

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING TENTATIVE MAP (RT25-00001), A DEVELOPMENT PLAN (RD23-00006), DENSITY BONUS (DB23-00010), AND REGULAR COASTAL PERMIT (RRP23-00003) FOR THE DEVELOPMENT OF A TWO-BUILDING MIXED-USE PROJECT CONSISTING OF AN 8-STORY BUILDING WITH 193 DWELLING UNITS TO INCLUDE 3 LIVE-WORK UNITS AND 20 LOW-INCOME UNITS, 9,538 SQUARE FEET OF COMMERCIAL AREA, AND 3 LEVELS OF SUBTERRANEAN OR ABOVE GROUND PARKING ON BLOCK 5, AND A 7-STORY BUILDING WITH 180 DWELLING UNITS TO INCLUDE 3 LIVE-WORK UNITS AND 18 LOW-INCOME UNITS, 7,868 SQUARE FEET OF COMMERCIAL AREA, AND 3 LEVELS OF SUBTERRANEAN OR ABOVE GROUND PARKING ON BLOCK 20 LOCATED ON 3.52 GROSS ACRES LOCATED ON THE EAST SIDE OF N. MYERS STREET AND NORTH SIDE OF MISSION AVENUE

(THE RYAN COMPANIES US, INC.– APPLICANT)

WHEREAS, on January 14, 2026, the Community Development Commission held a duly-noticed public hearing to consider an application by Ryan Companies US, Inc. for Development Plan (RD23-00006), Tentative Map (RT25-00001), Density Bonus (DB23-00010), and Regular Coastal Permit (RRP23-00003) to allow the construction of a mixed-use development project comprised of 373 residential condominium units, including 38 low-income units, and 17,406 square feet of commercial floor area on a 3.52 gross acre site located on the east side of Myers Street north of Mission Avenue; and,

WHEREAS, on August 20, 2025, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration made no recommendation to the Community Development Commission on a Development Plan (RD23-00006), Tentative Map (RT25-00001), Density Bonus (DB23-00010), and Regular Coastal Permit (RRP23-00003) to the Community Development Commission for final action; and,

WHEREAS, the proposed project is statutorily exempt from further review under pursuant to the California Public Resources Code Section 21080.66 where, as here (a) The site is not more than 20 acres; (b) The project is located in the incorporated municipality of the City of Oceanside;

1 (c) The project has been developed with an urban use; (d) The project complies with the
2 applicable general plan and zoning ordinance and applicable local coastal program policies; (e)
3 The project will be at least one half of the applicable density specified in subparagraph (B) of
4 paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code; (f) The project
5 satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the
6 Government Code; (g) The project does not require the demolition of a historic structure that
7 was placed on a national, state, or local historical register; (h) No portion of the project is
8 designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging; and,

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

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

21 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN
22 that the Project is subject to certain fees, dedications, reservations and other exactions as provided
23 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

Description	Authority for Imposition
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

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

WHEREAS, an SB 330 Preliminary Application was deemed complete for the project on December 19, 2023 pursuant to the Housing Crisis Act of 2019 and freezes fees and development standards as of December 19, 2023, unless exceptions per Government Code Section 65889.5(o) are triggered.

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

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

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

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

15 WHEREAS, studies and investigations made by the Community Development
16 Commission reveal the following facts:

17 FINDINGS:

18 For the Tentative Map (RT25-00001)

- 19 1. That the proposed Tentative Map is consistent with the General Plan of the City by meeting
20 lot size requirements and other applicable provisions of the Zoning Ordinance and
21 Subdivision Ordinance.
- 22 2. That the site is physically suitable for the type and proposed density of development. The
23 proposed high-density mixed-use project is consistent with development patterns in the
24 City's Downtown. The Downtown area west of North Coast Highway already contains a
25 mix of commercial visitor serving uses, residential development and high-density mixed-
26 use projects. The proposed mixed-use development is suitable for this type and proposed
27 density as it provides transit-oriented development within the City's Smart Growth

Opportunity Areas, as envisioned in the General Plan Economic Development Element. In addition, the project will provide adequate vehicle parking and tree canopy coverage consistent with State Density Bonus Law and Downtown District Urban Forestry Program requirements.

3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is already fully developed with a commercial parking lot in an urbanized area of the city and contains no sensitive habitat.
4. The design of the subdivision or proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.
5. The subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside. The proposed tentative map exhibit accords with the form and content requirements of the City's Subdivision Ordinance (Section 601).

For the Development Plan (RD23-00006):

1. The site plan and physical design of the project, as proposed, is consistent with the objectives of the Zoning Ordinance and the purposes of Downtown District 1 in which the site is located. The proposed development will further the long-term viability and rejuvenation of the Downtown District by redeveloping two existing parking lots with two attractively designed seven and eight story mixed use building with 373 dwelling units and 17,406 square feet of commercial-retail space. Subdistrict 1 allows for a residential use as part of a mixed-use development project and this project will provide housing for a range of income levels, including 38 low-income deed restricted units, within the downtown area. As established in Zoning Ordinance Section 4301, the purpose of development plan review is to ensure that the architectural design of structures and plans for the landscaping of open spaces conform with zoning standards. The site plan and physical design of the project meets or exceeds the applicable development standards contained

1 within the Zoning Ordinance, except where the applicant has requested waivers consistent
2 with State Density Bonus Law. The proposed project conforms to minimum on-site
3 parking requirements established under State Density Bonus law. Article 30 of the
4 Zoning Ordinance allows mixed-use development projects to modify development
5 standards if demonstrated to promote superior design. The proposed buildings utilize
6 modern contemporary coastal architectural theme. Building facades present a high-
7 quality design incorporating a variety of colors, materials of a quality consistent with the
8 coastal architectural designs found elsewhere in the downtown. The ground floor
9 commercial areas utilize glass facades, high ceilings to emphasize a commercial
10 appearance along the Mission Avenue and Myers Street frontage and also include
11 townhouses on the on the first and second level providing a pedestrian scale to the
12 project.

13 2. The Development Plan, as proposed, conforms to the General Plan of the City because
14 the project is consistent with the Goals and Policies of the Land Use, Housing and
15 Economic Development Elements. Land Use Goals, Objectives and Policies call for
16 minimizing conflicts with adjacent or related uses (LU Goal 1.12). The project is in line
17 with the larger pattern of redevelopment in the downtown area, which includes a number
18 of mid-rise mixed-use buildings and resort hotels/timeshare units. The Land Use
19 Element also calls for projects to provide architectural quality to enhance neighborhood
20 values and the City image (LU Goal Objective 1.23) and that their architectural form,
21 treatment, and materials shall serve to significantly improve on the visual image of the
22 neighborhood (LU Policy 1.23A). The project uses Contemporary Coastal architecture
23 with quality materials and distinctive design that is in keeping with the architectural
24 designs of newer development found in the downtown area.

25 The project is consistent with a number of Housing Element Goals and Policies as it
26 would produce opportunities for decent and affordable housing (HE Goal 1) and would

1 provide higher-density housing development along or near transit corridors of North
2 Coast Highway, Mission Avenue, Highway 76 and the Interstate 5 Freeway and in a
3 SANDAG designated Smart Growth Opportunity Area in order to preserve natural
4 resources and agricultural land, limit environmental impacts, and promote active
5 transportation (HE Policy 1.6). The proposed mixed-use project would include 373
6 units in a mid-rise building with a varied number of bedrooms (studio, one-bedroom,
7 and two-bedroom units) that would also provide a number of indoor and outdoor
8 amenity areas. In addition, the largest two-bedroom units and townhouses would be
9 large enough to accommodate families, including those with children. (HE Goal 2).

10 With regard to the density bonus application, the proposed project is reserving 10% of
11 the total number of units (38 units) for low-income tenants. The Regional Housing
12 Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates
13 that the City of Oceanside will experience demand for 5,443 new dwelling units,
14 including 718 low income units, over these eight years. By contributing 373 dwelling
15 units, including thirty-three (38) reserved for low income households, to the City's
16 housing stock, the proposed project would help to meet the City's projected housing
17 demand.

18 The project is also consistent with a number of policies of the Economic Development
19 Element. The proposed project is designed to encourage social interaction with the
20 creation of several shared indoor and outdoor amenity areas for project residents. In
21 addition, the project would complete development of the Five Block Master Plan,
22 thereby realizing the sites' full economic potential beyond what was envisioned in 2008.
23 (ED Policy EDE-1a-3). The project proposes a high-density transit-oriented mixed-use
24 development consisting of two high-density transit-oriented mixed-use buildings with
25 373 dwelling units, restaurants, and retail suites within one of the City's Smart Growth
26 Opportunity Areas, with access to transit and within walking distance of public beach
27 access and public facilities. (ED Policy EDE-1b-1), and is an excellent example of the

1 efficient use of land. Project residents will frequent downtown establishments
2 generating revenue for businessowners and the City. In addition, increased demand for
3 goods and services will in turn spur employment in response to this increased demand.
4 (ED Policy EDE-1b-2).

5 3. The area covered by the Development Plan can be adequately, reasonably and
6 conveniently served by existing and planned public services, utilities, and public
7 facilities. The project site is surrounded by development on all sides, as such all
8 necessary utility connections are available. Because the project would constitute an infill
9 development, it can be adequately served by public services, utilities, and public
10 facilities.

