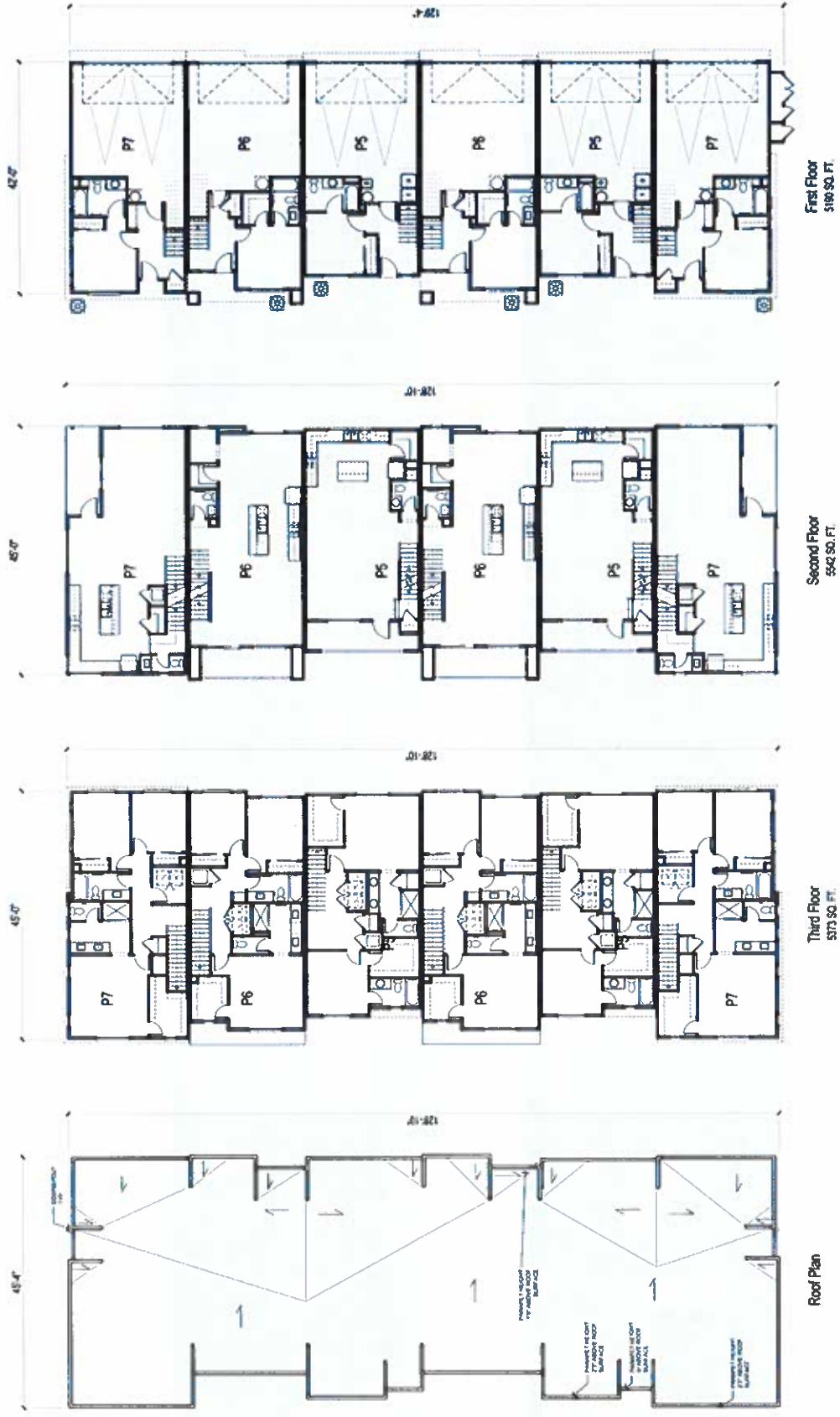


Figure 3.2.17 - Conceptual Architecture - 6-Plex Building Floor Plan "F"

