

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN (RD24-00002) AND DENSITY BONUS (DB24-00004) TO ALLOW THE CONSTRUCTION OF AN EIGHT-STORY MIXED-USE PROJECT COMPRISED OF 273 RESIDENTIAL UNITS, INCLUDING 28 DEED RESTRICTED LOW-INCOME UNITS, AND APPROXIMATELY 4,006 SQUARE FEET OF COMMERCIAL SPACE ON A 1.51-ACRE SITE LOCATED AT 901 MISSION AVENUE – 901 MISSION AVE – APPLICANT: JPI REAL ESTATE ACQUISITION II, LLC.

(JPI REAL ESTATE ACQUISITION II, LLC INC– APPLICANT)

WHEREAS, on October 15, 2025, the Community Development Commission held a duly-noticed public hearing to consider an application by JPI Real Estate Acquisition II, LLC, for a Development Plan (RD24-00002) and Density Bonus (DB24-00004) to allow the construction an eight-story mixed-use project comprised of 273 residential units, including 28 deed restricted low-income units, and approximately 4,006 square feet of commercial space on a 1.51-acre site located at 901 Mission Avenue; and,

WHEREAS, on the August 20, 2025 special meeting, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration took action in an 3-2-4 vote to recommend Community Development Commission approval of a Development Plan (RD24-00002) and Density Bonus (DB24-00004) to the Community Development Commission for final action; and

WHEREAS, the proposed project is categorically exempt from further review under the California Environmental Quality Act (“CEQA”). Title 14 California Code of Regulations Section 15332 “In-fill Development Projects” of the CEQA Guidelines provides a categorical CEQA exemption where, as here, (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and (e) the site can be adequately served by all required utilities and public services; and

1 WHEREAS, there is hereby imposed on the subject development project certain fees,
2 dedications, reservations and other exactions pursuant to state law and City ordinance; and,

3 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN
4 that the Project is subject to certain fees, dedications, reservations and other exactions as provided
5 below:

Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Public Facility (Commercial/Industrial)	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
School District Fee (Commercial/Industrial)	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
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0638-1
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

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

4 WHEREAS, an SB 330 Preliminary Application was deemed complete for the project
5 on November 30, 2023 pursuant to the Housing Crisis Act of 2019 and freezes fees and
6 development standards as of November 30, 2023, unless exceptions per Government Code
7 Section 65889.5(o) are triggered.

8 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
9 calculated and collected at the time and in the manner provided in Chapter 32B of the
10 Oceanside City Code and the City expressly reserves the right to amend the fees and fee
11 calculations subject to applicable law including Government Code Section 65589.5 (o); and

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

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

18 WHEREAS, the documents or other material which constitute the record of
19 proceedings upon which the decision is based will be maintained by the City of Oceanside
20 Development Services Department Planning Division, 300 North Coast Highway, Oceanside,
21 California 92054; and

22 WHEREAS, studies and investigations made by the Community Development
23 Commission reveal the following facts:

24 FINDINGS:

25 For the Development Plan (RD24-00002):

- 26 1. The site plan and physical design of the project, as proposed, is consistent with the
27 objectives of the Zoning Ordinance and the purposes of Downtown District 2 in which the
28 site is located. The proposed development will further the long-term viability and
rejuvenation of the Downtown District by redeveloping an underutilized site, as the site is

1 currently vacant and undeveloped; with a contemporary urban designed eight-story mixed
2 use building with an eight-story mixed-use building with 273 apartment units and 4,006
3 square feet of commercial retail space. Downtown District 2 allows residential uses as part
4 of mixed-use development and this project will provide housing, including 28 low-income
5 deed restricted units, for a range of income levels within the downtown area. As established
6 in the Zoning Ordinance Section 4301, the purpose of the development plan review is to
7 ensure that the architectural design of structures and plans for the landscaping of open
8 spaces conform with zoning standards. The site plan and physical design of the project
9 meets or exceeds the applicable development standards contained within the Zoning
10 Ordinance, except where the applicant has requested waivers consistent with State Density
11 Bonus Law. The proposed project includes a total of 322 off-street parking spaces, with
12 294 spaces designated for residential use. The remaining spaces will serve the commercial
13 component, leasing office, and USPS operations. While the residential parking supply falls
14 below the minimum parking spaces required under the State Density Bonus Law, a state
15 law that prohibits public agencies from imposing any minimum automobile parking
16 requirement on a residential, commercial, or other development project if the project is
17 located within one-half mile of public transit. The project site at 901 Mission Avenue is
18 situated approximately half a mile from the Oceanside Transit Center, making it eligible
19 for parking requirement exemptions under AB 2097.

- 20 2. The Development Plan, as proposed, conforms to the General Plan of the City because the
21 project is consistent with the Land Use and Housing Elements. Land Use Goals, Objectives
22 and Policies call for minimizing conflicts with adjacent or related uses (LU Goal 1.12) and
23 avoiding negative visual impacts to surrounding land uses (LU Policy 1.12 B). The project
24 is consistent with the larger pattern of redevelopment in the downtown area, which
25 includes several mid-rise mixed-use buildings. The Land Use Element also calls for
26 projects to provide architectural quality to enhance the neighborhood and community
27 values and the City image (LU Goal Objective 1.23), as the project uses contemporary
28 urban design and materials contributes positively to the architectural character of the
surrounding neighborhood. The proposed eight-story building features a diverse palette of

1 exterior treatments designed to reduce overall massing, including high-quality materials
2 such as aluminum faux wood panels and decorative structural overhangs. The commercial
3 component along Mission Avenue would incorporate expansive glass storefronts with
4 generous ceiling heights and seating areas framed by glass railings, fostering a pedestrian-
5 friendly streetscape. The project would revitalize a currently vacant and underutilized site
6 near the I-5 freeway, serving as a visually appealing gateway to Downtown Oceanside.

7 The project is consistent with a number of Housing Element Goals and Policies as it would
8 produce opportunities for affordable housing (HE Goal 1) and would provide higher-
9 density housing development along transit corridors and smart growth focus areas in order
10 to encourage preservation of natural resources and agricultural land; reduce energy
11 consumption and emissions of greenhouse gasses and other air pollutants; reduce water
12 pollution occasioned by stormwater runoff; and promote active transportation with its
13 associated health benefits (HE Policy 1.6). The proposed mixed-use project would include
14 273 apartments with a varied number of bedrooms (studio, 1-bedroom, and 2-bedroom
15 units) and would provide a variety of indoor and outdoor amenity areas. In addition, with
16 some two-bedroom units reaching up to 1,186 square feet, the project is well-suited to
17 accommodate a diverse resident population, from single adults to families in need of more
18 spacious living (HE Goal 2).

19 The proposed project is reserving 10% of the total number of units (28 units) for low-
20 income tenants. The Regional Housing Needs Assessment (RHNA) for the Sixth Housing
21 Element Cycle (2021-2029) estimates that the City of Oceanside will experience demand
22 for 5,443 new dwelling units, including 718 low income units, over the next eight years. By
23 contributing 273 rental dwelling units, including 28 reserved for low income households, to
24 the City's existing housing stock, the proposed project would help to meet the City's
25 projected housing demand.

- 26 3. The area covered by the Development Plan can be adequately, reasonably and
27 conveniently served by existing and planned public services, utilities, and public
28 facilities. The project site is located within a developed area, as such all necessary utility
connections are available. Because the project would constitute an infill development, it

can be adequately served by public services, utilities, and public facilities.

4. The project, as proposed, is compatible with existing and potential development within the surrounding area in that the vertical mixed-use multi-family development is consistent with the pattern of redevelopment in the downtown area, which includes a number of mid-rise mixed buildings similar in height, size, and density. A number of technical studies were prepared to analyze the environmental impacts of the project (Noise, Transportation, Air Quality, and Biological Resources) which determined that no significant impacts would occur as result of construction activities and project operations. To further the implementation of smart growth principals, the current trend of redevelopment in Oceanside is to bring forward high density vertically-oriented missed-use development in order to accommodate the City's regional fair share of housing growth, support commercial establishments in the downtown area, enhance walkability, and support transit services. The project is located within a highly urbanized area consisting of mixed commercial and residential land uses. The project as designed is consistent with the surrounding built environment and will contribute and enhance economic activity in the downtown area with the addition of 273 apartments of 4,006 square-feet of retail space along Mission Avenue on what would otherwise be a vacant and underutilized lot.
5. The site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance because the property does not have slopes subject to the Hillside Ordinance.

For the Mixed Use Development Plan

1. The total number of dwelling units in the Downtown District does not exceed 5,500. In August 2019, City staff estimated approximately 2,300 residential units existed in the Downtown District. The 273 dwelling units proposed for the 901 Mission project would be approximately 8.5% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.