11 4. The project, as proposed, integrates with existing and potential development on
12 adjoining properties or in the surrounding neighborhood. The project is similar to the
13 pattern of development found in the downtown area, which includes a number of mid-
14 rise mixed-use buildings and resort hotels/timeshare units. A number of technical studies
15 were prepared to analyze the environmental impacts of the project (Noise,
16 Transportation, and Air Quality) which determined that no significant impacts would
17 occur as a result of construction activities or project operations. To further the
18 implementation of smart growth principles, the current trend of redevelopment in
19 Oceanside is to bring forward high density vertically-oriented mixed-use development in
20 order to accommodate the City's regional fair share of housing growth, support
21 commercial establishments in the downtown area, enhance walkability, and support
22 transit service. The project is in a highly urbanized area consisting of mixed
23 commercial, residential and visitor serving land uses. The project, as designed and sited,
24 is similar to the surrounding built environment and will contribute and enhance
25 economic activity in the downtown area with the addition of 373 dwelling units and
26 17,406 square feet of new retail space.

27 5. The site plan and physical design of the project is consistent with the policies contained
28

within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of the Zoning Ordinance because the property is generally flat and is not 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 373 dwelling units proposed for the project would be approximately 13% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.
2. The Mixed-Use Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that exist if the Development Plan were not approved. The Blocks 5 and 20 Mixed-Use Development Plan will allow for a pedestrian-friendly, transit-oriented, and sustainable mixed-use development project that maximizes the amount of much needed rental housing units to help activate the downtown area with full-time residents. The plan incorporates commercial uses at the ground level along N. Myers Street and Mission Avenue with pedestrian orientation, connectivity and activation through design and use. Parking is located within a garage structure that includes subterranean and above-ground levels screened from public view by the design of building exterior. The project implements the City's goals to reach the critical residential mass needed to create a vibrant downtown and support downtown businesses.
3. The Mixed-Use Development Plan is consistent with the adopted Land Use Element of the Redevelopment Plan and other applicable policies, and that it is compatible with development in the area it will directly affect. The project is consistent with the General Plan Land Use designation. The site will accommodate the proposed mixture of

1 commercial use at the ground level, multifamily dwelling units with the associated
2 amenities, and required parking onsite. The site design re-enforces the urban nature of
3 downtown with a similar height and project siting on the property as seen in other
4 mixed-use projects in downtown, including the buildings to the immediate west that are
5 over 80 feet high.

6 4. The Mixed-Use Development Plan includes adequate provisions for utilities, services,
7 and emergency access, and public service demands will not exceed the capacity of
8 existing systems. The area covered by the Mixed-Use Development Plan is an already
9 developed downtown location and can be adequately and conveniently served by
10 existing and planned public services, utilities and public facilities. All water,
11 wastewater, and electrical services are available within the surrounding developed public
12 roadway systems and within existing public utility easements.

13 5. The traffic expected to be generated by development in accord with the Mixed-Use
14 Development Plan will not exceed the capacity of affected streets. The Blocks 5 and 20
15 Mixed Use project trip generation is consistent with the City's General Plan and within a
16 Transit Priority Area. There is no VMT impact with the proposed project.

17 6. The Mixed-Use Development Plan will not significantly increase shading of adjacent
18 land in comparison with shading from development under regulations that would exist if
19 the Mixed-Use Development Plan were not approved. The project site is separated by
20 roadways or railroad right of way on three of four sides with the exception of the
21 property to the north that is developed with garages and a driveway immediately north
22 of the project site. Because of the buildings east-west orientation, shading on the
23 adjacent site would be similar to what could be expected from a project if a mixed use
24 development were not approved.

25 7. The benefits derived from the Mixed-Use Development Plan include but are not limited
26 to traffic capture and pedestrian activity, by way of "active" street frontages and

1 provision of flexible nonresidential use spaces at street level, where appropriate. The
2 Mixed-Use Development Plan incorporates design features to provide street-level
3 commercial character along Myers Street, and Mission Avenue, with ground floor
4 pedestrian orientation, connectivity, and activation through design and use, consistent
5 with other mixed-use development in downtown. The project contributes to the critical
6 mass of local residents needed to support a vibrant urban community with a mix of
7 businesses providing goods and services in downtown.

8 For Regular Coastal Permit (RRP23-00003)

- 9 1. The proposed project is compatible with the applicable policies of the Local Coastal
10 Program for Recreation and Visitor Serving Facilities. Policy II.C.10 calls for the
11 promotion of coastal tourism through the revitalization of the coastal area in upgrading
12 visitor serving amenities. The project would replace two parking lots with two new
13 seven and eight-story mixed use buildings with 373 multifamily dwelling units and
14 17,406 square feet of commercial space which will promote the revitalization of the
15 coastal area by bringing hundreds of new residents to the downtown and providing new
16 restaurant, and retail space. The placement and design of the proposed project would be
17 visually similar to the character of surrounding areas. The proposed project provides a
18 mixed-use multi-family development on an infill site in an urbanized area. This type of
19 project is in line with the pattern of redevelopment in the downtown area, which
20 includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units.
- 21 2. The proposed project would not obstruct any existing or planned public beach access,
22 thereby conforming to the policies of Chapter 3 of the Coastal Act.

23 For the Density Bonus (DB23-00010):

- 24 1. The affordable units will be reserved for tenancy by persons within the Low-income
25 category.
- 26 2. The affordable units have been designed to be proportional to the project's market-rate
27 units in terms of floor plan, square footage, and exterior design. The thirty-eight (38)

1 designated affordable units consist of fourteen (14) studio units, fourteen (14) one-bedroom
2 units, and ten (10) 2-bedroom units and have the same or similar floor area as all market-
3 rate units. The affordable units will be interspersed throughout both buildings and will have
4 the same appearance as the market-rate units.

5 3. The restrictive covenant associated with the affordable units will be for a period of 55
6 years.

7 4. The maximum allowable rent for the project's affordable units comply with State Law for
8 the Low-income category.

9 5. The project's affordable units are intended to be part of the City's Affordable Housing
10 rental stock, available at affordable housing costs, as defined in Health and Safety Code
11 Section 50053.

12 6. The project's affordable units will be for rent. The units will be rented to individuals that
13 meet the criteria for the specified low-income households as defined in Health and Safety
14 Code Section 50053.

15 7. An Affordable Housing Regulatory Agreement that will be prepared for the project will
16 outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning
17 Ordinance.

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

20 SECTION 1. That Tentative Map (RT25-00001), Development Plan (RD23-00006),
21 Density Bonus (DB23-00010) and Regular Coastal Permit (RRP23-00003) is hereby approved
22 subject to the following conditions:

23 **Planning:**

24 1. This Development Plan (RD23-00006), Tentative Map (RT25-00001), Density Bonus
25 (DB23-00010) and Regular Coastal Permit (RRP23-00003) shall expire 36 months from

1 its approval (January 14, 2029), unless this time period is extended by the provisions of
2 Article 1 of the Zoning Ordinance.

3 2. This Development Plan (RD23-00006), Tentative Map (RT25-00001), Density Bonus
4 (DB23-00010) and Regular Coastal Permit (RRP23-00003) allows the construction of a
5 mixed-use development project comprised of 373 condominium residential units,
6 including 38 low-income household units, and 17,406 square feet of commercial-retail
7 space located on the north side of Mission Avenue, east side of N. Myers Street, and
8 west of the North County Transit District (NCTD) rail lines right-of-way as shown on
9 the plans and exhibits presented to the Community Development Commission for review
10 and approval. No deviation from these approved plans and exhibits shall occur without
11 Planning Division approval. Substantial deviations shall require a revision to the
12 Tentative Map, Development Plan, Density Bonus, and Regular Coastal Permit or a new
13 Tentative Map, Development Plan, Density Bonus, and Regular Coastal Permit.

14 3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
15 harmless the City of Oceanside, its agents, officers or employees from any claim, action
16 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
17 or annul an approval of the City, concerning Development Plan (RD23-00006), Tentative
18 Map (RT25-00001), Density Bonus (DB23-00010) and Regular Coastal Permit (RRP23-
19 00003) and the CEQA exemption for this Project. The City will promptly notify the
20 applicant of any such claim, action or proceeding against the City and will cooperate
21 fully in the defense. If the City fails to promptly notify the applicant of any such claim
22 action or proceeding or fails to cooperate fully in the defense, the applicant shall not,
23 thereafter, be responsible to defend, indemnify or hold harmless the City.

24 4. A covenant or other recordable document approved by the City Attorney shall be
25 prepared by the property owner and recorded prior to the issuance of a certificate of

1 occupancy. The covenant shall provide that the property is subject to this resolution, and
2 shall list the conditions of approval.

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

7 6. Failure to meet any conditions of approval shall constitute a violation of the
8 Development Plan, Tentative Map, Density Bonus and Regular Coastal Permit.

9 7. Unless expressly waived, the project shall adhere to all current zoning standards and
10 City ordinances and policies in effect at the time the SB330 Application was deemed
11 complete (December 19, 2023). The approval of this project constitutes the applicant's
12 agreement with all statements in the Description and Justification and other materials
13 and information submitted with this application, unless specifically waived by an
14 adopted condition of approval.

15 8. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of
16 the Construction Management Plan from the City Planner or their designee. The
17 Construction Management Plan shall be implemented during the entire duration of
18 construction of the Mixed-Use Project.