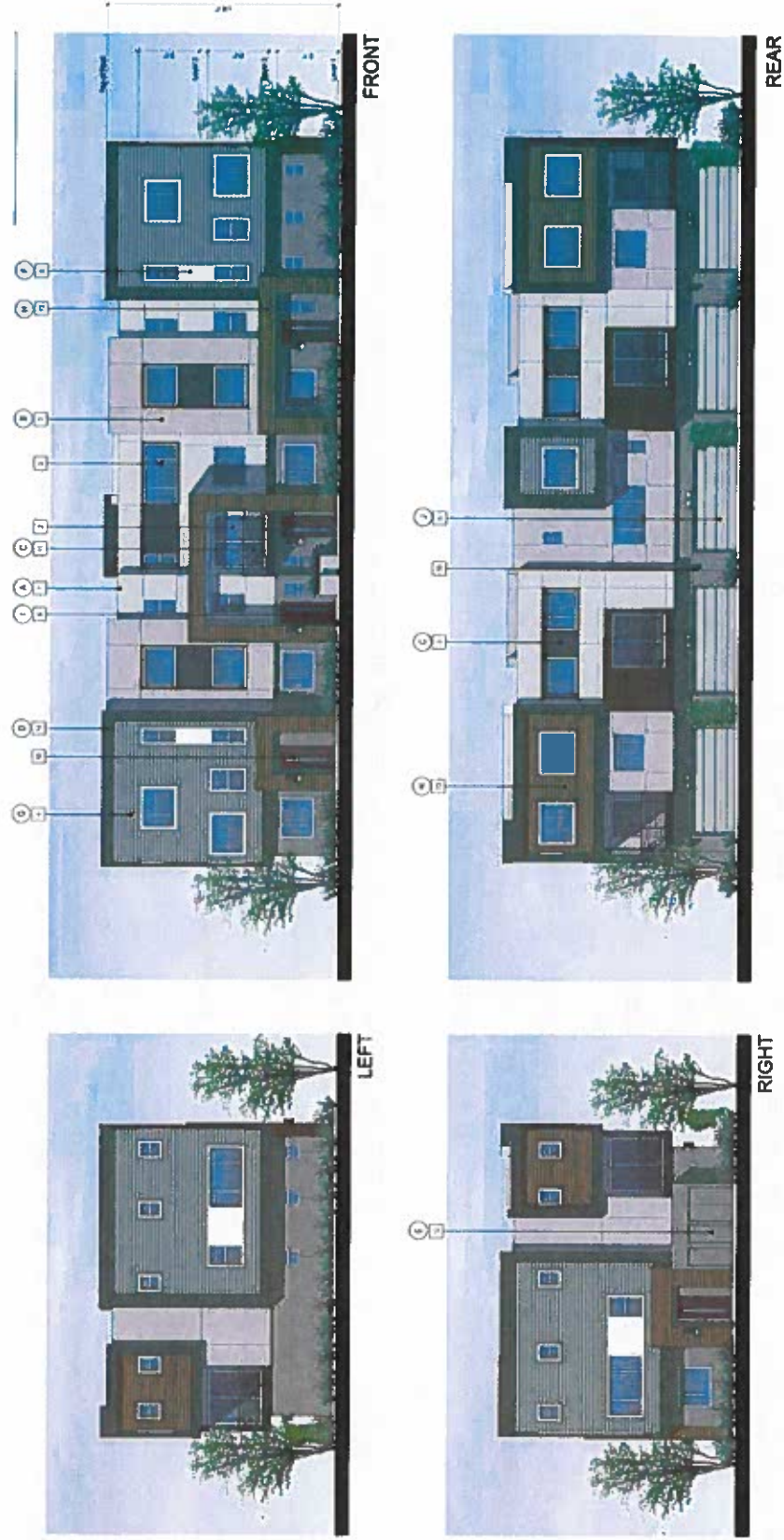


Figure 3.2.18 - Conceptual Architecture - 6-Plex Building Elevation "F"

3.5 Building Materials, Accents, and Colors

Materials are a key factor in defining an architectural style, conveying a sense of quality and permanence, and reflecting and contributing to a community's overall character. Building color is also an integral component in unifying building architecture, creating variation, and building on the foundation of the overall community aesthetic. The following guidelines should be considered when selecting materials and colors:

- Select material and colors that are appropriate for each facade, and contribute to enhancing the overall visual theme, matching the theme of the specific style of home to which they are applied;
- Use materials and colors to accentuate changes in massing, define individual units, and complement architectural materials and features;
- Choose colors and materials that complement each other, complement neighboring developments, and add depth to the community;
- Use varied color palettes to distinguish individual buildings within the planning area to improve the overall visual interest;
- Appropriate materials include siding, stucco, brick veneer, tile, and stone veneer. Metal and fiber cement accents and trims are acceptable within the planning area.
- Choose colors to achieve a reasonable representation of a particular architectural style lending authenticity to the final product.
- Accents colors should complement the palette of the main structure and be secondary in nature within the overall design.