- 1 2. The Mixed-Use Development Plan will enhance the potential for superior urban design
2 in comparison with development under the regulations that exist if the Development
3 Plan were not approved. The 901 Mission Mixed-Use Development Plan will allow for
4 a pedestrian-friendly mixed-use development project that maximizes the amount of
5 much needed rental housing units to help activate the downtown area with full-time
6 residents. The plan incorporates design features to maintain commercial uses at the
7 ground level along Mission Avenue, with pedestrian orientation, connectivity and
8 activation through design and use. Parking is located within a parking garage, 2.5 of the
9 garage levels would be subterranean and screened from public view. The pedestrian
10 experience would be elevated through thoughtfully designed frontages along Mission
11 Avenue, North Horne Street, North Clementine Street, and Seagaze Drive, featuring
12 high-quality materials, expansive glass storefronts, and engaging architectural details
13 such as outdoor seating areas. Street trees, small ornamental trees, shrubs, and
14 groundcover plantings would further contribute to a walkable environment.
- 15 3. The Mixed-Use Development Plan is consistent with the adopted Land Use Element of
16 the Redevelopment Plan and other applicable policies, and that it is compatible with
17 development in the area it will directly affect. The project is consistent with the General
18 Plan Land Use Downtown designation. The site would accommodate the proposed
19 mixture of commercial use at the ground level, apartments with associated amenities,
20 and parking onsite. The site design re-enforces the urban nature of downtown with a
21 similar height, density, and design as other mixed-use projects in the downtown.
- 22 4. The Mixed-Use Development Plan includes adequate provisions for utilities, services,
23 and emergency access, and public service demands will not exceed the capacity of
24 existing systems. The area covered by the Mixed-Use Development Plan is an already
25 developed downtown location and can be adequately and conveniently served by
26 existing and planned public services, utilities and public facilities. All water,
27 wastewater, and electrical services are available within the surrounding developed public
28 roadway systems and within existing public utility easements.

- 1 5. The traffic expected to be generated by development in accord with the Mixed-Use
2 Development Plan will not exceed the capacity of affected streets. The 901 Mission
3 Mixed Use project trip generation is consistent with the City's General Plan and within a
4 Transit Priority Area. There is no VMT impact with the proposed project.
- 5 6. The Mixed-Use Development Plan will not significantly increase shading of adjacent
6 land in comparison with shading from development under regulations that would exist if
7 the Mixed-Use Development Plan were not approved. The building's massing and
8 orientation are comparable to other approved mixed-use projects in the area, and the
9 extent of shading would not exceed that of similarly scaled developments. The proposed
10 building has been designed to follow the site's natural slope, which descends
11 approximately 17 feet from N. Horne Street to N. Clementine Street. This topographic
12 response, combined with architectural articulation and varied façade treatments, helps to
13 minimize visual bulk and mitigate shadow impacts on adjacent properties. Compared to
14 a project developed strictly under base zoning standards, the Mixed-Use Development
15 Plan does not result in a significant increase in shading and maintains compatibility with
16 surrounding land uses.
- 17 7. The benefits derived from the Mixed-Use Development Plan include but are not limited
18 to traffic capture and pedestrian activity, by way of "active" street frontages and
19 provision of flexible nonresidential use spaces at street level, where appropriate. The
20 Mixed-Use Development Plan incorporates design features to maintain the existing
21 street-level commercial character along Mission Avenue with ground floor pedestrian
22 orientation, connectivity, and activation through design and use, consistent with other
23 mixed-use development in downtown.

24 For the Density Bonus (DB24-00004):

- 25 1. The affordable units will be reserved for tenancy by persons within the Low-income
26 category.
- 27 2. The affordable units have been designed to be proportional to the project's market-rate
28 units in terms of floor plan, square footage, and exterior design. The twenty-eight (28)
designated affordable units consist of six (6) studio units, fourteen (14) one-bedroom units,

and eight (8) 2-bedroom units and have the same or similar floor area as all market-rate units. The affordable units will be interspersed throughout the building and will have the same appearance as the market-rate units.

3. The restrictive covenant associated with the affordable units will be for a period of 55 years.
4. The maximum allowable rent for the project's affordable units comply with State Law for the Low-income category.
5. The project's affordable units are intended to be part of the City's Affordable Housing rental stock, available at affordable housing costs, as defined in Health and Safety Code Section 50053.
6. The project's affordable units will be for rent. The units will be rented to individuals that meet the criteria for the specified low-income households as defined in Health and Safety Code Section 50053.
7. An Affordable Housing Regulatory Agreement that will be prepared for the project will outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning Ordinance.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

SECTION 1. That Development Plan (RD24-00002) and Density Bonus (DB24-00004) is hereby approved subject to the following conditions:

Planning:

1. This Development Plan (RD24-00002) and Density Bonus (DB24-00004) shall expire 36 months from its approval (October 15, 2028), unless this time period is extended by the provisions of Article 1 of the Zoning Ordinance.
2. This Development Plan (RD24-00002) and Density Bonus (DB24-00004) allows the construction of a mixed-use development project comprised of 273 apartment units, including 28 low-income household units, and 4,006 square feet of commercial-retail space located at 901 Mission Avenue as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from

1 these approved plans and exhibits shall occur without Planning Division approval.
2 Substantial deviations shall require a revision to the Development Plan and Density
3 Bonus or a new Development Plan and Density Bonus.

4 3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
5 harmless the City of Oceanside, its agents, officers or employees from any claim, action
6 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
7 or annul an approval of the City, concerning Development Plan (RD24-00002) and
8 Density Bonus (DB24-00004) and the CEQA exemption for this Project. The City will
9 promptly notify the applicant of any such claim, action or proceeding against the City
10 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
11 of any such claim action or proceeding or fails to cooperate fully in the defense, the
12 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
13 City.

14 4. A covenant or other recordable document approved by the City Attorney shall be
15 prepared by the property owner and recorded prior to the issuance of a certificate of
16 occupancy. The covenant shall provide that the property is subject to this resolution, and
17 shall list the conditions of approval.

18 5. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
19 written copy of the applications, staff report and resolutions for the project to the new
20 owner and or operator. This notification shall run with the life of the project and shall
21 be recorded as a covenant on the property.

22 6. Failure to meet any conditions of approval shall constitute a violation of the
23 Development Plan and Density Bonus.

24 7. Unless expressly waived, the project shall adhere to all current zoning standards and
25 City ordinances and policies in effect at the time the SB330 Application was deemed
26 complete. The approval of this project constitutes the applicant's agreement with all
27 statements in the Description and Justification and other materials and information
28 submitted with this application, unless specifically waived by an adopted condition of
approval.

- 1 8. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of
2 the Construction Management Plan from the City Planner or their designee. The
3 Construction Management Plan shall be implemented during the entire duration of
4 construction of the Mixed-Use Project.
- 5 9. The project is subject to compliance with the City's anti-graffiti provisions (Ordinance
6 No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation
7 to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
8 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
9 property.
- 10 10. Outdoor lighting shall be low emission, shielded, and directed away from neighboring
11 properties.
- 12 11. All multiple family apartment units proposed as part of this project shall be rented for no
13 less than 31-days.
- 14 12. Elevations, siding materials, colors, and floor plans shall be substantially the same as
15 those approved by the Community Development Commission. These shall be shown on
16 plans submitted to the Building Division and Planning Division.
- 17 13. All lighting showcasing building architecture shall be shown on the building plans.
- 18 14. All dwelling units shall dispose of or recycle solid waste in a manner provided in City
19 Code Section 13.3.
- 20 15. Prior to the issuance of building permits, the applicant shall submit a lighting plan for
21 the entire site. The plan shall contain details as to the type of fixtures that will be used
22 and placement.
- 23 16. Electrical outlets visible to the public should be secured with locking tamperproof boxes.
- 24 17. All mechanical rooftop and ground equipment shall be screened from public view as
25 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
26 vents shall be painted with non-reflective paint to match the roof. This information shall
27 be shown on the building plans.
28

- 1 18. No project signage is approved with this application. All project signage shall be subject
2 to a separate sign permit and be in compliance with Article 33, Signs, of the Zoning
3 Ordinance.
- 4 19. The developer is prohibited from entering into any agreement with a cable television
5 franchisee of the City, which gives such franchisee exclusive rights to install, operate,
6 and or maintain its cable television system in the development.
- 7 20. This project shall comply with all provisions of the City's Affirmative Fair Housing
8 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
9 Housing and Neighborhood Services Director prior to the recordation of a Final Map or
10 at least six (6) months before the issuance of a Certificate of Occupancy for the first unit
11 for the project whichever comes first.
- 12 21. A letter of clearance from the affected school district in which the property is located
13 shall be provided as required by City policy at the time building permits are issued.
- 14 22. Landscape plans, meeting the criterial of the City's Landscape Guidelines and Water
15 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,
16 shall be reviewed and approved by the City Engineer and City Planner prior to the
17 issuance of building permits. Landscaping shall not be installed until bonds have been
18 posted, fees paid, and plans signed for final approval.
- 19 23. Construction of the proposed project shall comply with the California Administrative
20 Code. The building must be for a minimum exterior-to-interior noise reduction resulting
21 in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise
22 reduction could be achieved using standard construction methods, including but not
23 limited to mechanical ventilation, double-paned windows and acoustically insulated
24 doors where they face roadways.
- 25 24. Any trash, debris, or waste material found onsite during grading or cleanup operations
26 shall be disposed of off-site in accordance with local, state, and federal regulations. Any
27 buried trash/debris or materials containing petroleum encountered shall be evaluated
28 prior to removal and disposal.