19 9. For the purposes of determining the applicability of the Citywide Public Safety
20 Community Facilities District (CFD) to residential occupancies, any new development
21 or change in occupancy classified as an R occupancy in the most recently adopted
22 California Building and/or California Fire codes with 16 or more dwelling or sleeping
23 units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT]
24 will be collected) will be required to annex into the CFD as a condition of development.
25 Additionally, for properties converted from a facility where TOT has been previously
26 collected, the property will be required to annex into the CFD as a condition of
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1 development. These projects include residential projects over 16 units in size that meet
2 the following criteria:

- 3 a. Projects which are subject to a General Plan Amendment necessary to
4 accommodate residential uses
- 5 b. Mixed-Use project proposed on commercially-zone land, including mixed-use
6 project in the Downtown District.
- 7 c. Residential projects exceeding base density allowances
- 8 d. Assisted living or Skilled Nursing facilities of any size.

9 10. The project is subject to compliance with the City's anti-graffiti provisions (Ordinance
10 No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation
11 to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
12 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
13 property.

14 11. Outdoor lighting shall be low emission, shielded, and directed away from neighboring
15 properties.

16 12. All multiple family dwelling units proposed as part of this project shall be rented for no
17 less than 31-days.

18 13. Elevations, siding materials, colors, and floor plans shall be substantially the same as
19 those approved by the Community Development Commission. These shall be shown on
20 plans submitted to the Building Division and Planning Division.

21 14. All lighting showcasing building architecture shall be shown on the building plans.

22 15. All dwelling units shall dispose of or recycle solid waste in a manner provided in City
23 Code Section 13.3.

24 16. Prior to the issuance of building permits, the applicant shall submit an exterior lighting
25 plan for the entire site. The plan shall contain details as to the type of fixtures that will
26 be used and placement.

- 1 17. Electrical outlets visible to the public should be secured with locking tamperproof boxes.
- 2 18. All mechanical rooftop and ground equipment shall be screened from public view as
- 3 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
- 4 vents shall be painted with non-reflective paint to match the roof. This information shall
- 5 be shown on the building plans.
- 6 19. No project signage is approved with this application. All project signage shall be subject
- 7 to a separate sign permit and be in compliance with Article 33, Signs, of the Zoning
- 8 Ordinance.
- 9 20. The developer is prohibited from entering into any agreement with a cable television
- 10 franchisee of the City, which gives such franchisee exclusive rights to install, operate,
- 11 and or maintain its cable television system in the development.
- 12 21. This project shall comply with all provisions of the City's Affirmative Fair Housing
- 13 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
- 14 Housing and Neighborhood Services Director prior to the recordation of a Final Map or
- 15 at least six (6) months before the issuance of a Certificate of Occupancy for the first unit
- 16 for the project whichever comes first.
- 17 22. A letter of clearance from the affected school district in which the property is located
- 18 shall be provided as required by City policy at the time building permits are issued.
- 19 23. Landscape plans, meeting the criterial of the City's Landscape Guidelines and Water
- 20 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,
- 21 shall be reviewed and approved by the City Engineer and City Planner prior to the
- 22 issuance of building permits. Landscaping shall not be installed until bonds have been
- 23 posted, fees paid, and plans signed for final approval.
- 24 24. Construction of the proposed project shall comply with the California Administrative
- 25 Code. The building must be for a minimum exterior-to-interior noise reduction resulting
- 26 in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise
- 27
- 28

1 reduction could be achieved using standard construction methods, including but not
2 limited to mechanical ventilation, double-paned windows and acoustically insulated
3 doors where they face roadways.

4 25. Consistent with the project description, the project shall be implemented in compliance
5 with the City of Oceanside Noise Ordinance.

- 6 a. Hours of construction shall be limited to 7 a.m. to 7 p.m. Monday through Friday,
7 and on Saturday.
- 8 b. Construction equipment shall be staged at least 500 feet from sensitive noise
9 receptors, where feasible, and shall be shut down within five minutes when
10 immediate use is not planned. This measure shall include idling trucks waiting to
11 deliver or be loaded with materials.
- 12 c. The areas designated for equipment maintenance shall be located as far as
13 practicable from existing residences and maintenance shall not be performed
14 outside the prescribed construction hours.
- 15 d. All noise producing construction activities, including warming-up or servicing
16 equipment and any preparation for construction, shall be limited to the hours
17 between 7:00 a.m. and 7:00 p.m.
- 18 e. If temporary traffic control signs, warning signs, lighting or other similar pieces
19 of equipment are located within 200 feet of a sensitive receptor, power shall be
20 supplied by batteries or other means not utilizing internal combustion engines.
- 21 f. All construction equipment must have appropriate sound muffling devices, which
22 shall be properly maintained and used at all times such equipment is in operation.
- 23 g. Discretionary scheduling of noisiest activities shall be implemented to minimize
24 construction noise intrusion.

- h. A twelve (12) foot tall temporary noise barrier shall be erected along the eastern project site property line where the property line is adjacent to the nearest noise sensitive receptors.

26. Any trash, debris, or waste material found onsite during grading or cleanup operations shall be disposed of off-site in accordance with local, state, and federal regulations. Any buried trash/debris or materials containing petroleum encountered shall be evaluated prior to removal and disposal.

27. In accordance with Density Bonus requirements, ten (10) percent of the residential units [thirty-eight (38) housing units] shall be reserved for rental to low-income households. These affordable units shall be provided proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to other residents. The city shall determine the eligibility of the low-income households. A deed restriction, covenant, and/or other instrument enforceable by the city and approved by the City Attorney and Director of Housing and Neighborhood Services, limiting the rental of such units to eligible low-income households shall be recorded against the title of the property. The duration of such rental restrictions shall run with the life of the project and/or a minimum of fifty-five (55) years. The property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership during the term of the rental restrictions without first having obtained all necessary entitlements and approvals from the City and any other applicable government authority and complying with all then-applicable laws (for example, any Subdivision Map Act requirements, notices, and any other condo conversion laws and requirements) and entering into a replacement agreement with the City to ensure the continued restriction of thirty-eight (38) units for occupancy by and affordability to low-income households.

28. The required “Affordable Housing Regulatory Agreement” shall be recorded against the project site prior to approval of any final or parcel map or the issuance of any building permits for the project.
29. Consistent with Section 3032 (M)(2) to proposed income restricted units shall be provided in the same proportion as the market rate units. At Block 5, the unit mix shall consist of seven (7) studio units, eight (8) one-bedroom units, and five (5) two-bedroom units. At Block 20, the unit mix shall consist of seven (7) studio units, six (6) one-bedroom units, and five (5) two-bedroom units.
30. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.
31. Prior to issuance of any building permit, the Director of Housing and Neighborhood Services shall certify that the proposed development has complied with the requirements for inclusionary housing and all provisions of Chapter 14C .
32. Parking spaces shall be kept available and usable for the parking of tenants’ vehicles at all times.
33. The parking or storage of recreational vehicles, trailers or boats within the parking spaces is prohibited.
34. The applicant shall comply with the requirements of Section 3047, Renewable Energy Facilities, of the Zoning Ordinance. If supplying 50 percent of the project’s anticipated energy demand on-site proves infeasible, the applicants can purchase an energy portfolio comprising at least 75% renewable, emissions-free energy or shall work with staff to come up with an acceptable alternative. The applicant shall work with staff to ensure that the requirements of Section 3047(A) are met prior to issuance of a Certificate of Occupancy and/or the final inspection for the project or to the satisfaction of the City Planner.
35. The project shall comply with the requirements of Section 3048, Electric Vehicle and Charging Facilities, of the Zoning Ordinance.

36. The project shall comply with the requirements of Section 3049, Urban Forestry Program, of the Zoning Ordinance. The project must also provide a Landscape and Tree Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.
37. The residential and commercial aspects of this project shall be developed as a single Mixed-Use project for each block. No deferral of the commercial use shall be permitted as the project's approval was for a Mixed-Use project.
38. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe". A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this agreement shall be to formalize protocols and procedures between the Applicant/Owner and the "Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe" for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
39. Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division

stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement.

40. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.
41. Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño Native American monitor's notes and comments, to the City of Oceanside Planning Division for approval.
42. The project shall comply with any enforceable agreements reached during the project consultation between the City, the applicant and or any Native American tribe.

"Enforceable agreement" means an agreement between the local government, project proponent, and any California Native American tribe that has engaged in consultation pursuant to this subdivision regarding the methods, measures, and conditions for tribal cultural resource identification, treatment, and protection, including consideration of avoidance. Compliance with the enforceable agreement shall be a required condition of approval for the project and its terms must be enforceable against the project proponent by the local government and the California Native American tribe.

43. Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities as follows:

I. The California Native American tribe shall designate the monitor.

1 II. The tribal monitor shall comply with the applicant's site access and workplace
2 safety requirements.

3 III. The applicant shall compensate the tribal monitor at a reasonable rate, determined
4 in good faith, that aligns with customary compensation for cultural resource
5 monitoring, taking into account factors such as the scope and duration of the
6 project.

7 44. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision
8 (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project
9 applicant shall provide deference to tribal preferences regarding access to spiritual,
10 ceremonial, and burial sites, and incorporate tribal traditional knowledge in the
11 protection and sustainable use of tribal cultural resources and landscapes.

12 "Tribe cultural resource" means a site, feature, place, cultural landscape, sacred place,
13 including a Native American sanctified cemetery, Indian cemetery, or Indian burial area,
14 or an object with cultural value to a California Native American tribe that is any of the
15 following:

16 (i) Included or eligible for inclusion in the California Register of Historical Resources or
17 the National Register of Historic Places.

18 (ii) Included in a local register of historical resources as defined in subdivision (k)
19 of Section 5020.1.

20 (iii) Identified by the Native American Heritage Commission as a sacred place pursuant
21 to Section 5097.94 or 5097.96.

22 (iv) Included in a local tribal register.

