

1 reduced density cap of 85 dwelling units per acre and adopt proposed Article 12, Section 1234
2 of the Zoning Ordinance to establish an enhanced density bonus schedule for very-low-income,
3 low-income, and moderate-income dwelling units was made and seconded; and

4 **WHEREAS**, the City Council/Community Development Commission conducted a joint
5 duly-noticed public hearing on October 18, 2023, to adopt changes to the City's Downtown
6 Zoning Ordinance to establish a maximum density of 86 dwelling units per acre for mixed use
7 projects in the downtown district; and

8 **WHEREAS**, on February 5, 2026, the California Coastal Commission approved said
9 changes with one suggested modification to Article 12, Section 1232 Additional Regulation D and
10 two suggested modifications to Article 12, Section 1232 Additional Regulation KK. Per Exhibit
11 A, the proposed modification to Additional Regulation D clarifies that the 86 units per acre
12 standard is a base density and can be subject to density bonuses and adds language clarifying that
13 the Downtown District's 5,500-unit density cap is a target that may be exceeded. The proposed
14 modification to Additional Regulation KK again clarifies that the Downtown District's 5,500-unit
15 density cap established by the General Plan is a target that may be exceeded. It also adds three
16 subsections to 1) clarify that density bonus law does not override or diminish the requirements of
17 the California Coastal Act; 2) clarify that the approving body may allow minor LCP
18 inconsistencies for density bonus projects only if they avoid significant coastal resource impacts,
19 and requires denial for any concession/waiver/incentive/density increase that would cause
20 unavoidable or unmitigable impacts; and 3) require the City to submit a LCPA to the Coastal
21 Commission by January 1, 2029 updating its density bonus regulations and establishing objective
22 design standards for qualifying multifamily projects.

24 **WHEREAS**, the City Council/Community Development Commission did, on the 3rd of
25 June 2026 conduct a duly-noticed public hearing to consider Zone Amendment (ZA22-00002) and
26 Local Coastal Program Amendment (LCPA22-00002), to consider the California Coastal
27 Commission's modifications; and

28 **WHEREAS**, the City Council/Community Development Commission finds that Zone
Amendment (ZA22-00002) and Local Coastal Program Amendment (LCPA22-00002) conform
with, and are adequate, to carry out the land use plan of the Local Coastal Program.

1 WHEREAS, a Notice of Exemption was prepared by the Resource Officer of the City of
2 Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and
3 State Guidelines; and

4 NOW, THEREFORE, the City Council/Community Development Commission of the
5 City of Oceanside DOES RESOLVE as follows:

- 6 1. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby
7 certifies that the Local Coastal Program Amendment (LCPA22-00002) is intended to be
8 carried out in a manner fully in conformity with the Coastal Act, and is hereby adopted.
- 9 2. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this
10 Local Coastal Plan Amendment shall take effect upon Commission approval.
- 11 3. Notice is hereby given that the time within which judicial review must be sought on the
12 decision is governed by Public Resources Code §30801.

13
14 PASSED AND ADOPTED by the Oceanside City Council/Community Development
15 Commission this 3rd day of June 2026, by the following vote:
16

17 AYES:
18 NAYS:
19 ABSENT:
20 ABSTAIN:
21

22 _____
23 MAYOR/
24 CDC CHAIR OF THE CITY OF OCEANSIDE

25 ATTEST:

APPROVED AS TO FORM:

26 _____
27 City Clerk/ CDC Secretary

26 _____
27 City Attorney/ CDC General Counsel