- 1 25. In accordance with Density Bonus requirements, ten (10) percent of the residential units
2 [twenty-eight (28) housing units] shall be reserved for rental to low-income households.
3 These affordable units shall be provided proportional to the overall project in unit size,
4 dispersed throughout the project, and have access to all amenities available to other
5 residents. The city shall determine the eligibility of the low-income households. A deed
6 restriction, covenant, and/or other instrument enforceable by the city and approved by the
7 City Attorney and Director of Housing and Neighborhood Services, limiting the rental of
8 such units to eligible low-income households shall be recorded against the title of the
9 property. The duration of such rental restrictions shall run with the life of the project
10 and/or a minimum of fifty-five (55) years. Additionally, the property shall be so restricted
11 as to prohibit the conversion of the restricted units for the term of the rent restriction to a
12 condominium, stock cooperative, community apartment, or such other form of ownership
13 which would eliminate the restricted units as rental units.
- 14 26. The required "Affordable Housing Regulatory Agreement" shall be recorded against the
15 project site prior to approval of any final or parcel map or the issuance of any building
16 permits for the project.
- 17 27. The plans submitted for building permit shall clearly identify the of all deed-restricted
18 affordable units on the architectural sheets, consistent with the approved Affordable
19 Housing Regulatory Agreement.
- 20 28. This project is subject to the provisions of Chapter 14C of the City Code regarding
21 Inclusionary Housing.
- 22 29. Prior to issuance of any building permit, the Director of Housing and Neighborhood
23 Services shall certify that the proposed development has complied with the requirements
24 for inclusionary housing and all provisions of Chapter 14C.
- 25 30. Residential parking spaces shall be kept available and usable for the parking of tenants'
26 vehicles at all times.
- 27 31. The parking or storage of recreational vehicles, trailers or boats within the parking
28 spaces is prohibited.

- 1 32. The applicant shall comply with the requirements of Section 3047, Renewable Energy
2 Facilities, of the Zoning Ordinance. If supplying 50 percent of the project's anticipated
3 energy demand on-site proves infeasible, the applicant shall work with staff to come up
4 with an acceptable alternative. The applicant shall work with staff to ensure that the
5 requirements of Section 3047(A) are met prior to issuance of a Certificate of Occupancy
6 and/or the final inspection for the project or to the satisfaction of the City Planner.
- 7 33. The project shall comply with the requirements of Section 3048, Electric Vehicle and
8 Charging Facilities, of the Zoning Ordinance.
- 9 34. The project shall comply with the requirements of Section 3049, Urban Forestry
10 Program, of the Zoning Ordinance. The project must also provide a Landscape and Tree
11 Canopy Management Plan (LTCMP). The LTCMP shall include information regarding
12 regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant
13 care, tree replacement, insect and disease infestation prevention, integrated pest
14 management, and appropriate response process etc. Projects that do not maintain
15 landscape in a manner consistent with the approved LTCMP shall be subject to code
16 enforcement action.
- 17 35. The residential and commercial aspects of this project shall be developed and opened
18 simultaneously as a single Mixed-Use project. No deferral of the commercial use shall
19 be permitted as the project's approval was for a Mixed-Use project.
- 20 36. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-
21 excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and
22 Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA)
23 Native American Monitor associated with a TCA Luiseño Tribe". A copy of the
24 agreement shall be included in the Grading Plan Submittals for the Grading Permit. The
25 purpose of this agreement shall be to formalize protocols and procedures between the
26 Applicant/Owner and the "Traditionally and Culturally Affiliated (TCA) Native
27 American Monitor associated with a TCA Luiseño Tribe" for the protection and
28 treatment of, including but not limited to, Native American human remains, funerary
objects, cultural and religious landscapes, ceremonial items, traditional gathering areas

1 and tribal cultural resources, located and/or discovered through a monitoring program in
2 conjunction with the construction of the proposed project, including additional
3 archaeological surveys and/or studies, excavations, geotechnical investigations, grading,
4 and all other ground disturbing activities. At the discretion of the Luiseño Native
5 American Monitor, artifacts may be made available for 3D scanning/printing, with
6 scanned/printed materials to be curated at a local repository meeting the federal
7 standards of 36CFR79.

8 37. Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor
9 shall provide a written and signed letter to the City of Oceanside Planning Division
10 stating that a Qualified Archaeologist and Luiseño Native American Monitor have been
11 retained at the Applicant/Owner or Grading Contractor's expense to implement the
12 monitoring program, as described in the pre-excavation agreement.

13 38. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the
14 Luiseño Native American monitor during all ground disturbing activities. The
15 requirement for the monitoring program shall be noted on all applicable construction
16 documents, including demolition plans, grading plans, etc. The Applicant/Owner or
17 Grading Contractor shall notify the City of Oceanside Planning Division of the start and
18 end of all ground disturbing activities.

19 39. In the event any subsurface archaeological or cultural resources are encountered during
20 grading or construction activities, such activities in the locality of the find shall be halted
21 immediately. An archaeologist, certified by the Society of Professional Archaeologists
22 (SOPA) and a Luiseño Native American Monitor, shall be brought in to determine the
23 significance of the archaeological or cultural resources and implement appropriate
24 mitigations prior to commencement of earthwork.

25 40. If construction activities are to occur during the breeding season, the applicant shall
26 conduct a onetime pre-activity/nesting bird survey prior to any ground disturbing
27 activities, in compliance with the federal Migratory Bird Treaty Act to avoid impacts to
28 nesting raptors and/or birds protected by the Act.

Building:

- 1 41. Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by
2 State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a.,
3 Title 24 of the California Codes of Regulations).
- 4 42. Every three years, the State adopts new model codes (known collectively as the
5 California Building
6 Standards Code) to establish uniform standards for the construction and maintenance of
7 buildings, electrical systems, plumbing systems, mechanical systems, and fire and life
8 safety systems.
- 9
 - 10 • Part 2: The 2022 California Building Code (CBC).
 - 11 • Part 3: The 2022 California Electrical Code (CEC).
 - 12 • Part 4: The 2022 California Mechanical Code (CMC).
 - 13 • Part 5: The 2022 California Plumbing Code (CPC).
 - 14 • Part 6: The 2022 California Energy Code.
 - 15 • Part 9: The 2022 California Fire Code (CFC).
 - 16 • Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This
17 Part is known as the California Green Building Standards Code, and it is intended
18 that it shall also be known as the CALGreen Code.
 - 19 • Also the City of Oceanside Municipal Code.
- 20 44. Where mixed occupancy buildings contain incidental use areas, the following shall
21 apply:
22 a. Clearly identify on plans whether there are any incidental use areas that are separated
23 from other portions of the building pursuant to CBC.
24 b. The protection used for incidental use areas may include automatic fire sprinklers,
25 fire-resistance rated construction, or both. Identify such protection in the incidental
26 use areas on each floor plan.
- 27 45. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:
28 a. Clearly identify on plans whether nonseparated uses will be utilized pursuant to CBC
508.3.

- b. Clearly acknowledge on the plans that the use of nonseparated occupancies requires the most restrictive provisions of CBC 403 and Chapter 9 to apply to the entire building.
 - c. The adjoining nonseparated uses must be clearly identified on all floor plans, including the boundary of such areas.
 - d. The project must be designed to meet the requirements of the more restrictive occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other).
 - e. Per Table 504.4 the Type of construction must be per 2022 CBC.
 - f. Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more than 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.
46. Where mixed occupancy buildings contain separated uses, the following shall apply:
- a. Clearly identify on plans the boundary of each adjoining occupancy that will be separated pursuant to CBC 508.4.
 - b. Fire-resistance rated walls used to separate adjoining occupancies shall be constructed as fire barriers in accordance with Section 707; fire partitions shall not be allowed. (CBC 508.4.4.1).
 - c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining occupancies shall comply with CBC 711. (CBC 711.2.4.1).
47. Where mixed occupancy buildings contain accessory areas, the aggregate area of all accessory areas within a single occupancy shall not exceed 10% of the floor area of the primary occupancy. (CBC 508.2.3).
48. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
49. Submit an exit analysis plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc. (CBC 1001.1) Show the furthers distance to an Exit Access on each floor.
50. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Mirrors or similar

reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials (CFC 1010.1).

51. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.

52. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.

53. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.

54. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.

55. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line. A survey will be required to verify the Building is below 75 feet.

56. The 2019 California Energy Code requires rooftop solar zones. Solar ready rooftop required. Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The requirements for solar ready buildings are all mandatory, so there are no prescriptive and performance compliance paths. Since the provisions are mandatory, there are also no tradeoffs allowed, and applicants must demonstrate compliance with each measure.

57. Exterior walls of all buildings shall comply with CBC table 705.2

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

58. CBC 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to:

1. Adjacent lot lines.
2. Other portions of the building.
3. Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.

59. 1023.7 Interior Exit Stairway and Ramp Exterior Walls: Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

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

- Buildings or portions of buildings and facilities within the scope of this chapter shall be accessible to persons with disabilities. Each building on a building site shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section 1102A.3.1. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.
- Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:
 - Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
 - Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
 - Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.
 - 1102A.3.2 Multistory dwelling units in buildings with one or more elevators.
 - Multistory dwelling units contained in buildings with elevators shall comply with this section. For multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:
 - At least 1 powder room or bathroom shall be located on the primary entry level.
 - At least 1 kitchen shall be located on the primary entry level.
 - All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.
 - 1109A.3 Required accessible parking spaces.

- Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.
- 1109A.7 Location of accessible parking spaces.
- The location of accessible parking spaces shall comply with the following:
 - Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility. Please illustrate compliance on the plans.
- When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
- When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
- Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
- Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
- Exception: When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

61. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.
62. City of Oceanside Enforces the 2022 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the

1 Building Division for plan check. 5.408.1 Construction waste diversion. Recycle and/or
2 salvage for reuse a minimum of 65 percent of the nonhazardous construction and
3 demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or
4 meet a local construction and demolition waste management ordinance, whichever is
5 more stringent.