23 45. All treatment and documentation of tribal cultural resources shall be conducted in a
24 culturally appropriate manner, consistent with Section 21083.9.

25 46. A California Historical Resources Information System archaeological records search and
26 a tribal cultural records search shall be completed for the project site.

27 47. A Sacred Lands Inventory request shall be submitted to the Native American
28

Heritage Commission.

48. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
49. The project shall utilize the application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.
50. The applicant shall complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
51. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
52. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
53. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
54. For any housing on the site located within 500 feet of a freeway, all of the following shall apply:
 - (A) The building shall have a centralized heating, ventilation, and air-conditioning

1 system.

2 (B) The outdoor air intakes for the heating, ventilation, and air-conditioning system
3 shall face away from the freeway.

4 (C) The building shall provide air Filtration media for outside and return air that
5 provides a minimum efficiency reporting value of 16.

6 (D) The air Filtration media shall be replaced at the manufacturer's designated
7 interval.

8 (E) The building shall not have any balconies facing the freeway.

9 55. Prior to the issuance of a certificate of occupancy for Block 20, the Applicant/Owner
10 shall reimburse the City of Oceanside \$396,000 for the portion of the cost to construct
11 the parking lot located on the west side of the railroad tracks between Tyson Street and
12 the Wisconsin parking lot.

13 56. Consistent with the Oceanside Subarea Plan Habitat Conservation Plan/Natural
14 Community Plan Implementation Guideline 5.2.8, should construction commence during
15 the bird nesting season (generally February 1 through August 30), a pre-construction
16 nesting bird survey shall be conducted by a qualified biologist within 10 days prior to
17 construction activities to determine the presence/absence of nesting birds within the
18 study area. If nesting birds are discovered during pre-construction surveys, then the
19 biologist should identify an appropriate buffer where no project activities are allowed to
20 occur until after the birds have fledged from the nest. Construction activities may take
21 place in other areas on the project site, outside of the nest avoidance buffer, as
22 authorized by the biologist.

23 57. Consistent with the project description, prior to the commencement of any construction
24 activities, the Project applicant or its designee shall provide evidence to the City of
25 Oceanside (City) that (1) for off-road equipment with engines rated at 25 horsepower or
26 greater, no construction equipment shall be used that is less than Tier 4 Final, and (2) for
27 off-road equipment with engines rated less than 25 horsepower, all construction

1 equipment used shall be electrically powered. An exemption from this requirement may
2 be granted if (1) the applicant documents equipment with Tier 4 engines are not
3 reasonably available, and (2) the required corresponding reductions in criteria air
4 pollutant emissions can be achieved for the Project from other combinations of
5 construction equipment (for example, another piece of equipment can be replaced with a
6 zero-emission equipment to offset the emissions associated with using a piece of
7 equipment that does not meet Tier 4 Final standards). Before an exemption may be
8 granted, the applicant's construction contractor shall (1) demonstrate that at least three
9 construction fleet owners/operators in San Diego County were contacted and that those
10 owners/operators confirmed Tier 4 Final equipment could not be located within San
11 Diego County during the desired construction schedule, and (2) the proposed
12 replacement equipment has been evaluated using the California Emissions Estimator
13 Model or other industry standard emission estimation method and documentation has
14 been provided to the City to confirm that necessary Project-generated emissions
15 reductions are achieved.

16 58. A qualified tribal monitor designated by the Rincon Band shall be present during all
17 initial ground-disturbing activities, including but not limited to grading, trenching,
18 excavation, and utility installation.

19 59. In the event that tribal cultural resources, including but not limited to cultural materials,
20 features, or human remains, are discovered: All ground-disturbing activities within a
21 minimum 100-foot radius of the discovery shall cease immediately. The lead agency
22 shall notify the Tribe within 24 hours of the discovery.

23 60. The lead agency shall engage in government-to-government consultation with the Tribe
24 within 3 business days to: Determine whether the discovery constitutes a Tribal Cultural
25 Resource as defined by Public Resources Code Section 2108066, Assess the significance
26 of the resource, and Identify appropriate treatment measures.

61. Preservation in place and avoidance shall be the preferred mitigation strategy where feasible. Avoidance may include redesign, buffer zones, or project modifications to protect the resource from disturbance. Determination on preservation in place shall occur within 3 business days of the discovery.
62. If avoidance is determined infeasible following consultation: Treatment measures shall be developed in consultation with the Tribe within 3 business days. Any tribal cultural materials or inadvertent discoveries shall be handled in accordance with tribal protocols. Reburial of cultural materials within the Project vicinity shall occur at a location determined appropriate by the Tribe, unless the Tribe requests an alternative treatment.
63. The location and nature of tribal cultural resources shall be kept confidential to the extent permitted by law.
64. The applicant shall work with staff on the project's final design and signage to ensure collaboration with the City's approved Capital Improvement Program projects: Downtown Placemaking and City-wide Signage.

Building:

65. Plans shall be prepared in accordance with the currently adopted California Code of Regulations (Title 24) at the time of application submission. The applicable codes include: The California Administrative Code, The California Building Code, The California Electrical Code, The California Mechanical Code, The California Plumbing Code, The California Energy Code, The California Green Building Standards Code, and The California Fire Code.
66. Plans shall be designed in accordance with the City of Oceanside Municipal Code which includes amendments to the adopted California Codes of Regulations.
67. Applications received on or before December 31, 2025 shall be subject to the 2022 edition of the California Codes of Regulations. Applications received on or after

January 1, 2026 shall be subject to the 2025 edition of the California Codes of Regulations.

68. Complete construction plans shall be provided at the time of submission. Progress plans will not be accepted or reviewed.
69. Plans and supplemental documents shall be prepared, stamped, and signed by a licensed design professional in accordance with the California Business & Professions Code and California Health & Safety Code.
70. All outdoor lighting shall meet Chapter 39 of the Oceanside Municipal Code (Light Pollution Ordinance) and shall be shielded appropriately.
71. 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.
72. A foundation form board location and elevation certification shall be provided to the Building Division prior to placement of slabs, footings, and shoring. The certification shall be provided in the form of an exhibit detailing the location of the foundations in relation to the property lines.
73. All supplemental documents such as soils reports, energy calculations, and truss packages, are required at the time of plan submittal.
74. Requests for deferred submittals of supplemental documents shall require the completion of Information Bulletin 133 (I.B. 133), and the Deferred Submittal Agreement.
75. Special inspectors shall be designated by the Engineer of Record prior to plan approval. Special inspectors must be registered with the City of Oceanside Building Division prior to permit issuance.
76. Solar photovoltaic (PV) and battery energy storage systems (BESS) shall be provided in accordance with the requirements of the California Energy Code.

1 77. Site development, parking, access into buildings and building interiors shall comply with
2 all current State of California Accessibility Codes and standards where applicable.

3 78. A CASp report prepared by a California Access Specialist (CASp) showing compliance
4 and non-compliance with all California accessibility requirements shall be submitted to
5 the Building Official for review. Compliance with all California accessibility
6 requirements shall be demonstrated prior to the issuance of a Certificate of Occupancy.

7 79. A demolition and construction waste management plan shall be provided to the Building
8 Division for review and approval prior to permit issuance.

9 80. Plans must specify, as applicable, the type of automatic sprinkler system installed in
10 each building.

11 81. San Diego County Department of Environmental Health approval is required for all new
12 food establishments and public pools.

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

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

17 84. Construction hours shall conform to the City of Oceanside Municipal Code Section 6.25.

18 85. The use of ABS or PVC piping for drain/waste/vent installations shall comply with the
19 California Plumbing Code. Proposals for alternate materials or methods shall be
20 submitted to the Chief Building Official for review.

21 **Engineering:**

22 86. Prior to the demolition of any existing structure or surface improvements on site, a
23 grading plan application shall be submitted to the Engineering Division and erosion
24 control plans shall be approved by the City Engineer. No demolition shall be permitted
25 without an approved erosion control plan.

26 87. Design and construction of all improvements shall be in accordance with the City of
27 Oceanside's Engineers Design and Processing Manual, City Ordinances, standard

1 engineering and specifications of the City of Oceanside, and subject to approval by the
2 City Engineer.

3 88. All right-of-way alignments, street dedications, exact geometrics and widths shall be
4 designed, dedicated, and constructed or replaced in accordance with the City of
5 Oceanside Engineers Design and Processing Manual, and as required by the City
6 Engineer.

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

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

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

17 92. Prior to the issuance of any building permits, all improvements including landscaping,
18 landscaped medians, frontage improvements shall be under construction or bonded for.

19 93. The following conditions have assumed that the project will prepare and submit one
20 public improvement plan for Blocks 5 and 20, but that the owner/developer is likely to
21 construct and occupy blocks 5 and 20 sequentially. As an alternative to a single public
22 improvement plan, the owner/developer may elect to submit separate public
23 improvement plans for Blocks 5 and 20; one plan for Block 5 and one plan for Block 20.

24 94. Prior to the issuance of a Final Certificate of Occupancy permit, all improvements
25 fronting the block associated with the permit including landscaping, landscaped
26 medians, frontage improvements shall be completed in accordance with the approved
27 improvement plans, to be inspected and approved by City Inspection Staff.

1 95. Prior to approval of the Final Map, provide the City of Oceanside with certification from
2 each public utility and each public entity owning easements within the proposed project
3 stating that: (a) they have received from the owner/developer a copy of the proposed
4 map; (b) they object or do not object to the filing of the map without their signature; (c)
5 in case of a street dedication affected by their existing easement, they will sign a
6 "subordination certificate" or "joint-use certificate" on the map when required by the
7 governing body.