Figure 3.3.1 – Color and Material Scheme 1 (Elevations A, B, C) and Figure 3.3.2 – Color and Material Scheme 2 (Elevations D, E, F) provide conceptual material and color schemes chosen to accompany the architecture shown in Figures 3.2.1 through 3.2.18. Alternative material and color schemes may be allowed so long as they are determined to be acceptable by the Development Services Department.

COLOR LEGEND - TYPE 'A'		MATERIAL LEGEND - TYPE 'A'	
A	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE	1	PARAPET ROOF
B	STUCCO/SIDING 2: SW 9621 CLEAN SLATE	2	SLIDING DOOR
C	STUCCO/SIDING 3: SW 7035 AESTHETIC WHITE	3	STUCCO, LIGHT SAND FINISH
D	STUCCO/SIDING 4: SW 7076 CYBERSPACE	4	SMOOTH NICKEL GAP HORIZONTAL SIDING
E	ENTRY DOOR 1 / METAL RAILING: SW 7076 CYBERSPACE	5	VINYL WINDOWS
F	ENTRY DOOR 2: SW 7578 BORSCHT	6	FIBER CEMENT TRIM
G	GARAGE DOOR: SW 9621 CLEAN SLATE	7	FOAM TRIM W/ STUCCO OVER
I	BRICK VENEER: ENDICOTT MEDIUM IRONSPOT #77	8	ENTRY DOOR
J	STUCCO/SIDING 5: SW 9081 REDEND POINT	9	SECTIONAL GARAGE
		10	LIGHT FIXTURE
		11	METAL RAILING
		12	UTILITY DOOR
		13	MODULAR BRICK VENEER - STACK BOND

Figure 3.3.1 - Color and Material Scheme 1 (Elevations A, B, C)

COLOR LEGEND - TYPE 'B'		MATERIAL LEGEND - TYPE 'B'	
A	STUCCO 1: SW 7667 ZIRCON	1	PARAPET ROOF
B	STUCCO 2: SW 6554 LITE LAVENDER	2	SLIDING DOOR
C	STUCCO 3 / METAL RAILING: SW 6033 BATEAU BROWN	3	STUCCO, LIGHT SAND FINISH
D	STUCCO 4: SW 7076 CYBERSPACE	4	SMOOTH NICKEL GAP HORIZONTAL SIDING
E	STUCCO 5: SW 7066 GRAY MATTERS	5	VINYL WINDOWS
F	WINDOW TRIM: SW 7757 HIGH REFLECTIVE	6	FIBER CEMENT TRIM
G	SIDING 1: SW 9132 ACACIA HAZE	7	FOAM TRIM W/ STUCCO OVER
H	SIDING 2: SW 9108 DOUBLE LATTE	8	ENTRY DOOR
I	ENTRY DOOR: SW 6306 CORDIAL	9	SECTIONAL GARAGE
J	GARAGE DOOR: SW 9621 CLEAN SLATE	10	LIGHT FIXTURE
		11	METAL RAILING
		12	UTILITY DOOR
		13	WOODGRAIN SHIPLAP HORIZONTAL SIDING
		14	STUCCO, SMOOTH FINISH

Figure 3.3.2 - Color and Material Scheme 2 (Elevations D, E, F)

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4 - General Plan and Zoning Consistency

4.1 Permitted Uses

The permitted uses under this Oceanside Garrison Street Planned Development Plan are defined in Section 1020(C) of the Zoning Ordinance and included herein as follows:

1. Multiple Unit Structures (MUS). A structure or a group of structures containing two or more dwelling units on a single property. Subdivision of the property may exist to permit ownership of air space in the form of a dwelling unit with an undivided share in common elements. The property may also be divided for the purpose of ownership in the form of a stock cooperative.