- 6 • 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not
7 have a construction and demolition waste management ordinance that is more
8 stringent, submit a construction waste management plan that:

- 9 1. Identifies the construction and demolition waste materials to be diverted from
10 disposal by efficient usage, recycling, reuse on the project or salvage for future
11 use or sale.
- 12 2. Indicates if construction and demolition waste materials will be sorted on-site
13 (source-separated) or bulk mixed (single stream).
- 14 3. Identifies diversion facilities where construction and demolition waste material
15 collected will be taken.
- 16 4. Specifies that the amount of construction waste and demolition materials diverted
17 shall be calculated by weight or volume, but not by both.

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

20 64. San Diego County Department of Environmental Health approval is required for all new
21 food businesses and public pools.

22 65. The construction documents and/or site plan should indicate the location and required
23 number of designated parking stalls. These parking spaces should be marked “CLEAN
24 AIR/VANPOOL/EV.” The markings should be visible when a clean air vehicle is
25 parked. In other words, if the front of the vehicle goes into the parking stall first, the
26 markings should be visible at the back end of the vehicle. Lettering should be at least 8
27 inches high. The CLEAN AIR/VANPOOL/EV parking stalls may be located anywhere
28 on the site and do not require a preferential location. Refer to Table 5.106.5.2 in CAL

Green to ensure that the correct number of designated parking stalls is provided. Include all parking spaces in the calculation. 2019 Cal Green Section 5.106.5.2

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

67. Buildings four or more stories in height must comply with City of Oceanside Mid-Rise Ordinance.

68. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.

69. An enclosed elevator lobby – separating the elevator shaft enclosure doors from each floor with fire partitions. – shall be provided at each floor where an elevator shaft enclosure connects more than two stories in A, E, H, I, L, R-1, R-2, and R-2.1 occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC 3006.3).

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

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

71. Construction Hours: Per City of Oceanside Municipal Code section 6.25: It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any Building or structure or the grading or excavation of land during the following hours:

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

- Exceptions (Ord. No. 19-OR0757-1, 1, 12-18-2019; Ord. No. 22-OR0685-1, 1, 10-5-2022)
- a. An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out said owner/occupant or resident/tenant.
- b. The Building official may authorize extended or alternate hours of construction for the following circumstances:
 - i. Emergency work
 - ii. Adverse weather conditions
 - iii. Compatibility with store Business hours.
 - iv. When the work is less objectionable at night than during daylight hours.
 - v. Per the direction of the City Managers office for projects that have been determined that rapid completion is in the best interest of the general public.

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

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

74. Yards Adjacent to Buildings must comply with the distance to Property line per CBC 1205.

75. Each Dwelling unit must meet Light and Ventilation requirements of the Building Code.

76. Ramps for Public Parking garages must not be greater than 1:15, 6.67 Percent per CBC 406.4.3.

77. Underground garages will be required to have ventilation per the 2022 California Mechanical Code.

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

79. If Area of refuge is required per CBC the plans must clearly show all Area of Refuge on the plan.

Engineering:

80. Prior to the demolition of any existing structure or surface improvements on site, a demolition permit shall be submitted to the Building Division and shall include erosion control measures. No demolition shall be permitted without an approved erosion control plan.
81. Design and construction of all improvements shall be in accordance with the City of Oceanside's Engineers Design and Processing Manual, City Ordinances, standard engineering and specifications of the City of Oceanside, and subject to approval by the City Engineer.
82. All right-of-way alignments, street dedications, exact geometrics and widths shall 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.
83. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.
84. The approval of the development plan/project 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.
85. 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
86. All public improvement requirements shall be covered by a Development 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.

87. 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.

88. 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.

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

90. Vehicular access rights to shall be relinquished to the City where the access shown on the Final Map extends beyond/outside of the proposed driveway(s). Process an access relinquishment application with the City prior to the issuance of a grading permit, and record the approved document prior to the grading plan As-Builts.

91. The project requires a remandment (grant) of access rights as the proposed driveways lie partially outside the approved access shown on the Final Map. Process a remandment application with the City prior to the issuance of a grading permit, and record the approved document prior to the grading plan As-Builts.

92. An Encroachment Removal Agreement (ERA) application shall be submitted to the City for proposed private improvements located within the City's ROW along the project frontage. The ERA shall be submitted for review prior to the issuance of a grading permit and recorded at the County prior to improvement plan As-Builts. As currently identified, an ERA will be required for shoring elements, electrical vault, and architectural elements.

- 1 93. Horne, Seagaze, Clementine and Mission shall be constructed with new curb and gutter
2 and sidewalk. Sidewalk improvements (construct/replace) shall comply with current
3 ADA requirements.
- 4 94. An ADA-compliant pedestrian ramp shall be constructed at the corners of the Horne at
5 Mission, as well as Horne at Seagaze intersections, and other locations as required by
6 the City Engineer.
- 7 95. Publicly-maintained pedestrian ramps and sidewalks (maintained by the City of
8 Oceanside) must be located entirely within the public right-of-way (ROW). Pedestrian
9 ramps and sidewalks not located entirely within the City's ROW shall be provided with
10 a ROW dedication through a separate ROW dedication application and shown on the
11 improvement plans and grading plans. The ROW dedication shall be submitted prior to
12 the approval of the grading plans and recorded prior to the grading plan As-Builts.
- 13 96. Minimum curb return radius at pedestrian ramp and driveway locations shall comply
14 with the City of Oceanside Engineers Design and Processing Manual.
- 15 97. Sight distance requirements at the project driveway(s) or street shall conform to the sight
16 distance criteria as provided by Caltrans. The owner/developer shall provide a plan and
17 profile of the line of sight for each direction of traffic at each proposed driveway on the
18 grading plans.
- 19 98. Maintenance responsibilities for private driveways, parking lots, and roadways are the
20 responsibility of the property owner.
- 21 99. A pavement evaluation report shall be submitted for the proposed onsite pavement with
22 the grading plan application. Pavement sections for all public and private roadways,
23 driveways and parking areas shall be based upon approved soil test requirements and
24 traffic indices identified within the City of Oceanside Engineers Design and Processing
25 Manual. The pavement design is to be prepared by the owner/developer's geotechnical
26 engineering firm and be approved by the City Engineer prior to the issuance of a grading
27 permit. Roadway alignments and geometric layouts shall be in conformance with the
28 City of Oceanside Engineers Design and Processing Manual.

- 1 100. A pavement evaluation report shall be submitted for offsite street and/or alley pavements
2 with the grading plan application. The owner/developer shall contract with a
3 geotechnical engineering firm to perform a field investigation of the existing pavement
4 on all streets adjacent to the project boundary. The limits of the study shall be half-street
5 width along the project's (Horne, Seagaze, Clementine and Mission) frontage. The field
6 investigation shall be performed according to a specific boring plan prepared by a
7 licensed Geotechnical Engineer and approved by the City Engineer prior to the issuance
8 of a grading permit. In the absence of an approved boring plan, the field investigation
9 shall include a minimum of one pavement boring per every fifty linear feet (50) linear
10 feet of street frontage.
- 11 101. Should the study conclude that the existing road pavement does not meet current
12 pavement thickness requirements set forth in the City of Oceanside Engineers Design
13 and Processing Manual, the Owner/developer shall remove and reconstruct the existing
14 pavement section in accordance with City requirements. Otherwise, the City Engineer
15 shall determine whether the Owner/developer shall: 1) Repair all failed pavement
16 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-
17 value testing and submit a study that determines if the existing pavement meets current
18 City standards/traffic indices.
- 19 102. Proposed public improvements located within the City's ROW or onsite shall be
20 displayed on separate public improvement plans in accordance with the City's Engineers
21 Design and Processing Manual.
- 22 103. Any existing public or private improvements that are being joined to and that are already
23 damaged or damaged during construction of the project, shall be repaired or replaced as
24 necessary by the developer to provide a competent and stable connection, and to the
25 City's satisfaction.
- 26 104. A precise grading plan, which includes proposed onsite private improvements, shall be
27 prepared, reviewed, secured and approved prior to the issuance of any building permit.
28 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
gutters, medians, striping, and signage, footprints of all structures, walls, drainage

1 devices and utility services. Parking lot striping and any on site traffic calming devices
2 shall be shown on the precise grading plans.

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

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

14 107. Owner/developer shall monitor, supervise and control all construction and construction-
15 supportive activities, so as to prevent these activities from causing a public nuisance,
16 including but not limited to, ensuring strict adherence to the following:

- 17 a. Dirt, debris and other construction material shall not be deposited on any public
18 street or into the City's storm water conveyance system.
- 19 b. All grading and related site preparation and construction activities shall be limited to
20 the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related
21 construction activities shall be conducted on Saturdays, Sundays or legal holidays
22 unless written permission is granted by the City Engineer with specific limitations to
23 the working hours and types of permitted operations. All on-site construction staging
24 areas shall be located as far as possible (minimum 100 feet) from any existing
25 residential development. As construction noise may still be intrusive in the evening
26 or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
27 excessive or offensive noise which causes discomfort or annoyance to reasonable
28 persons of normal sensitivity."

1 c. The construction site shall accommodate the parking of all heavy equipment and
2 motor vehicles providing deliveries/drop-offs to the site. An alternate parking site
3 can be considered by the City Engineer in the event that the lot size is too small and
4 cannot accommodate parking of all motor vehicles.

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

9 108. It is the responsibility of the owner/developer to evaluate and determine that all soil
10 imported as part of this development is free of hazardous and/or contaminated material
11 as defined by the City and the County of San Diego Department of Environmental
12 Health. Exported or imported soils shall be properly screened, tested, and documented
13 regarding hazardous contamination.