8 96. Prior to approval of the final map, a phasing plan for the construction of public and
9 private improvements, including landscaping, streets and arterials, shall be reviewed and
10 approved by the Engineering Division, Water Utilities Department, and Fire Department
11 prior to the issuance of a grading permit. All improvements fronting the block requesting
12 issuance of a building permit shall be under construction or bonded for prior to the
13 issuance of any building permits. All improvements fronting the block requesting a Final
14 Certificate of Occupancy shall be completed prior to issuance of any Final Certificate of
15 Occupancy permit.

16 97. Owner/developer shall dedicate an easement to accommodate replacement of the traffic
17 light conduit (that serves the Mission Avenue traffic lights that abut the NCTD Right-of-
18 Way) currently in the eastern corner of Lot 20. Easement dimensions and locations are
19 to be coordinated with our Traffic Division. Dedication may be performed as part of the
20 Final Map or by separate easement dedication. The dedication (by Map or separate
21 instrument) shall be submitted prior to the issuance of a grading permit, and shall be
22 recorded prior to grading plan As-Builts.

23 98. Vehicular access rights to Mission Avenue and North Myers Street shall be relinquished
24 to the City from all abutting lots except at the proposed driveway(s). Relinquishment
25 may be achieved through either map or separate instrument. The relinquishment (by
26 Map or separate instrument) shall be submitted prior to the issuance of a grading permit,
27 and recorded prior to the grading plan As-Builts.

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

8 100. Proposed public improvements located within the City's ROW shall be displayed on
9 separate public improvement plans in accordance with the City's Engineer's Design and
10 Processing Manual.

11 101. Any existing public or private improvements that are being joined to and that are already
12 damaged or damaged during construction of the project, shall be repaired or replaced as
13 necessary by the developer to provide a competent and stable connection and will be
14 inspected and approved by City Inspection Staff.

15 102. Encroachment Removal Agreement (ERA) applications shall be submitted to the City
16 for proposed private improvements located within the City's ROW along North Meyers
17 Street and Mission Avenue or over any City easements. Encroachments have been
18 identified as shoring elements, portions of storm drain connections, and subterranean
19 basement walls associated with the electrical/transformer room. The ERA shall be
20 submitted for review prior to the issuance of a grading permit and recorded at the
21 County prior to improvement plan As-Builts.

22 103. North Meyers Street and Mission Avenue shall be constructed with new curb and gutter
23 and sidewalk to be shown on public improvement plans that will be prepared for the
24 project. Sidewalk improvements (construct/replace) shall comply with current ADA
25 requirements.

1 104. Where the ADA pedestrian ramps are disturbed, new ADA-compliant pedestrian ramps
2 shall be constructed at the corner of the Mission Avenue and North Meyers Street
3 intersection.

4 105. Driveway locations shall comply with the City of Oceanside Engineers Design and
5 Processing Manual (EDPM). Based on the currently proposed driveways, the locations
6 comply with the EDPM. Future revisions to the project, if any, must continue to comply
7 with the EDPM.

8 106. Sight distance requirements at the project driveway(s) or street shall conform to the sight
9 distance criteria as provided by Caltrans. The owner/developer shall provide a plan of
10 the line of sight for each direction of traffic at each proposed driveway on the grading
11 plans or improvement.

12 107. A pavement evaluation report shall be submitted for offsite street and/or alley pavements
13 with the grading plan application. The owner/developer shall contract with a
14 geotechnical engineering firm to perform a field investigation of the existing pavement
15 on all streets adjacent to the project boundary. The limits of the study shall be half-street
16 width along the project's North Myers Street frontage. The field investigation shall be
17 performed according to a specific boring plan prepared by a licensed Geotechnical
18 Engineer and approved by the City Engineer prior to the issuance of a grading permit. In
19 the absence of an approved boring plan, the field investigation shall include a minimum
20 of one pavement boring per every fifty linear feet (50) of street frontage.

21
22 Where as-built plans and previous geotechnical reports include pavement structural
23 section and/or subgrade R-value for the half-width streets along the project frontage, the
24 scope of evaluation may be reduced to provide the missing information.

25
26 Should the study conclude that the existing road pavement does not meet current
27 pavement thickness requirements set forth in the City of Oceanside Engineers Design
28

1 and Processing Manual, the Owner/developer shall remove and reconstruct the existing
2 pavement section in accordance with City requirements. Otherwise, the City Engineer
3 shall determine whether the Owner/developer shall: 1) Repair all failed pavement
4 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-
5 value testing and submit a study that determines if the existing pavement meets current
6 City standards/traffic indices.

7
8 As an alternative to a pavement evaluation report or records search, the project may
9 assume a subgrade R-value of 5, calculate a pavement structural section for the frontage
10 Traffic Index, and show full depth reconstruction.

118. Maintenance responsibilities for the private driveways and roadways, used as access to
12 the land being divided, shall be clearly identified in the project's CC&R's.
139. A precise grading plan, which includes proposed onsite private improvements, shall be
14 prepared, reviewed, secured (via cash, letter of credit, or bond) and approved prior to the
15 issuance of any building permit. The plan shall reflect all pavement, flatwork,
16 landscaped areas, special surfaces, curbs, gutters, footprints of all structures, walls,
17 drainage devices and utility services. Parking lot striping and any on site traffic calming
18 devices shall be shown on the precise grading plans.
19110. The approval of the development plan shall not mean that proposed grading or
20 improvements on adjacent properties (including any City properties/right-of-way or
21 easements) is granted or guaranteed to the owner/developer. The owner/developer is
22 responsible for obtaining written permission to grade or construct on adjacent properties
23 prior to the issuance of a grading permit. Should such permission be denied, the
24 development plan shall be subject to going back to public hearing or subject to a
25 substantial conformity review.
26111. 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

1 expense, obtain all necessary easements or other interests in real property and shall
2 dedicate the same to the City of Oceanside as required. Owner/developer shall provide
3 documentary proof satisfactory to the City of Oceanside that such easements or other
4 interest in real property have been obtained prior to the issuance of any grading, building
5 or improvement permit for this development/project. Additionally, the City of
6 Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole
7 expense a title policy insuring the necessary title for the easement or other interest in real
8 property to have vested with the City of Oceanside or the owner/ developer, as
9 applicable.

10 112. Use of adjacent properties for construction without permission is prohibited. Developer
11 is required to obtain written permission from adjacent property owners allowing access
12 onto their site. There shall be no trespassing, grading, or construction of any kind on
13 adjacent properties without permission. "Failure to comply will result in the revocation
14 of the grading permit." This written permission shall be provided to the City prior to the
15 issuance of a grading permit.

16 113. Prior to the issuance of a grading permit, a comprehensive soil and geologic
17 investigation shall be conducted for the project site. All necessary measures shall be
18 taken and implemented to assure slope stability, erosion control, and soil integrity; and
19 these measures shall be incorporated as part of the grading plan design. No grading shall
20 occur at the site without a grading permit.

21 114. It is the responsibility of the owner/developer to evaluate and determine that all soil
22 imported as part of this development is free of hazardous and/or contaminated material
23 as defined by the City of Oceanside and the County of San Diego Department of
24 Environmental Health. Exported or imported soils shall be properly screened, tested, and
25 documented regarding hazardous contamination.

26 115. Owner/developer shall develop and submit a draft neighborhood-notification flier to the
27 City for review. The flier shall contain information on the project, construction schedule,

1 notification of anticipated construction noise and traffic, and contact information. Prior
2 to the issuance of a grading permit, the approved flier shall be distributed to area
3 residents, property owners, and business owners located within a 500-foot radius area of
4 the project.

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

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

13 a) Dirt, debris and other construction material shall not be deposited on any public
14 street or into the City's storm water conveyance system.

15 b) All grading and related site preparation and construction sitework activities shall be
16 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-
17 related construction activities shall be conducted on Saturdays, Sundays or legal
18 holidays unless written permission is granted by the City Engineer with specific
19 limitations to the working hours and types of permitted operations. All on-site
20 construction staging areas shall be located as far as possible from any existing
21 residential development. As construction noise may still be intrusive in the evening
22 or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
23 excessive or offensive noise which causes discomfort or annoyance to reasonable
24 persons of normal sensitivity."

25 c) Owner/developer shall complete a haul route permit application (if required for
26 import/export of dirt) and submit to the City of Oceanside Transportation

Engineering Section forty-eight hours (48) in advance of beginning of work. Hours of hauling operations shall be dictated by the approved haul route permit.

118. 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 landscaping shall be installed 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.
119. 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 be based upon a hydrologic/hydraulic study that is in accordance with the latest San Diego County Hydrology and Drainage Manual, and is to be approved by the City Engineer prior to the issuance of a grading permit. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.
120. The project's drainage system shall not connect or discharge to another private storm drain system without first obtaining written permission from the owner of the system. The written permission letter shall be provided to the City prior to the issuance of a

1 grading permit. The owner/developer shall be responsible for obtaining any off-site
2 easements for storm drainage facilities.

3 121. All public storm drains shall be shown on separate public improvement plans. Public
4 storm drain easements shall be dedicated to the City where required.

5 122. Drainage facilities shall be designed and installed to adequately accommodate the local
6 storm water runoff, and shall be in accordance with the San Diego County Hydrology
7 Manual and the City of Oceanside Engineers Design and Processing Manual.