4.2 General Plan

The project requires an amendment to the City's General Plan land use designation. The current General Plan land use designation is Civic Institutional (CI) and Medium Density Residential-C (MDC-R), which does not allow for residential uses on the entire property. The General Plan land use amendment will change the land use designation for the entire property to Medium Density Residential - C (MDC-R) to allow for housing to be developed on the site at an appropriate scale for the area and the size of the parcel. The proposed General Plan land use designation will be consistent with that of the adjacent residential developments in the surrounding area that include Medium Density Residential - B (MDR-B), Medium Density Residential - C (MDC-R), and Residential Suburban (RS). Upon amendment of the General Plan to designate the entire property as Medium Density Residential - C (MDC-R), the project will be consistent with the General Plan as outlined in Section 4.3 - Consistency with General Plan below.

4.3 Consistency with General Plan

The City's General Plan Land Use Element, Section 2.3 contains objectives and policies for 'Residential Development' throughout the City. The stated 'Residential Development' objective for the City identified in Section 2.3 is:

To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well-balanced and organized City.

To meet this 'Residential Development' objective, the City has policies within the same General Plan Land Use Element Section 2.3. As stated previously, the proposed General Plan land use designation for the entire property is Medium Density Residential - C (MDC-R). The proposed density for the project is within the density range identified for the Medium Density Residential - C (MDC-R) land use designation identified on Table LU-1 - Residential Land Use Designation of the Land Use Element.

Table 4.1 - Project Density	
Allowed General Plan Density Range	Proposed Project Density
Medium Density Residential - C (MDC-R): 15.1 to 20.9 du/ac	16.9 du/ac

The Medium Density Residential-C (MDC-R) land use designation allows for a base density of 15.1 dwelling units per acre and a maximum density of 20.9 dwelling units per acre. As identified in the City Zoning Ordinance, Article 3, Section 330 - Definitions, density is defined and calculated as:

The average number of residential dwelling units per gross developable acre of land expressed as "units per acre". Density is calculated by dividing the number of residential dwelling units by the total number of gross developable acres of land. Lands considered undevelopable per Section 1.25 of the Land Use Element of the General Plan shall not be included in density calculations.

Section 1.25 of the General Plan Land Use Element states that undevelopable lands include:

... slopes in excess of forty percent (40%) with a minimum elevation differential of twenty-five (25) feet.

Based on the definition above, the project's gross acreage for calculating density is 8.317 acres, giving the project a density of 16.9 dwelling units per acre, as there are no slopes in excess of 40% with a minimum elevation differential of 25 feet.

To exceed the base density of 15.1 dwelling units per acre for the Medium Density Residential – C (MDC-R) designation, the project must provide superior design features. The project includes the following characteristics that provided enhanced design features of superior quality:

- Exceeding development standards for parking, open space, and landscaping;
- Superior architectural design and materials;
- Superior landscape design and materials;
- Superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and
- Infrastructure improvements beyond what is necessary to serve the project and its population.

The Land Use Element also identifies long range policy direction including goals, policies, and objectives that broadly are designed to:

- Provide for the consistent, significant, long-term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community;
- Provide the continual long-term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity; and
- Provide continual evaluation of the state of the environment and formulation of a program of planned management, wise utilization and preservation of natural resources to ensure the health, safety, and welfare of the present and future generations.

The Oceanside Garrison Street Planned Development Plan is consistent with and achieves the above Land Use Element long range policy direction as follows:

- The Oceanside Garrison Street Planned Development Plan provides a balanced development by taking a site that is already graded and improved with minimal to no environmental sensitivities and proposes to utilize the property to its highest and best use. Quality site planning and architectural design provides for an attractive residential community. Existing adjacent uses are respected through building placement and setbacks, such as respecting the existing slopes located in various areas of the planning area and meeting or exceeding slope setbacks. Housing diversity is maximized by a range of unit types and sizes that will appeal to different buyer segments while still filling the needs locally for quality entry-level housing.
- The proposed project maintains community connection by remaining ungated with walls limited to the project exterior to create a community that is open to the surrounding neighborhoods. Walkways, quality architecture, and enhanced landscape design have been utilized to maximum pedestrian connectivity and to encourage walkability through increased visual interest;
- New housing opportunities created by the project will provide high quality, sustainable development that will be designed to meet the current California Building Code requirements, which are the most stringent in the country for water, material, and energy efficiency, among others. The Oceanside Garrison Street Planned Development Plan also implements strategies identified in the City's Climate Action Plan to reduce greenhouse gas emissions (GHG) by including elements that support active modes of transportation and the use of electric vehicles. Proximity to transit and the walkable design of the community have the potential to reduce VMT for improved air quality; and
- The Oceanside Garrison Street Planned Development Plan provides architectural and landscape design guidelines to ensure a distinct community with a variety of amenities.

The proposed Oceanside Garrison Street Planned Development Plan is consistent with the adopted Land Use Element of the General Plan, as the Oceanside Garrison Street Planned Development Plan and the Development Plan will be approved concurrently with a General Plan Amendment. This amendment will change the land use designation of the entire property to Medium Density Residential – C (MDC-R), which allows for housing developments up to 20.9 dwelling units per acre and is consistent with the type of housing proposed on the property and consistent with the type of residential uses located within the vicinity. The Development Plan proposed meets applicable goals and objectives designated by the Land Use Element of the General Plan related to residential land use designations (2.31, Policy A), residential density ranges (2.32, Policy B), residential unit types consistent with residential designations (2.33, Policy A and D), and residential unit types (2.34 – Multifamily Unit Dwellings, Multiple Unit Structures).

In addition, the project proposes a density of 16.9 dwelling units per acre which, although above the base density, is within the allowed range for the land use. The project is located adjacent to existing residential neighborhoods and has appropriately located and oriented buildings in order to minimize any potential impacts on surrounding development. Additionally, a variety of high-quality architectural styles are proposed, with a range of floor plans and sizes, along with amenities that provide for a desirable community for entry-level home buyers to find attainable housing within the City. The Development Plan proposed supports goals and objectives of the Housing Element of the General Plan related to production of housing for the community (Goal 1), the development of a variety of housing opportunities (Goal 2), and the provision of housing opportunities for persons of moderate income (Goal 3).

4.4 Zoning Ordinance

The project requires an amendment to the City's Zoning designation. The current Zoning designation for the property is Public and Semipublic (PS) and Medium Density C (RM-C), which does not allow for residential uses on the entire property. The Zoning Ordinance amendment will change the Zoning designation of the property to Planned Development District (PD), with this Oceanside Garrison Street Planned Development Plan serving as the regulating document going forward. Article 17 of the Zoning Ordinance details the requirements for a Planned Development and includes a number of sections which govern the development of projects within this zoning designation.

Section 1702 - Land Use Regulations

Section 1702 of the Zoning Ordinance states that no use, other than the existing use at the time of establishment of a PD District, shall be permitted except in accordance with a valid Planned Development Plan or Specific Plan. No other uses are proposed other than those included within this Planned Development Plan.

Section 1703 - Development Regulations

Section 1703 of the Zoning Ordinances identifies the following regulations applicable to development of a project within a PD District:

- **Minimum Area:** The minimum net area of a PD District shall be 4 acres. The proposed planning area has a developable area of approximately 8.317 acres.
- **Residential Unit Density:** The residential density allowed by the PD District shall not exceed the maximum density permitted by the General Plan. The Project proposes a General Plan Amendment to Medium Density Residential - C (MDC-R) for the entire property, which would be 15.1 to 20.9 dwelling units per acre. The proposed project is consistent with this allowed density range with a density of 16.9 dwelling units per acre.
- **Performance Standards:** The performance standards prescribed by Section 3024 of the Zoning Ordinance shall apply. Section 3024 defines performance standards regarding noise, vibration, dust, odors, glare, and combustible, explosive, radioactive, and hazardous materials that apply to all use classifications in all zoning districts. The project shall comply with all standards set forth in Section 3024.