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

21 110. Prior to the issuance of a grading permit, a comprehensive soil and geologic
22 investigation shall be conducted for the project site. All necessary measures shall be
23 taken and implemented to assure slope stability, erosion control, and soil integrity; and
24 these measures shall be incorporated as part of the grading plan design. No grading shall
25 occur at the site without a grading permit.

26 111. Where proposed off-site improvements, including but not limited to slopes, public utility
27 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own
28 expense, obtain all necessary easements or other interests in real 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.

112. 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.

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

114. The drainage design shown on the conceptual grading/site plan, and the drainage report for this development plan is conceptual only. The final drainage report and design shall

1 be based upon a hydrologic/hydraulic study that is in accordance with the latest San
2 Diego County Hydrology and Drainage Manual, and is to be approved by the City
3 Engineer prior to the issuance of a grading permit. All drainage picked up in an
4 underground system shall remain underground until it is discharged into an approved
5 channel, or as otherwise approved by the City Engineer.

6 115. The project's drainage system shall not connect or discharge to another private
7 stormdrain system without first obtaining written permission from the owner of the
8 system. The written permission letter shall be provided to the City prior to the issuance
9 of a grading permit. The owner/developer shall be responsible for obtaining any off-site
10 easements for storm drainage facilities.

11 116. All public storm drains shall be shown on separate public improvement plans. Public
12 storm drain easements shall be dedicated to the City where required.

13 117. Drainage facilities shall be designed and installed to adequately accommodate the local
14 storm water runoff, and shall be in accordance with the San Diego County Hydrology
15 Manual and the City of Oceanside Engineers Design and Processing Manual, and to the
16 satisfaction of the City Engineer.

17 118. Storm drain facilities shall be designed and constructed to allow inside travel lanes of
18 streets classified as a Collector or above, to be passable during a 100-year storm event.

19 119. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and disposed
20 of in accordance with all state and federal requirements, prior to discharging of
21 stormwater into the City drainage system.

22 120. Owner/developer shall comply with the provisions of the National Pollution Discharge
23 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
24 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The
25 General Permit continues in force and effect until a new General Permit is issued or the
26 SWRCB rescinds this General Permit. Only those owner/developers authorized to
27 discharge under the expiring General Permit are covered by the continued General
28 Permit. Construction activity subject to the General Permit includes clearing, grading,

1 and disturbances to the ground such as stockpiling, or excavation that results in land
2 disturbances of equal to or greater than one acre.

3 The owner/developer shall obtain coverage under the General Permit by submitting a
4 Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number
5 (WDID#) from the State Water Resources Control Board (SWRCB). In addition,
6 coverage under the General Permit shall not occur until an adequate SWPPP is
7 developed for the project as outlined in Section A of the General Permit. The site
8 specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be
9 provided, upon request, to the United States Environmental Protection Agency
10 (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of
11 Oceanside, and other applicable governing regulatory agencies. The SWPPP is
12 considered a report that shall be available to the public by the RWQCB under section
13 308(b) of the Clean Water Act. The provisions of the General Permit and the site
14 specific SWPPP shall be continuously implemented and enforced until the
15 owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

16 Owner/developer is required to retain records of all monitoring information, copies of all
17 reports required by this General Permit, and records of all data used to complete the
18 NOT for all construction activities to be covered by the General Permit for a period of at
19 least three years from the date generated. This period may be extended by request of the
20 SWRCB and/or RWQCB.

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

25 122. The O&M Plan shall include an approved and executed Maintenance Mechanism
26 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the
27 O&M Plan shall include the designated responsible party to manage the storm water
28 BMP(s), employee training program and duties, operating schedule, maintenance
frequency, routine service schedule, specific maintenance activities, copies of resource

1 agency permits, cost estimate for implementation of the O&M Plan, a non-refundable
2 cash security to provide maintenance funding in the event of noncompliance to the
3 O&M Plan, and any other necessary elements. The owner/developer shall complete and
4 maintain O&M forms to document all operation, inspection, and maintenance activities.
5 The owner/developer shall retain records for a minimum of 10 years. The records shall
6 be made available to the City upon request.

7 123. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
8 Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair
9 and replace the Storm Water Best Management Practices (BMPs) structures identified in
10 the project's approved SWQMP, as detailed in the O&M Plan, in perpetuity.
11 Furthermore, the SWFMA will allow the City with access to the site for the purpose of
12 BMP inspection and maintenance, if necessary. The Agreement shall be approved by the
13 City Attorney's Office and recorded at the County Recorder's Office prior to the
14 issuance of a precise grading permit. A non-refundable Security in the form of cash shall
15 be required prior to issuance of a precise grading permit. The amount of the non-
16 refundable security shall be equal to 10 years of maintenance costs, as identified by the
17 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer
18 shall prepare the O&M cost estimate.

19 124. The BMPs described in the project's approved SWQMP shall not be altered in any way,
20 unless reviewed and approved by the City Engineer. The determination of whatever
21 action is required for changes to a project's approved SWQMP shall be made by the City
22 Engineer.

23 125. Prior to receiving a temporary or permanent occupancy permit, the project shall
24 demonstrate that all structural BMPs, including Storm Water Pollutant Control BMPs
25 and Hydromodification Management BMPs, are constructed and fully operational, are
26 consistent with the approved SWQMP and the approved Precise Grading Plan, and are
27 in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).
28

- 1 126. All new extension services for the development of the project, including but not limited
2 to, electrical, cable and telephone, shall be placed underground as required by the City
3 Engineer and current City policies.
- 4 127. Prior to the approval of plans and the issuance of a grading permit, owner/developer
5 shall obtain all necessary permits and clearances from public agencies having
6 jurisdiction over the project due to its type, size, location, or infrastructure impact. The
7 list of public agencies includes, but is not limited to, Public Utility Companies, the
8 California Department of Transportation (Caltrans), the City of Carlsbad, the City of
9 Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of Engineers, the
10 California Department of Fish & Game, the U. S. Fish and Wildlife Service, the San
11 Diego Regional Water Quality Control Board, and the San Diego County Health
12 Department.
- 13 128. 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 Engineer.
- 15 129. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned
16 to test proposed excavated material to determine suitability for deposit on city beaches
17 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be
18 provided as part of the project geotechnical report which is required prior to approval of
19 the grading plan and issuance of the grading permit.
- 20 Suitable beach replenishment material shall be at least 75% sand with no more than a
21 10% difference in sand content between material at the source and discharge site.
22 Replenishment material shall contain only clean construction materials suitable for use
23 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete
24 washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from
25 construction or dredging or disposal shall be allowed to enter into or be placed where it
26 may be washed by rainfall or runoff into waters of the United States. Any and all excess
27 or unacceptable material shall be completely removed from the site/work area and
28 disposed of in an appropriate upland site.

1 If the sediment to be exported is determined to be suitable beach replenishment material
2 and is approved by the regulatory agencies, the developer's contractor will coordinate
3 with the City's Coastal Zone Administrator for further discussion and direction on
4 placement.

5 Coordination is required to occur a minimum of eight weeks in advance of the need to
6 place approved excavated material on the beach.

7 130. Shoring is required for the construction of the proposed development, the shoring design
8 plans shall be included within the grading plan set, and the structural design calculations
9 shall be submitted with the grading plan application. Additionally, an ERA shall be
10 processed for the proposed tieback encroachment.

11 131. Approval of this development project is conditioned upon payment of all applicable
12 impact fees and connection fees in the manner provided in Chapter 32B of the
13 Oceanside City Code, which will be construed to be consistent with recently updated
14 state law (SB 937). For any such fee or charge for the construction of public
15 improvements or facilities that is not paid prior to issuance of a building permit for
16 construction of any portion of the residential development, the property owner shall
17 execute a contract to pay the fee or charge prior to the date of final inspection or the date
18 the certificate of occupancy is issued, whichever occurs first, as provided in California
19 Government Code section 66007(d). Such contract shall be recorded in the office of the
20 county recorder of San Diego County and shall constitute a lien for the payment of the
21 fee or charge. The owner/developer shall also be required to join into, contribute, or
22 participate in any improvement, lighting, or other special district affecting or affected by
23 this project.

24 132. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
25 project will be subject to prevailing wage requirements as specified by Labor Code
26 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
27 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
28

1 133. In the event that there are discrepancies in information between the conceptual plan and
2 the conditions set forth in the project's entitlement resolution (Conditions of Approval),
3 the project's entitlement resolution shall prevail.

4 134. Prior to approval of grading or improvement plans or construction changes, CAD
5 drawing files of all proposed utilities (water/sewer/storm) and other improvements shall
6 be provided to City. CAD files shall conform to the standards as set forth in the Water
7 Utilities Design & Construction Manual Appendix 2. Prior to release of bonds, final
8 CAD drawings that reflect as-built conditions shall be provided to the City upon
9 resubmittal of record drawings (As-Built).

10 **Fire:**

11 135. Submittals required at the Construction/Building Permit:

12 a. Site safety plan per CFC Chapter 33. (CFC §3303.1).

13 136. Deferred submittals shall include:

14 a. Private fire service main (NFPA 24).

15 b. Automatic fire sprinkler system with Class I standpipes in each stairwell. (NFPA 13
16 and 14).

17 c. Automatic fire alarm system with voice evacuation and two-way communication
18 system. (NFPA 72 and California Fire Code (CFC) 1009).

19 d. Emergency responder radio coverage system. (CFC §510).

20 e. GIS-based pre-plan per Oceanside Fire Department specifications. (OCO, Chp. 11,
21 Art. II, Sec. 11.18, Sec. 505.5).

