

CALIFORNIA COASTAL COMMISSION

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February 17, 2026

SENT VIA EMAIL ONLY

Jonathan Borrego
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

Re: Certification of City of Oceanside LCP Amendment No. LCP-6-OCN-25-0029-2
(Downtown Density for 6th Housing Cycle)

Dear Johnathan:

On February 5, 2026, the California Coastal Commission approved the above referenced amendment to the City of Oceanside Local Coastal Program (LCP). The amendment involves revisions to the certified Implementation Plan (IP) in order to update Article 12 (D–Downtown District) to establish a maximum density of 86 dwelling units per acre (du/acre) for mixed-use projects in the Downtown District.

The Commission approved the LCP amendment with suggested modifications that address revising the current maximum total dwelling unit from an enforceable cap to a target and allow any future dwelling unit target to be exceeded; allowing density bonus provisions consistent with State Density Bonus Law in the Downtown District; and requiring the City to update its existing density bonus regulations to include the Downtown District by 2029.

Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the amendment was certified with suggested modifications.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications; and take any formal action which is required to satisfy them, such as revised plan policies, rezonings or other ordinance revisions. This certification must also include production of new LCP text, demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination. The local government's action must be completely consistent with the Commission's certification order; if you are considering any change from what is presented in the attached suggested modifications, you should contact this office immediately.

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The Commission's certification order remains valid for six months from the date of its action; therefore, it is necessary for the City of Oceanside to take the necessary steps within six months or by August 5, 2026. If you believe that the City of Oceanside will need additional time, you may request up to a one-year time extension but such an extension must be granted by the Coastal Commission at a subsequent hearing. As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and your staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely,



Melissa Belen-Gonzalez
Coastal Program Analyst

For:

Kanani Leslie
Coastal Program Manager

Attachment A Modifications to LCP Amendment No. LCP-6-OCN-25-0029-2

The City's new text is shown in underlined text. The City's deleted text is shown in ~~single strike through~~. The language that the Commission added as modifications is shown in double underline. The language that the Commission deleted as modifications is shown in ~~double strike through~~.

1. Modify Article 12 D District, Section 1232 Downtown District Property Development Regulations, Subsection D District: Additional Development Regulations (D)(2), as follows:

2. Residential stand-alone projects may achieve a density of 29 to 43 units per acre. The base density of 29 units per acre shall be considered the appropriate density for development within each residential land use designation. The base density may be increased from 29 units per acre to 33 units per acre if an underground parking structure(s) situated 50% or more below grade is/are used in a residential project to provide all of the required parking. ~~There is no density limit for residential mixed use developments~~ Mixed use developments shall have a maximum base density of 86 units per acre, exclusive of any density bonuses. The Downtown District may have a target of 5,500 total dwelling units, although this target number may be exceeded.

2. Modify Article 12 D District, Section 1232 Downtown District Property Development Regulations, Subsection D District: Additional Development Regulations (Adoption of Mixed-Use Development Plans), as follows:

1. ~~That the total number of dwelling units in the Downtown District shall not exceed~~ have a target of 5,500 total dwelling units, although this target number (or any future limit target established by the City's General Plan) may be exceeded.

3. Modify Article 12 D District, Section 1232 Downtown District Property Development Regulations, Subsection D District: Additional Development Regulations (Adoption of Mixed-Use Development Plans) by adding the proposed subsections as follows:

8. Coastal Act Consistency. California Government Code Section 65915 provides that density bonus law shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976. Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant may be entitled under this zoning ordinance or Gov. Code, § 65915 et. seq., (as amended as of the date of Coastal Commission certification or conditional certification) shall be permitted only as consistent with the California Coastal Act of 1976 (Pub. Resources Code, § 30000 et seq.) and the certified Oceanside Local Coastal Program.

9. Within the Coastal Zone, the approving body (or the Coastal Commission on appeal) may approve a project with minor inconsistencies with local coastal program (LCP) requirements relating to additional units or concessions, waivers, or incentives where such inconsistencies emanate from state density bonus law provisions, only if the project is found to be in conformity with all LCP provisions requiring avoidance of significant coastal resource impacts to the maximum extent feasible, including but not limited to impacts to sensitive habitat, wetlands, public viewsheds, public access and recreation and open space. To make such a finding, an analysis of coastal resource impacts associated with the density bonus project and any alternatives shall be provided. If a finding is made that the concession, waiver, incentive, or increase in otherwise allowable density would result in significant adverse impacts to coastal resources or public access and recreation, and the project could not be modified or such impacts could not be adequately mitigated by imposing reasonable conditions of approval, then the City may deny the concession, waiver, incentive, or density bonus.

10. By January 1, 2029, the City shall submit to the Coastal Commission a Local Coastal Program Amendment application to update its density bonus regulations, including within the Downtown District, as well as establish objective design standards that would apply to multifamily housing projects that qualify for streamlined reviews under state law.