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

11 124. Owner/developer shall comply with the provisions of the National Pollutant Discharge
12 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
13 with Construction and Land Disturbance Activities (General Permit) Water Quality
14 Order 2022-0057-DWQ. The General Permit continues in force and effect until the
15 effective date of a new General Permit adopted by the State Water Board or the State Water
16 Board rescinds this General Permit. Dischargers that obtain coverage under the expiring
17 General Permit prior to the effective date of this permit, may continue coverage under
18 the previous permit up to two years after the effective date of this General Permit
19 (September 1, 2023). Construction activity subject to the General Permit includes, but
20 not limited to, clearing, demolition, grading, excavation and other land disturbance
21 activities that results in one or more acre of land surface, or that are part of common plan
22 of development or sale.

23
24 The discharger shall obtain a Waste Discharge Identification (WDID) number prior to
25 the commencement of construction activity by electronically certifying and submitting
26 the Permit Registration Documents from Section III of the General Permit through the
27 State Water Board Stormwater Multiple Application and Report Tracking System

(SMARTS). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

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

125. The project is categorized as a stormwater-Priority Development Project (PDP). A final Storm Water Quality Management Plan (SWQMP) and Operation & Maintenance (O&M) Plan shall be submitted to the City for review at the final engineering phase. Both documents are to be approved prior to the issuance of a grading permit.
126. Separate SWQMP submittals shall be made for Block 5 and Block 20
127. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the O&M Plan shall include the designated responsible party to manage the storm water 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.

7 128. 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**
15 shall 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.

19 129. 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.

23 130. 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 are constructed and fully operational, are consistent with the approved SWQMP and the
26 approved Precise Grading Plan, and are in accordance with San Diego RWQCB Order
27 No. R9-2013-0001 §E.3.e. (1)(d).

- 1 131. All existing overhead utility lines located within the project development property
- 2 and/or within any full width street or Right-of-Way abutting a new development, and all
- 3 new extension services for the development of the project, including but not limited to,
- 4 electrical, cable and telephone, shall be placed underground per Section 901.G. of the
- 5 Subdivision Ordinance (R91-166), and as required by the City Engineer and current City
- 6 policies.
- 7 132. All new extension services for the development of the project, including but not limited
- 8 to, electrical, cable and telephone, shall be placed underground as required by the City
- 9 Engineer and current City policies.
- 10 133. Prior to the approval of plans and the issuance of a grading permit, owner/developer
- 11 shall obtain all necessary permits and clearances from public agencies having
- 12 jurisdiction over the project due to its type, size, location, or infrastructure impact. The
- 13 list of public agencies includes, but is not limited to, Public Utility Companies, the
- 14 County of San Diego, the U. S. Army Corps of Engineers, the San Diego Regional
- 15 Water Quality Control Board, and the San Diego County Health Department.
- 16 134. Owner/developer shall comply with all the provisions of the City's cable television
- 17 ordinances, including those relating to notification as required by the City Engineer.
- 18 135. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned
- 19 to test proposed excavated material to determine suitability for deposit on city beaches
- 20 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be
- 21 provided as part of the project geotechnical report which is required prior to approval of
- 22 the grading plan and issuance of the grading permit.

23
24 Suitable beach replenishment material shall be at least 75% sand with no more than a

25 10% difference in sand content between material at the source and discharge site.

26 Replenishment material shall contain only clean construction materials suitable for use

27 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete

washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from construction or dredging or disposal shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the United States. Any and all excess or unacceptable material shall be completely removed from the site/work area and disposed of in an appropriate upland site.

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

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

136. Shoring is required for the construction of the proposed development, the shoring design plans shall be included within the grading plan set, and the structural design calculations shall be submitted with the grading plan application.
137. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, drainage impact fees, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project.
138. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

1 Where no fee waiver or reduction is sought or accepted by the owner/developer, this
2 condition will not apply.

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

6 **Fire:**

7 140. Deferred submittals shall include:

- 8 a. Private fire service main (NFPA 24)
- 9 b. Automatic fire sprinkler system with Class I standpipes in each stairwell. (NFPA
13 and 14)
- 10 c. Automatic fire alarm system with voice evacuation and two-way communication
11 system. (NFPA 72 and California Fire Code (CFC) 1009)
- 12 d. Emergency responder radio coverage system. (CFC §510)
- 13 e. Site safety plan per CFC Chapter 33. (CFC §3303.1)
- 14 f. GIS-based pre-plan per Oceanside Fire Department specifications. (OCO, Chp.
11, Art. II, Sec. 11.18, Sec. 505.5)

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

23 142. Fire Department connections (FDCs) shall be located within forty (40) feet of a fire
24 hydrant, and no closer than forty (40) feet from the buildings they supply or other
25 locations as approved by the Fire Code Official. The FDC or FDCs shall also be located
26 on the same side of the access road or driveway as the building it serves and marked
27 with the address and/or area supplied by the FDC. FDCs shall have an unobstructed path
28 from the FDC to the street where fire apparatus will be located. There must be no
parking spots between the FDC and the roadway to allow for hose connections to the
FDC. (OCO, Chp. 11, Art. II, Sec. 11.18, Sec. 912.2.3)

143. Room numbering/titling shall be consistent from floor to floor to facilitate quick
identification of rooms by first responders.

- 1 144. A directory floor map shall be provided outside of each elevator for quick identification
- 2 of units by first responders.
- 3 145. Standpipes in the rear of each building per the approved site fire access diagram by
- 4 JWDA shall be installed to meet hose pull requirements.
- 5 146. Block 5 shall have two stairways that will lead to the roof area on the north and south
- 6 sides of the building.
- 7 147. Block 20 shall have at least one stairway that will lead to the roof area on the south side
- 8 of the building.
- 9 148. For the purposes of determining the applicability of the Citywide Public Safety
- 10 Community Facilities District (CFD) to residential occupancies, any new development
- 11 or change in occupancy classified as an R occupancy in the most recently adopted
- 12 California Building and/or California Fire codes with 16 or more dwelling or sleeping
- 13 units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT]
- 14 will be collected) will be required to annex into the CFD as a condition of development.
- 15 Additionally, for properties converted from a facility where TOT has been previously
- 16 collected, the property will be required to annex into the CFD as a condition of
- 17 development. These projects include residential projects over 16 units in size that meet
- 18 the following criteria:
 - 19 a. Projects which are subject to a General Plan Amendment necessary to
 - 20 accommodate residential uses
 - 21 b. Mixed-Use project proposed on commercially-zone land, including mixed-use
 - 22 project in the Downtown District.
 - 23 c. Residential projects exceeding base density allowances
 - 24 d. Assisted living or Skilled Nursing facilities of any size.

1 149. 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
5 Code, other laws and regulations, and any policies of the fire code official, the
6 provisions of this article apply to every newly constructed mid-rise building of
7 any type construction, or any mid-rise building which undergoes a complete
8 renovation that requires the complete vacancy of the building to complete the
9 renovation.

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

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

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

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

21 i. A control valve and a water-flow alarm device must be provided for each
22 floor. Each control valve and flow device must be electronically
23 supervised.

24 ii. Every mid-rise building must be provided with a class I standpipe system
25 that is interconnected with the fire sprinkler system. The system must
26 consist of two and one-half-inch (2½") hose valves that must be located in

each stair enclosure on every floor level. First floor outlets are optional only with approval of the fire code official. Two (2) hose outlets must also be located on the roof, outside of each stair shaft enclosure that penetrates the roof. The standpipe system must be designed, installed, and tested in accordance with the adopted edition of NFPA 14.

- e. Smoke detection. Smoke detectors must be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system installed in accordance with the adopted edition of NFPA 72. The actuation of any detector required by this section shall operate the emergency voice alarm signaling system and shall operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork. Smoke detectors must be located as follows:
 - i. In every mechanical equipment, electrical, transformer, telephone equipment, unmanned computer equipment, elevator machinery or similar room and in all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification zone or be listed as a releasing device.
 - ii. In the main return-air and exhaust-air plenum of each air-conditioning system having a capacity greater than two thousand (2,000) cubic feet per minute. Such devices must be located in a serviceable area downstream of the last duct inlet.
 - iii. At each connection to a vertical duct or riser serving two (2) or more stories from a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return-air riser carrying not more than five thousand (5,000) cubic feet per minute and serving not more than ten (10) air inlet openings.
 - iv. In all corridors serving as a means of egress.

- f. Fire alarm system. An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system shall be provided in conformance with the California Fire Code and California Building Code. Fire alarm control and emergency voice alarm communication panel must be located in either a dedicated fire alarm control panel room with exterior access or in the main lobby, or as approved by the fire code official.
- g. Emergency voice alarm communication system. An emergency voice alarm communication system shall be designed and installed in accordance with NFPA 72 and California Building Code 907.5.2.2 and its subsections, and 11B-215 and its subsections.
- h. Locking of stairway doors. All stairway doors that are locked to prohibit access from the interior of the stairway must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the main fire panel area. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position.

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

1 151. New structure shall be tested for Emergency responder radio coverage in accordance
2 with Section 510 of the California Fire Code.

3 152. New fire hydrants: Minimum GPM shall be per CFC Appendix B. Fire hydrants shall
4 have One 4-inch port and Two 2.5-inch ports.

5 153. Deferred Submittals:

6 -Automatic Fire Sprinkler, CFC & NFPA 13

7 -Class-I Wet Standpipe, CFC & NFPA 14

8 -Fire Alarm System, CFC & NFPA 72

9 -Emergency Responder Radio Coverage, CFC Section 510

-Private Underground Fire Mains per CFC & NFPA 24

10 154. Knox Key Boxes shall be provided. A master key for entry to all gates, enclosures and
11 equipment rooms or areas is required. Knox box shall be mounted at the entrance and at
12 every stairwell area at height of 60 to 66 inches above grade. Knox boxes shall be 4400
13 series.