22 137. The location, type, and number of fire hydrants connected to a water supply capable of
23 delivering the required fire flow shall be provided on the public or private street, or on
24 the site of the premises to be protected, or both, as required in the California Fire Code,
25 including appendices, and in the City of Oceanside Engineering Design Manual,
26 whichever is more restrictive. An approved water supply for fire protection, either
27 temporary or permanent, shall be made available at construction sites prior to
28 combustible material arriving on the site. (OCO, Chp. 11, Art. II, Sec. 11.18, Sec.
507.5.1.2).

- 1 138. Fire Department connections (FDCs) shall be located within forty (40) feet of a fire
2 hydrant, and no closer than forty (40) feet from the buildings they supply or other
3 locations as approved by the Fire Code Official. The FDC or FDCs shall also be located
4 on the same side of the access road or driveway as the building it serves and marked
5 with the address and/or area supplied by the FDC. FDCs shall have an unobstructed path
6 from the FDC to the street where fire apparatus will be located. There must be no
7 parking spots between the FDC and the roadway to allow for hose connections to the
8 FDC. (OCO, Chp. 11, Art. II, Sec. 11.18, Sec. 912.2.3).
- 9 139. Room numbering/titling shall be consistent from floor to floor to facilitate quick
10 identification of rooms by first responders.
- 11 140. For the purposes of determining the applicability of the Citywide Public Safety
12 Community Facilities District (CFD) to residential occupancies, any new development
13 or change in occupancy classified as an R occupancy in the most recently adopted
14 California Building and/or California Fire codes with 16 or more dwelling or sleeping
15 units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT]
16 will be collected) will be required to annex into the CFD as a condition of development.
17 Additionally, for properties converted from a facility where TOT has been previously
18 collected, the property will be required to annex into the CFD as a condition of
19 development.
- 20 a. These projects include residential projects over 16 units in size that meet the
21 following criteria:
- 22 i. Projects which are subject to a General Plan Amendment necessary to
23 accommodate residential uses.
 - 24 ii. Mixed-Use projects proposed on commercially-zoned land, including mixed-
25 use projects in the Downtown District.
 - 26 iii. Residential projects exceeding base density allowances.
 - 27 iv. Assisted Living or Skilled Nursing facilities of any size.
- 28

1 141. Project will comply with the Oceanside Code of Ordinances, Chapter 11 – Fire
2 Protection, Article II. – Fire Prevention, Sec. 11.19. – Mid-rise buildings. (Provided
3 below for reference).

4 a. In addition to other applicable provisions of the California Fire Code, the City Code,
5 other laws and regulations, and any policies of the fire code official, the provisions of
6 this article apply to every newly constructed mid-rise building of any type
7 construction, or any mid-rise building which undergoes a complete renovation that
8 requires the complete vacancy of the building to complete the renovation.

9 i. EXCEPTION: Vehicle parking garages, towers, steeples and other similar
10 occupancies that are not used for continuous human occupancy.

11 b. Building access. Building access must be provided and approved by the fire code
12 official.

13 c. Access roads. Fire apparatus access roads shall have an unobstructed width of not
14 less than thirty-five (35) feet. The location of access roads shall be approved by the
15 fire code official.

16 d. Automatic fire sprinklers/standpipes. Every mid-rise building must be protected
17 throughout by an automatic fire sprinkler system that is designed and installed in
18 conformance with the adopted edition of NFPA 13 and in accordance with the
19 following:

20 i. A control valve and a water-flow alarm device must be provided for each floor.
21 Each control valve and flow device must be electronically supervised. Every
22 mid-rise building must be provided with a class I standpipe system that is
23 interconnected with the fire sprinkler system. The system must consist of two
24 and one-half-inch (2½") hose valves that must be located in each stair enclosure
25 on every floor level. First floor outlets are optional only with approval of the
26 fire code official. Two (2) hose outlets must also be located on the roof, outside
27 of each stair shaft enclosure that penetrates the roof. The standpipe system must
28 be designed, installed, and tested in accordance with the adopted edition of
NFPA 14.

- 1 e. Smoke detection. Smoke detectors must be provided in accordance with this section.
2 Smoke detectors shall be connected to an automatic fire alarm system installed in
3 accordance with the adopted edition of NFPA 72. The actuation of any detector
4 required by this section shall operate the emergency voice alarm signaling system
5 and shall operate all equipment necessary to prevent the circulation of smoke through
6 air return and exhaust ductwork. Smoke detectors must be located as follows:
- 7 i. In every mechanical equipment, electrical, transformer, telephone equipment,
8 unmanned computer equipment, elevator machinery or similar room and in all
9 elevator lobbies. Elevator lobby detectors must be connected to an alarm
10 verification zone or be listed as a releasing device.
 - 11 ii. In the main return-air and exhaust-air plenum of each air-conditioning system
12 having a capacity greater than two thousand (2,000) cubic feet per minute. Such
13 devices must be located in a serviceable area downstream of the last duct inlet.
 - 14 iii. At each connection to a vertical duct or riser serving two (2) or more stories from
15 a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2
16 occupancies, a smoke detector is allowed to be used in each return-air riser
17 carrying not more than five thousand (5,000) cubic feet per minute and serving
18 not more than ten (10) air inlet openings.
 - 19 iv. In all corridors serving as a means of egress.
- 20 f. Fire alarm system. An approved and listed, automatic and manual, fully addressable
21 and electronically supervised fire alarm system shall be provided in conformance
22 with the California Fire Code and California Building Code. Fire alarm control and
23 emergency voice alarm communication panel must be located in either a dedicated
24 fire alarm control panel room with exterior access or in the main lobby, or as
25 approved by the fire code official.
- 26 g. Emergency voice alarm communication system. An emergency voice alarm
27 communication system shall be designed and installed in accordance with NFPA 72
28 and California Building Code 907.5.2.2 and its subsections, and 11B-215 and its
subsections.

1 h. Locking of stairway doors. All stairway doors that are locked to prohibit access from
2 the interior of the stairway must have the capability of being unlocked
3 simultaneously, without unlatching, upon a signal from the main fire panel area.
4 Upon failure of normal electrical service, or activation of any fire alarm, the locking
5 mechanism must automatically retract to the unlocked position.

6 **Housing:**

7 142. In order to obtain the density bonus, incentives/concessions, and waivers under the
8 City's Comprehensive Zoning Ordinance Section 3032 and California Government Code
9 Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved
10 affordable housing requirements for low and moderate-income households under
11 Oceanside City Code Chapter 14C, the occupancy of 23 of the 230 rental apartment
12 units shall be restricted for occupancy by Low-Income Households, as defined in
13 California Health and Safety Code Section 50105, at an Affordable Housing Cost for a
14 household size appropriate for the unit size, as set forth in Sections 50053 and 50052.5
15 of the California Health and Safety Code for a period of not less than 55 years. The
16 property shall be so restricted as to prohibit the conversion of the restricted units for the
17 term of the rent restriction to a condominium, stock cooperative, community apartment,
18 or such other form of ownership which would eliminate the restricted units as rental
19 units.

20 143. In accordance with City's Comprehensive Zoning Ordinance Section 3032 M.2, the 23
21 dwelling units reserved for rental to Low-Income Households units shall be provided
22 proportional to the overall project in unit size, dispersed throughout the project, and have
23 access to all amenities available to other residents based upon the same terms.
24 Specifically, of the 23 dwelling units, two studio units, 14 one-bedroom units, and 7
25 two-bedroom units shall be reserved and affordable low-income households.

26 144. To demonstrate compliance with Density Bonus law, Chapter 14C, and any housing and
27 occupant protection obligations under Housing Element law, Density Bonus law, the
28 Housing Crisis Act of 2019 or the Mello Act, an Affordable Housing Agreement and a
deed of trust securing such covenants, as approved by the City Attorney and the Housing

1 and Neighborhood Services Director, shall be recorded against the title of the property
2 and the relevant terms and conditions recorded as a deed restriction, regulatory
3 agreement or other enforceable instrument. The Agreement will be recorded prior to the
4 approval of any final or parcel map or issuance of a grading permit or the building
5 permit for the first dwelling unit of the Project. The Agreement shall be binding to all
6 future owners and successors in interest.

7 145. Occupancy & Monitoring of Affordability Covenants: Compliance with the applicable
8 restrictions of the Affordable Housing Agreement and/or the Regulatory Agreement will
9 be subject annually to a regulatory audit and such restrictions must be maintained for the
10 full applicable compliance period. A monitoring fee will be required for the total number
11 of restricted units. An initial set up fee of \$500 will be required at the time of the
12 Certificate of Occupancy is issued for the first housing unit and \$80 per affordable unit
13 for the first year for the project and increased annually by one percent (1%). Such fee
14 covers the costs of software, third-party vendors, and for monitoring of compliance with
15 the applicable restrictions on an annual basis. The City also reserves the right to
16 periodically inspect the restricted units to ensure compliance with the health and safety
17 standards associated with the restricted units.

18 146. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing Plan
19 (AFHMP) shall be submitted for review and acceptance by the Housing and
20 Neighborhood Services Department at least 6 months before issuance of the Certificate
21 of Occupancy for the first dwelling unit of the Project utilizing Form HUD-935.2A -
22 Affirmative Fair Housing Marketing Plan (Multifamily Housing) or HUD-935.2B -
23 Affirmative Fair Housing Marketing Plan (Single Family Housing). The purpose of this
24 affirmative fair housing marketing program is to target and outreach to specific groups
25 who may need differing efforts in order to be made aware of and apply for the available
26 affordable housing opportunities. The affirmative fair housing marketing program
27 should Identify the demographic groups within the housing market area which are least
28 likely to apply for housing without special outreach efforts and an outreach program
which includes special measures designed to attract those groups, in addition to other

1 efforts designed to attract persons from the total population. All marketing materials
2 must include the applicable fair housing logos, including the Equal Housing Opportunity
3 and Accessibility logos.