4.5 Consistency with Zoning and Findings

Section 1706.A of the Zoning Ordinance establishes the required findings that the Planning Commission is required to consider in order to make a recommendation for approval of a Planned Development Plan. The following identifies the required findings and consistency analysis of this Oceanside Garrison Street Planned Development Plan:

1. *The Planned Development Plan or Specific Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development.*

The proposed Oceanside Garrison Street Planned Development Plan is consistent with the adopted Land Use Element of the General Plan, as the Oceanside Garrison Street Planned Development Plan and the Development Plan will be approved concurrently with a General Plan Amendment. This amendment will change the land use designation of the entire property to Medium Density Residential – C (MDC-R), which allows for housing developments up to 20.9 dwelling units per acre and is consistent with the type of housing proposed on the property and consistent with the type of residential uses located within the vicinity. The Development Plan proposed meets applicable goals and objectives designated by the Land Use Element of the General Plan related to residential land use designations (2.31, Policy A), residential density ranges (2.32, Policy B), residential unit types consistent with residential designations (2.33, Policy A and D), and residential unit types (2.34 – Multifamily Unit Dwellings, Multiple Unit Structures).

In addition, the project proposes a density of 16.9 dwelling units per acre which, although above the base density, is within the allowed range for the land use. The project is located adjacent to existing residential neighborhoods and has appropriately located and oriented buildings in order to minimize any potential impacts on surrounding development. Additionally, a variety of high-quality architectural styles are proposed, with a range of floor plans and sizes, along with amenities that provide for a desirable community for entry-level home buyers to find attainable housing within the City. The Development Plan proposed supports goals and objectives of the Housing Element of the General Plan related to production of housing for the community (Goal 1), the development of a variety of housing opportunities (Goal 2), and the provision of housing opportunities for persons of moderate income (Goal 3).

2. *The Planned Development Plan or Specific Plan and the Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved.*

The proposed Oceanside Garrison Street Planned Development Plan will enhance the potential for superior design in comparison with development permitted under the base district standards and regulations. The proposed project provides compensating benefits that achieve superior design within the community by providing (a) an exceedance of development standards for parking, open space, and landscaping; (b) superior architectural design and materials; (c) superior landscape design and materials; (d) superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and (e) infrastructure improvements beyond what is required by the City to serve the project and its population, as identified within the Planned Development Plan. The Oceanside Garrison Street Planned Development Plan allows for more creative site design, with new homes that will be high-quality construction and will be designed to meet current California Building Code requirements. The proposed project is able to blend into the existing fabric of the area by integrating on-site pedestrian and vehicular circulation with the existing off-site circulation located along Garrison Street, thereby providing an integrated street network. Multiple amenities are located throughout the development that creates an environment that encourages neighbor interaction and community gatherings. Architectural styling and detail reflect a contemporary approach with coastal influences that balances the needs of modern construction techniques.

3. *Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan and the Development Plan.*

The proposed project complies with all applicable base district regulations, including setback requirements. As such, no deviations are requested or necessary. In addition to meeting base standards, the proposed project provides benefits that achieve superior design by providing (a) an exceedance of development standards for parking, open space, and landscaping; (b) superior architectural design and materials; (c) superior landscape design and materials; (d) superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and (e) infrastructure improvements beyond what is required by the City to serve the project and its population. The project will also assist the City in meeting a portion of its RHNA Housing Element goals and supports relevant Climate Action Plan and Smart Growth policies of the City.

4. *The Planned Development Plan or Specific Plan and the Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of the existing and planned systems.*

The proposed Oceanside Garrison Street Planned Development Plan includes adequate provisions for utilities, services, and emergency vehicle access. Moreover, the project site is located within an urbanized area served by existing public utilities (water, sewer, storm drain, electric, telecommunications) and services, which has been determined to have adequate capacity to serve the project. Refer to Water and Sewer System Analyses by Dexter Wilson Engineering, dated April 2025, and Tentative Plan Drainage Study by Hunsaker & Associates, dated April 2025, for additional information. As designed, all buildings and site improvements are accommodated by the necessary utilities and services to serve the development. Trash and other services will be able to circulate through the community to service and meet the needs of the future residents as necessary. In addition, emergency vehicle access is provided through Private Drive 'A', a primary road, as well as a secondary access point that is accessible only to emergency vehicles at the City's pump station access road, allowing for adequate emergency vehicle access to service the community.