14 155. Fire lane signs and/or red curbs shall be placed at Block 5 area at fire hydrant and fire
15 department connection area as required by CA. Vehicle Code, section 22500.1, 22658(a)
16 and Oceanside Fire Department Standards.

17 156. Address numbers placed in a position that is contrasting in color and plainly visible from
18 the street or road fronting the property. Commercial Building numbers shall be 12"
19 inches high with a minimum stroke of 1-1/2 inches.

20 157. Unit numbers and/or map directory signage shall be placed on every level, outside of
21 every elevator cab. Additional directional numbers shall be installed in areas approved
22 by the fire department.

23 158. Additional fire and building code requirements may apply based on formal plan
24 submittal, intended use of building and occupancy classification.

25 **Housing:**

26 159. Density Bonus/Inclusionary Housing Requirements

In order to obtain the density bonus, incentives/concessions, and waivers under the City's Comprehensive Zoning Ordinance Section 3032 and California Government Code Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved affordable housing requirements for low and moderate-income households under Oceanside City Code Chapter 14C, the occupancy of 20 of the 193 rental units for Block 5 and 18 of the 180 rental units for Block 20 shall be restricted for occupancy by Lower-Income Households at 80% or less of the Area Median Income, as defined in California Health and Safety Code Section 50079.5, at an Affordable Housing Cost for a household size appropriate for the unit size, as set forth in Sections 50053 of the California Health and Safety Code for a period of not less than 55 years. The property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.

160. In accordance with City's Comprehensive Zoning Ordinance Section 3032 M.2, thirty-eight (38) dwelling units reserved for rental to Lower-Income Households. Units shall be provided proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to other residents based upon the same terms. Specifically, of the 193 dwelling units for Block 5, seven studio units, eight one-bedroom units, and five two-bedroom units shall be reserved and affordable to Lower-Income Households. For Block 20, seven studio units, six one-bedroom units, and five two-bedroom units shall be reserved and affordable to Lower-Income Households.
161. To demonstrate compliance with Density Bonus law, Chapter 14C, and any housing and occupant protection obligations under Housing Element law, Density Bonus law, the 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 and Neighborhood Services Director, shall be recorded against the title of the property and the relevant terms and conditions recorded as a deed restriction, regulatory

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

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

16 163. In accordance with California Assembly Bill 686, as codified in Government Code
17 Section 8899.50, Applicant shall take meaningful actions to combat housing
18 discrimination, promote housing opportunities throughout the community, and foster
19 inclusive communities free from barriers that restrict access to opportunity based on
20 protected characteristics. Applicant shall implement an affirmative marketing strategy
21 that includes: (i) advertising and outreach in multiple languages as needed to reach
22 eligible populations; (ii) utilizing diverse media outlets and community organizations to
23 ensure broad dissemination of information about housing opportunities; (iii) partnering
24 with fair housing organizations, community-based organizations, and social service
25 providers that serve protected classes; (iv) maintaining records of all marketing efforts
26 and their effectiveness in reaching underserved populations; and (v) taking proactive
27 steps to address any patterns of segregation or lack of diversity in tenant selection. This

1 affirmative marketing strategy shall be developed in consultation with the City and
2 submitted for approval prior to initial lease-up and updated as necessary to ensure
3 continued compliance with fair housing objectives.

4 164. Prior to the approval and/or issuance of a grading permit, building permit or final or
5 parcel map for the residential project, whichever comes first, the Project applicant shall
6 make payment of the applicable Inclusionary Housing Administrative fees (\$1,000 per
7 development and \$100 per unit for all units) related to the administration and
8 implementation OCC Chapter 14C-Inclusionary Housing and to ensure the residential
9 project's compliance with all requirements and provisions thereof.

10 **Landscaping:**

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

23 a. Final landscape plans shall accurately show placement of all plant material such as
24 but not limited to trees, shrubs, and groundcovers.

- b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.
- c. Final landscape plans shall be prepared under the direct supervision of a Registered Landscape Architect (State of California), with all drawings bearing their professional stamp and signature.
- d. All required landscape areas both public and private (including trees and palms in the public rights-of-way) shall be maintained by owner, project associations or successor of the project (including public rights-of-way along N. Myers Street and Pier View Way). 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.

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

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

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

13 m. An automatic irrigation system shall be installed to provide coverage for all planting
14 areas shown on the plan. Low volume equipment shall provide sufficient water for
15 plant growth with a minimum water loss due to water run-off.

16 n. Irrigation systems shall use high quality, automatic control valves, controllers and
17 other necessary irrigation equipment. All components shall be of non-corrosive
18 material. All drip systems shall be adequately filtered and regulated per the
19 manufacturer's recommended design parameters.

20 o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water
21 Conservation Ordinance.

22 p. The landscape plans shall match all plans affiliated with the project.

23 q. Landscape construction drawings are required to implement approved Fire
24 Department regulations, codes, and standards at the time of plan approval.

25 r. Landscape plans shall comply with Biological and/or Geotechnical reports, as
26 required, shall match the grading and improvement plans, comply with Storm Water
27 Management Plan (SWMP), Hydromodification Plan, or Best Management Practices.

- 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.

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

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

Transportation:

168. At the southeast corner of the project site, the project shall provide the City with a utility easement measuring 2 feet wide by 35 feet long, located within the project right-of-way and beneath the newly proposed sidewalk on the east side of the project site, north of the existing City's right of way (north of Mission Avenue). This easement shall be used to relocate the City's existing conduit that is between the project right-of-way and the NTCD right-of-way. The project developer and contractor shall coordinate with the City

1 regarding the timing of the City's contractor's conduit installation. This coordination
2 shall occur during the grading of the sidewalk on the east side of the project site. All
3 improvements shall be completed prior to the issuance of occupancy and to the
4 satisfaction of the City Traffic Engineer.

5 169. The project shall be responsible for a fair share payment of \$24,800.00 to the City's
6 Thoroughfare and Signal Account. These funds shall be used at the City's discretion for
7 projects that improve traffic safety and mobility within the City of Oceanside. The
8 \$24,800.00 shall be paid in full prior to the issuance of any permit (precise grading,
9 building, or otherwise) for any phase or component of the project. This fair share
10 payment satisfies only the offsite improvement obligations. All other onsite
11 improvements, such as roadway, sidewalk, and any other improvements contiguous to or
12 needed for access to the project, shall be completed at the developer's expense. These
13 improvements shall also be completed prior to the issuance of occupancy and to the
14 satisfaction of the City Traffic Engineer.

15 170. The driveways shall have a minimum width of 24 feet. This improvement shall be
16 completed prior to the issuance of occupancy and to the satisfaction of the City Traffic
17 Engineer.

18

19 **Water Utilities:**

20

21 171. The developer will be responsible for developing all water and sewer utilities necessary
22 to develop the property. Any relocation of water and/or sewer utilities is the
23 responsibility of the developer and shall be done by an approved licensed contractor at
24 the developer's expense.

25 172. All Water and Wastewater construction shall conform to the most recent edition of the
26 *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by
27 the Water Utilities Director.

- 1 173. The property owner shall maintain private water and wastewater utilities located on
- 2 private property.
- 3 174. Water services and sewer laterals constructed in existing right-of-way locations are to be
- 4 constructed by an approved and licensed contractor at developer's expense.
- 5 175. Minimum separation between water services and sewer laterals shall be 10 feet.
- 6 176. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.
- 7 Palm tree minimum separation is lowered to 5' from water facilities.
- 8 177. Each new residential dwelling unit and commercial suite shall be metered individually.
- 9 178. For new buildings with multiple residential dwelling units; the City has accepted, as an
- 10 alternative, a public master meter for each building provided there is a private sub-meter
- 11 for each individual dwelling unit. The Home Owner's Association or Building Owner
- 12 would be responsible for the ownership, maintenance, reading, and replacement of the
- 13 private sub-meters. There shall be a shared agreement for the shared water supply line
- 14 and private water and sewer facilities among the owners. This should be addressed in the
- 15 CC&Rs or maintenance agreement.
- 16 179. Provide a separate commercial water meter for the proposed commercial space of each
- 17 building. If the space will be divided into multiple commercial suites, then a commercial
- 18 master meter may be utilized. The commercial master meter shall be billed based on the
- 19 predominant (highest) sewage strength classification within the building. The use of a
- 20 commercial master meter is based on the units having a low strength non-residential
- 21 sewer classification. If this classification were to change, then separate public water
- 22 meters and service connections, and sewer connections may be required for each
- 23 commercial unit. The Homeowner's Association or Building Owner would be
- 24 responsible for the ownership, maintenance, reading, and replacement of the private sub-
- 25 meters. There shall be a shared agreement for the shared water supply line and private
- 26 water and sewer facilities among the tenants.

1 180. Provide a separate irrigation water meter for each building. Meter shall be managed and
2 paid for by the Homeowner's Association or Building Owner. An address assignment
3 will need to be completed for the meter, and can be processed through the City Planning
4 Department. Meter shall be located such that a connection can be made to the City's future
5 recycled water main in N. Myers Street.

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

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

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

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

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

20 185. All public water and/or sewer facilities not located within the public right-of-way shall
21 be provided with easements sized according to the *Water, Sewer, and Recycled Water*
22 *Design and Construction Manual*. Easements shall be constructed for all weather
23 access.

24 186. No trees, structures or building overhang shall be located within any water or
25 wastewater utility easement.