4 **Landscaping**

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

- 18 a. Final landscape plans shall accurately show placement of all plant material such as
19 but not limited to trees, shrubs, and groundcovers.
- 20 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain
21 lines and utility easements and place planting locations accordingly to meet City of
22 Oceanside requirements.
- 23 c. Final landscape plans shall be prepared under the direct supervision of a Registered
24 Landscape Architect (State of California), with all drawings bearing their
25 professional stamp and signature.
- 26 d. All required landscape areas shall be maintained by owner, project association or
27 successor of the project (including public rights-of-way along Mission Ave., North
28 Horne St., Seagaze Dr. and North Clementine St.). The landscape areas shall be
maintained per City of Oceanside requirements.

- e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released until the as-built drawings have been approved on the original approved Mylar landscape plan and the required maintenance period has been successfully terminated.
- f. Proposed landscape species shall fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all fire department requirements.
- g. All planting areas shall be prepared and implemented to the required depth with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
- h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
- i. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
- k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
- l. For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.

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

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

6 149. In the event that the conceptual landscape plan (CLP) does not match the conditions of
7 approval, the resolution of approval shall govern.

8 **Solid Waste:**

9 150. The plans must include an area for storage of landfill, recycling, and food
10 scraps/organics within an enclosure and/or storage area screened from public view.
11 Plans should include separate enclosure or storage areas for commercial tenants and
12 residential tenants to ensure proper use of services and mitigate dumping. Plans should
13 also label service bins for each stream. For additional information or questions on
14 bin/cart dimensions and servicing please refer to the City of Oceanside Enclosure
15 Guidelines and the City's website.

- 16 • In Oceanside, food scraps and green waste are collected separately. All customers
17 must subscribe and store for landfill, recycling, and food scraps. Green waste
18 recycling may be accommodated through the franchise provider, by a third party, or
19 waived for green waste only if there is no green waste onsite. Documentation is
20 required by the city annually for management of green waste services.

21 151. The City of Oceanside Enclosure Guidelines establish a minimum number of enclosures
22 required based on the number of dwelling units or square footage in order to establish
23 adequate service levels. Adjustments to the amount of enclosures required may be
24 permitted if the applicant can indicate adequate servicing (same cubic yard
25 requirements) through increased frequency of service.

26 152. Enclosure location(s) cannot block the alleyway, public right of way, or create public
27 nuisance. Plans should provide the traffic pathway for service vehicles to ensure
28 adequate access. Refer to the City of Oceanside Enclosure Guidelines for enclosure
location and hauler access requirements. Projects with underground collection services

1 must provide unobstructed pull out access without curbs, rolled curbs or pavement gaps
2 that would limit hauler access of the dumpster(s) from the street. Additional service fees
3 may apply for pull out service.

4 153. If trash chutes are planned for the residential/rental units on each floor, a trash chute for
5 each stream (landfill, recycling, and food scraps) will need to be demonstrated on the
6 plans for each floor. Label each chute for its appropriate stream. Chute room design and
7 projects must comply with fire code regulations.

8 154. The City of Oceanside reserves the right to review program and services levels and
9 request increases if deemed necessary. The City of Oceanside Municipal Code Chapter
10 13 requires that Oceanside residents, businesses and multifamily projects are to separate
11 all recyclable material from other solid waste. Additionally, the State of California
12 regulations requires all California businesses participate in Mandatory Recycling (AB
13 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined
14 in the Oceanside Solid Waste code.

15 **Transportation:**

16 155. The proposed closure of the existing driveways shall be replaced with curb and gutter
17 per City standards. The new curb shall match existing conditions. This improvement
18 shall be completed prior to the issuance of occupancy and to the satisfaction of the City
19 Traffic Engineer.

20 156. Proposed driveways shall be 24 feet wide. This improvement shall be completed prior
21 to the issuance of occupancy and to the satisfaction of the City Traffic Engineer. This
22 improvement shall be completed prior to the issuance of occupancy and to the
23 satisfaction of the City Traffic Engineer.

24 157. All new proposed sidewalk shall have a minimum width of 5' wide. This improvement
25 shall be completed prior to the issuance of occupancy and to the satisfaction of the City
26 Traffic Engineer.

27 **Water Utilities:**

28 158. 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.

159. 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.

160. The property owner shall maintain private water and wastewater utilities located on private property.

161. 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.

162. Each new residential dwelling unit or commercial suite shall be metered individually.

163. For new buildings with multiple residential dwelling units; the City has accepted, as an alternative, a public master meter for each building provided there is a private sub-meter for each individual dwelling unit. The Building Owner would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters.

164. The commercial spaces that are associated with and support the residential units may be served by the residential domestic water meter(s). Any commercial space that will operate as a separate business and serve the public shall have it's own separate dedicated commercial water meter.

165. Provide a separate irrigation water meter with reduced pressure principle backflow device for common area landscaping. Meter shall be managed and paid for by the Property Owner of the development. An address assignment will need to be completed for the meter, and can be processed through the City Planning Department.

166. Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system.

167. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department.

1 168. Hot tap connections will not be allowed for size on size connections, and connections
2 that are one (1) pipe size smaller than the water main. These connections shall be cut-in
3 tees with three valves for each end of the tee. Provide a connection detail on the
4 improvement plans for all cut-in tee connections.

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

6 169. Any water and/or sewer improvements required to develop the proposed property will
7 need to be included in the improvement plans and designed in accordance with the
8 Water, Sewer, and Recycled Water Design and Construction Manual.

9 170. All public water and/or sewer facilities not located within the public right-of-way shall
10 be provided with easements sized according to the Water, Sewer, and Recycled Water
11 Design and Construction Manual. Easements shall be constructed for all weather access.

12 171. No trees, structures or building overhang shall be located within any water or
13 wastewater utility easement.

14 172. Minimum separation between water services and sewer laterals shall be 10 feet.

15 173. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.
16 Palm tree minimum separation is lowered to 5' from water facilities.

17 174. Recycled water is anticipated to be supplied through pipelines in N. Horne Street in the
18 near future. When recycled water becomes available, this property will be required to
19 convert its irrigation supply to recycled water. The irrigation system shall be designed in
20 anticipation of a future recycled water service with a meter located near the future line.
21 The system design shall meet the recycled water requirements of the City's Water,
22 Sewer, and Recycled Water Design and Construction Manual.

23 175. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities
24 Department for an independent review and pay a separate recycled water review fee. The
25 review shall include the processing, plan submittal, permitting, inspection, and testing of
26 the proposed irrigation system for approval by the State Water Resources Control Board
27 / San Diego County Department of Environmental Health and Quality for on-site
28 recycled water use. If Development is responsible for the irrigation or maintenance of
any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter

1 and service shall be required for this irrigation system. Local regulations do not permit a
2 single irrigation meter to service landscaping areas across property lines.

3 176. If the City determines that the anticipated recycled water main in N. Horne Street will
4 not be constructed in the near future, then the developer shall pay a recycled water
5 impact fee, per City of Oceanside Ordinance No. 14-OR0565-1, since the proposed
6 project is not within 75 feet of a recycled water main. The impact fee shall be
7 established by submitting a formal letter requesting the City to determine this fee, which
8 is based on 75% of the design and construction cost to construct a recycled water line
9 fronting the property in N. Horne Street.

10 177. A water study and sewer study must be prepared by the developer at the developer's
11 expense and approved by the Water Utilities Department. The water study shall
12 demonstrate that adequate fire flows and pressures can be delivered to the development.
13 The sewer study shall determine if the existing downstream sewer collection system has
14 adequate capacity to serve the proposed development. Sewer flow monitoring
15 downstream of the proposed development may be required by a City approved flow
16 monitoring company for at least a one-week period to confirm existing sewer capacity.
17 Off-site improvements may be required as a result of the studies and flow monitoring.
18 Off-site improvements may include replacing sewer infrastructure that is in poor
19 condition that would be exacerbated by the development.

20 178. Developer shall design, permit, and construct a new 12-inch PVC water main to replace
21 the planned water main abandonment within the project site. The main shall extend
22 along Mission Avenue from Horne Street to Clementine Street and along Clementine
23 Street from Mission Avenue to Seagaze Drive. The new water main shall connect to the
24 existing mains in Mission Ave, Clementine Street, and Seagaze Drive.

25 179. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing
26 Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed
27 necessary shall be shown on building plans at each building sewer in an appropriate
28 location and shall be maintained in accordance with the Fats, Oil, and Grease permit.

- 1 The location shall be shown on the approved Engineering Plans with reference to
2 Building Plans for design and detail.
- 3 180. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-
4 OR0021-1 relating to food service establishments shall be on each building sewer when
5 deemed necessary in an appropriate outside location and shall be maintained by the
6 property owner. The grease interceptor shall be shown on Engineering Plans with
7 reference to Building Plans for design and detail.
- 8 181. Connections to public sewer main with 6-inch or larger sewer lateral will require a new
9 sewer manhole for connection to main per Section 3.3 of Water, Sewer, and Recycled
10 Water Design and Construction Manual.
- 11 182. Connection to an existing sewer manhole will require rehabilitation of the manhole per
12 City standards. Rehabilitation may include, but not be limited to, re-channeling of the
13 manhole base, surface preparation and coating the interior of the manhole, and replacing
14 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 15 183. An inspection manhole as described by the Water, Sewer, and Recycled Water Design
16 and Construction Manual, shall be on each building sewer lateral and the location shall
17 be called out on the approved engineering plans.
- 18 184. Any commercial space that will operate as a separate business and serve the public shall
19 have it's own separate sewer lateral from the residential units. Sewage from all units
20 (commercial, residential) may combine on site before entering the public sewer system,
21 but the commercial space sewage shall be capable of being isolated and sampled on site.
- 22 185. A separate irrigation meter and connection with an approved backflow prevention device
23 is required to serve common landscaped areas and shall be displayed on the plans.
- 24 186. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter
25 and reduced pressure principle backflow device on Landscape Plans.
- 26 187. Provide stationing and offsets for existing and proposed water service connections and
27 sewer laterals on the plans.
- 28

1 188. Subterranean parking structures shall be designed with a drainage system that conveys
2 runoff to the City's Storm Drain System and shall comply with the California Regional
3 Water Quality Control Board Order No. 2013-0001.

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

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

9 190. Show location and size of existing and proposed water meter(s) on site plan of building
10 plans. Show waterline from proposed meter to connection point to building.

11 191. Indicate the size and location of the private water sub-meters.

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

14 193. Provide a fixture unit count table and supply demand estimate per the latest adopted
15 California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).

16 194. Provide drainage fixture unit count per the latest adopted California Plumbing Code to
17 size sewer lateral for property.

18 195. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then
19 building plans must show sizing calculations per the latest California Plumbing Code,
20 the location, the make and model, and plumbing schematic showing the required
21 appurtenances at each building sewer lateral.

22 196. If a Sand and Oil Separator is required, then building plans must show drainage fixture
23 unit count and calculations per the latest California Plumbing Code to size oil and sand
24 separator and show on plans the location, make and model of separator, inlet/outlet
25 piping, and a plumbing schematic of the separator along with the required appurtenances
26 at each building sewer lateral.

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

1 **Police:**

2 198. Landscaping (The below suggestions allow for maximum natural surveillance)

- 3 a. All shrubs/ground cover to maintain a maximum of 2' in height.
- 4 b. All trees will maintain a canopy of 6', or more, from the ground.
- 5 c. Trees should not be blocking any windows or grown near lighting fixtures to the
- 6 point where they may block illumination with their present and future growth.
- 7 d. Implementation of hostile/thorny vegetation in areas where you do not want foot
- 8 traffic is encouraged. An example of hostile vegetation would be something along
- 9 the lines of the Natal Plum, which stays green year around, produces a small white
- 10 flower, but has thorns that can grow in excess of 1 inch.
- 11 e. Keep up with regular landscape maintenance which serves as an expression of
- 12 ownership allowing the continued use of the space as is intended, and also prevents
- 13 the reduction in visibility from overgrowth or obstructed lighting.

14 199. Lighting

- 15 a. Lighting is our primary concern, and easily one of the cheapest ways to reduce crime
- 16 by eliminating areas of concealment. The overall property should be uniformly lit
- 17 allowing for no areas of darkness, specifically to parking lot spaces, even more so in
- 18 basement level parking spaces.
- 19 i. Type of lighting should be LED, preferably around 5000 Kelvin Temp. which
- 20 best simulates mid-day sunlight. This type of white light simulation offers the
- 21 best visibility, especially when recognizing abnormal users looking to commit a
- 22 crime giving normal users the ability to provide law enforcement with the most
- 23 accurate description.
- 24 ii. Fixture types should be cutoff type lighting fixtures in the form of wall packs on
- 25 exterior walls, and shoebox/cobra fixtures for street/parking lot lighting.
- 26 iii. Placement of lighting for overall uniformity ultimately eliminating heavily
- 27 shadowed areas that would otherwise be used for ambush points or homeless
- 28 loitering/encampments.

200. Commercial Use Spaces

- a. Retail store fronts tend to attract subjects looking to sleep or camp in front of them after hours. Things that have shown to work, on top of bright lighting, are low volume music playing from speakers on the building after hours. While this doesn't bother normal user, it tends to irritate those wanting to settle down in front of the stores.
- b. Transitional zones for commercial property (visibly different construction material on the ground differentiating the commercial space from the residential areas such as alternate color pavers, brick borders, etc. are encouraged.

201. Controlled Residential Access

- a. The commercial space of the property will be inviting non-residents to the complex, and as such, abnormal users may attempt to access residential areas using the businesses as a part of their deception if questioned by police over a suspicious circumstance. We'd like to see what type of gating entry systems are in place for residential access. The use of secured entry to the residential premises is encouraged:
 1. Key Card
 2. Pin Pad
 3. Key
 4. Key Fob
 5. Remote Entry

202. Property Perimeter walls

- a. Over the years, Oceanside, particularly areas west of the Interstate 5, has been prone to graffiti vandalism, much of which is gang related. With the building so close to Oceanside High School, just across the street, it can be anticipated that graffiti vandalism will occur on the sides of the building at ground level. Consistent repainting over graffiti is costly and sometimes not taken into account with the overhead costs of the building
 - i. We would recommend an anti-graffiti coating around the exterior building walls from ground level to at least 10 feet high. Today's anti-graffiti coatings don't require solvents or repainting to remove graffiti, but instead allows water

sprayers and pressure washers to more easily remove the graffiti which in turn saved quite a bit of money.

- ii. Additionally, as mentioned in the landscaping section, you can plant very aesthetically pleasing hostile vegetation against the walls that will deter abnormal users from gaining easy access to the exterior walls.

203. Security Strategies

- a. Mechanical Security: The installation of High-quality Closed-Circuit Security Cameras (CCTV) in strategic places that capture angles of all available space both open and recessed is recommended.
- b. It is recommended to avoid any security strategies that depend on WiFi for their services. San Diego County has experienced criminals utilizing WiFi blocking technology to circumnavigate security measures. The City of Oceanside has also experienced cases involving these circumstances.
- c. Security officers patrolling and monitoring cameras is encouraged.

204. Property Wayfinding and notifications

- a. Provide pedestrian scale signage that shows the following:
 - i. Map and details of buildings/property/amenities once entering the primary space of the residential building as well as the entrances to each floor, both stairs and elevator. Useful for emergency response personnel in locating the proper units/rooms, which can often be the biggest obstacle in responding to an emergency.
 - ii. Signage for parking hours for non-residents if non-residential parking is to be mixed with residential parking. Signs for designated, or Permit parking only should be frequently placed throughout the parking garage, at every other construction pillar, as to leave absolutely no confusion.

205. ACTIVE SHOOTER CONCERNS: Unfortunately, Active Shooter situations have increased over the years in the United States and no city, business or community is impervious to them.

- a. Implement electronic access control to all entry points onto the rooftop, hatch, and/or doors. This can include a voice intercom system so that only management can open the door remotely from someone using the intercom at the rooftop entry.
 - b. Equip rooftop entry doors and hatches with Gunshot detection Sensors, and loud audible alarms that can be heard throughout the building in the event unauthorized access is gained to the rooftop. Connect these sensors so Law Enforcement is immediately notified and can immediately investigate.
 - c. Implement real-time monitoring of surveillance cameras on roof top and roof top access points.
 - d. Install motion sensor alert system in area leading up to the roof, and on the rooftop itself.
 - e. Signage throughout the building encouraging residents to report any suspicious activity or behavior, "If you see something, say something".
 - f. Conduct regular security audits and system checks to identify vulnerabilities.
 - g. Install Bullet resistant glass on the windows and glass railing balconies on the side of the building facing Oceanside High School.
206. Interior Stairway/Elevator design
- a. Stairways shall be designed to remove to eliminate areas of concealment. This eliminates ambush points and areas for individuals to reside/hide or installation of see through stairways for visibility, unless solid staircases.
 - b. Interior elevator panels should be reflective or mirrored to see abnormal users attempting to conceal themselves in the side entry corners of the elevator.
207. Interior residential hallways
- a. 90-degree corners reduce pedestrian visibility, it is suggested to construct 45 5-degree corners in lieu of the existing 90-degree corners, or install decorative mirrors/reflective materials in corners to allow movement detection from around corners.
208. Garbage chutes - Door height placement for child safety and/or child lock mechanisms.

- 1 209. Pool Courtyard - Security Fence and Gate around pool should be wrought iron fencing, a
2 minimum of 6' tall, preferable higher, and with an outward curved topper. Police Calls
3 for Service (CFS) are constant in regard to trespassers jumping gates to access Pools in
4 the various complexes of Oceanside.
- 5 210. Parking Garage Lighting - The same philosophies for lighting, as listed above for the
6 exterior, are also applied to the parking garage.
- 7

8 PASSED AND ADOPTED by the Community Development Commission of the City of
9 Oceanside, California, this 15th day of October, 2025 by the following vote:

10

11 AYES:

12 NAYS:

13 ABSENT:

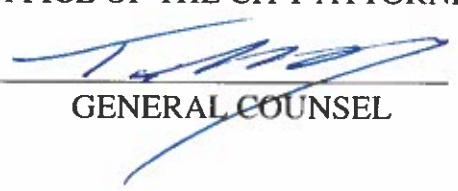
14 ABSTAIN:

15
16 ATTEST:

17
18
19 SECRETARY

CHAIRPERSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY


GENERAL COUNSEL