26 187. The Myers Street Gravity Sewer Replacement (Phase 1) fee will apply to this
27 development. The fee is based on the project frontage (center to center of each adjacent

1 street), and a sewer replacement cost of \$271.98 per foot. Each Block has a frontage
2 length of 280 feet, therefore each Block will be assessed a fee of \$103,350.

3 188. The City has a capital improvement plan to install an 8-inch recycled water main in N.
4 Myers Street from Seagaze Dr. to approximately 235 feet north of Civic Center Dr, per
5 the Downtown Water and Sewer Replacement Phase 2 Project (Plan No. W18-0008). A
6 portion of the main has been installed from Seagaze Dr. to Pier View Way. If the City
7 has not installed the remainder of the recycled main prior to commencement of work on
8 the proposed development, then the Developer shall be responsible for installing the
9 recycled main (approx. 550 feet) from Pier View Way to north of Civic Center Dr. The
10 Developer will enter into a reimbursement agreement with the City for the construction
11 costs. Developer will be responsible for all improvements per the Phase 2 plans
12 including, but not limited to, permitting, traffic control, and testing.

13 189. The City is currently planning to install a future 8" recycled water main located in N.
14 Myers Street. When recycled water becomes available, this property shall be required to
15 convert its irrigation supply to recycled water. The irrigation system shall be designed in
16 anticipation of a future recycled water service and meter along N. Myers Street. The
17 system design shall meet the recycled water requirements of the City's *Water, Sewer,*
18 *and Recycled Water Design and Construction Manual.*

19 190. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities
20 Department for an independent review and pay a separate recycled water review fee. The
21 review shall include the processing, plan submittal, permitting, inspection, and testing of
22 the proposed irrigation system for approval by the State Water Resources Control Board
23 / San Diego County Department of Environmental Health and Quality for on-site
24 recycled water use. If Development is responsible for the irrigation or maintenance of
25 any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter
26 and service shall be required for this irrigation system. Local regulations do not permit a
27 single irrigation meter to service landscaping areas across property lines.

- 1 191. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing
- 2 Code Chapter 10, relating to garages, wash racks or when deemed necessary shall be
- 3 shown on building plans at each building sewer in an appropriate location and shall be
- 4 maintained in accordance with the Fats, Oil, and Grease permit. The location shall be
- 5 shown on the approved Engineering Plans with reference to Building Plans for design
- 6 and detail.
- 7 192. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-
- 8 OR0021-1 relating to food service establishments shall be on each building sewer when
- 9 deemed necessary in an appropriate outside location and shall be maintained by the
- 10 property owner. The grease interceptor shall be shown on Engineering Plans with
- 11 reference to Building Plans for design and detail.
- 12 193. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a
- 13 new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and*
- 14 *Recycled Water Design and Construction Manual*.
- 15 194. Connection to an existing sewer manhole will require rehabilitation of the manhole per
- 16 City standards. Rehabilitation may include, but not be limited to, re-channeling of the
- 17 manhole base, surface preparation and coating the interior of the manhole, and replacing
- 18 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 19 195. The commercial space will require a separate sewer lateral from the residential units.
- 20 Sewage from all units (commercial and residential) may combine on site before entering
- 21 the public sewer system, but the commercial space sewage shall be capable of being
- 22 isolated and sampled on site.
- 23 196. Where private sewer system is shared with other tenants, a Homeowner's Association or
- 24 Property Management Company and CC&Rs should address the maintenance, repair,
- 25 and replacement of "shared" sewer lateral or facilities.
- 26 197. A separate irrigation meter and connection with an approved backflow prevention device
- 27 is required to serve common landscaped areas and shall be displayed on the plans.

- 1 198. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter
- 2 and reduced pressure principle backflow device on Landscape Plans.
- 3 199. Provide stationing and offsets for existing and proposed water service connections and
- 4 sewer laterals on plans.
- 5 200. Subterranean parking structures shall be designed with a drainage system that conveys
- 6 runoff to the City's Storm Drain System and shall comply with the California Regional
- 7 Water Quality Control Board Order No. 2013-0001.
- 8 201. Any unused water services or sewer laterals by the proposed development or
- 9 redevelopment, shall be abandoned in accordance with Water Utilities requirements. If
- 10 an existing water meter is abandoned then a credit will be applied towards future buy-in
- 11 fees in the amount of the buy-in fee of the existing meter.

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

- 13 202. Show location and size of existing and proposed water meter(s), including sub-meters,
- 14 on the building plans. Show waterlines from proposed meters to connection points to
- 15 building.
- 16 203. Show location and size of existing and proposed sewer lateral(s) from property line or
- 17 connection to sewer main to connection point at building.
- 18 204. Provide a fixture unit count table and supply demand estimate per the latest adopted
- 19 California Plumbing Code (Appendix A) to size the water meter(s), including sub-
- 20 meters, and service line(s).
- 21 205. Provide drainage fixture unit count per the latest adopted California Plumbing Code to
- 22 size sewer lateral for property.
- 23 206. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then
- 24 building plans must show sizing calculations per the latest California Plumbing Code,
- 25 the location, the make and model, and plumbing schematic showing the required
- 26 appurtenances at each building sewer lateral.

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

6 208. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are
7 to be paid to the City at the time of Building Permit issuance per City Code Section
8 32B.7.

9 **Police:**

10 209. Landscaping (The below suggestions allow for maximum natural surveillance)
11 a. All shrubs/ground cover will maintain a maximum of 2' in height.
12 b. All trees will maintain a lower canopy of 6', or more from the ground.
13 c. Trees shall not be blocking any windows or grown near lighting fixtures to the point
14 where they may obstruct illumination with their present and future growth.
15 d. Implementation of hostile/thorny vegetation (especially along perimeter) encourage.
16 e. Provide routine landscaping maintenance.

17 210. Lighting
18 a. Lighting used should be luminaire (D-series) or LED throughout property to include
19 areas of the parking garage and along perimeter to include motion activated as well.

20 211. Surveillance and Security
21 a. Mechanical Surveillance:
22 i. Live feed in office as well to monitor property and abnormal activity.
23 ii. Signage posted "video surveillance on premises"
24 iii. Employees should conduct frequent checks of premises for abnormal users.
25 b. Utilize mirrors in stairwells and garage to alleviate ambush points.
26 c. Secured and/or restricted access throughout the property (i.e., storage area, elevators,

1 lobby, pedestrian gates, garage access, etc.)

2 d. Natural Surveillance: placement of physical features such as benches along the side
3 walk in front of both locations that provide 360 natural surveillance.

4 212. Property Perimeter

5 a. Decorative perimeter anti-climb fencing (at least 6' recommended 7' to 8') with hostile
6 vegetation along the perimeter of the property is recommended.

7 213. Property Wayfinding

8 a. Map and proper signage directing users to facility and office. Useful for emergency
9 response personnel in locating the proper building/unit.

9 b. Directional signage for emergency exit points off property including.

10 214. Additional Recommendations/Modifications

11 a. Transparent staircases for the purposes of visibility

12 b. Decorative perimeter anti-climb fencing (at least 6' recommended 7' to 8') with
13 hostile vegetation between the existing condominium on the north end of the
14 project to ensure abnormal users do not utilize space.

15 **Solid Waste:**

16 215. The plans must include an area for storage of landfill, recycling, and food
17 scraps/organics within an enclosure and/or storage area screened from public view.
18 Plans should include separate enclosure or storage areas for commercial tenants and
19 residential tenants to ensure proper use of services and mitigate dumping. Plans should
20 also label service bins for each stream. For additional information or questions on
21 bin/cart dimensions and servicing please refer to the attached City of Oceanside
22 Enclosure Guidelines and the City's website.

23 * In Oceanside, food scraps and green waste are collected separately. All customers
24 must subscribe and store for landfill, recycling, and food scraps. Green waste recycling
25 may be accommodated through the franchise provider, by a third party, or waived for

1 green waste only if there is no green waste onsite. Documentation is required by the city
2 annually for management of green waste services.

3 216. The City of Oceanside Enclosure Guidelines establish a minimum number of enclosures
4 required based on the number of dwelling units or square footage in order to establish
5 adequate service levels. Adjustments to the amount of enclosures required may be
6 permitted if the applicant can indicate adequate servicing (same cubic yard
7 requirements) through increased frequency of service.

8 217. Enclosure location(s) cannot block the alleyway, public right of way, or create public
9 nuisance. Plans should provide the traffic pathway for service vehicles to ensure
10 adequate access. Refer to the City of Oceanside Enclosure Guidelines for enclosure
11 location and hauler access requirements. Projects with underground collection services
12 must provide unobstructed pull out access without curbs, rolled curbs or pavement gaps
13 that would limit hauler access of the dumpster(s) from the street. Additional service fees
14 may apply for pull out service.

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

19 219. The City of Oceanside reserves the right to review program and services levels and
20 request increases if deemed necessary. The City of Oceanside Municipal Code Chapter
21 13 requires that Oceanside residents, businesses and multifamily projects are to separate
22 all recyclable material from other solid waste. Additionally, the State of California
23 regulations requires all California businesses participate in Mandatory Recycling (AB
24 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined
25 in the Oceanside Solid Waste code.

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5 PASSED AND ADOPTED by the Community Development Commission of the City of
6 Oceanside, California, this 14th day of January, 2026 by the following vote:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 ATTEST:

12 SECRETARY

13 _____
14 CHAIRPERSON

15 _____
16 APPROVED AS TO FORM:
17 OFFICE OF THE CITY ATTORNEY

18 _____
19 GENERAL COUNSEL