

City of Oceanside
Development Services Department
Memorandum

DATE: April 22, 2026

TO: Downtown Advisory Committee

FROM: Dane Thompson, Senior Planner 

SUBJECT: CONSIDERATION OF A DEVELOPMENT PLAN (RD24-00008), TENTATIVE MAP (RT26-00001), CONDITIONAL USE PERMIT (RCUP24-00004), AND REGULAR COASTAL PERMIT (RRP24-00006) TO CONSTRUCT FIVE CONDOMINIUM UNITS ON A 5,000 SQUARE FOOT SITE LOCATED AT 217 SOUTH MYERS STREET – APPLICANT: 217 S MYERS, LLC.

Location & Background

The project site is a developed 5,000 square foot lot located at 217 South Myers Street. The site is currently developed with a 556 square-foot cottage built in 1930. Situated within the Townsite Neighborhood Planning Area, the site has a General Plan land use designation of Downtown (D), a Local Coastal Program land use designation of High Density Residential (C-RH) and a zoning designation of Downtown Subdistrict 5 (D-5). Surrounding land uses include single- and multi-family residences on all sides.

Figure 1: Project Location



The project was brought before the Downtown Advisory Committee (DAC) for a recommendation on August 20, 2025 proposing to demolish the existing cottage and construct four, three-story townhomes. The DAC voted unanimously (5-0-4) to recommend approval of the project to the Community Development Commission (CDC). The project was not presented to the CDC due to ongoing coordination with the City's Housing and Neighborhood Services Department, which determined that demolishing the existing cottage would require a unit to be replaced at an affordable cost pursuant to Government Code Section 66300.6. Due to a lack of income verification as part of the initial application submittal, the replacement unit must be deed-restricted for a very low-income household, consistent with background income rates for residents across the City. The applicant has decided to add a fifth unit to their original proposal to accommodate this requirement, significantly modifying their original scope of work. Therefore, the revised project requires a new recommendation from the DAC.

Project Description

The project application is comprised of four entitlements: a Development Plan, Tentative Map, Conditional Use Permit, and Regular Coastal Permit to demolish the existing cottage and allow the construction of five condominium units, split between two three-story structures. The unit mix is shown in Table 1 below.

Table 1: Unit Mix

	Bedrooms / Bathrooms	Height	Floor Area	Open Space
Building A		31'2"		
Unit 1	3 bed / 3 bath		1,626 s.f.	482 s.f.
Unit 2	3 bed / 3.5 bath		1,805 s.f.	482 s.f.
Unit 5 (VLI)	1 bed / 1 bath		660 s.f.	200 s.f.
Building B		31'2"		
Unit 3	3 bed / 3.5 bath		1,921 s.f.	507 s.f.
Unit 4	3 bed / 3.5 bath		1,921 s.f.	507 s.f.

A California Beach Modern design style is proposed for both structures. Off-white sand finish stucco would line the majority of the structures, with stone veneer and woodgrain siding accents. The front doors and garage doors would have a simulated woodgrain exterior to match the woodgrain siding accents on the third floor. Decorative wood slat shade screens are proposed on the front façade as a unique and eye-catching architectural feature.

Figure 2: Architectural Rendering



While the project is proposing a deed-restricted affordable dwelling unit, the applicant has declined to utilize State Density Bonus Law. The subject unit would satisfy both the City's inclusionary housing requirement under Chapter 14C of the Oceanside City Code as well as the State's replacement housing requirements of GOV § 66300.6.

ANALYSIS

KEY PLANNING ISSUES

1. GENERAL PLAN CONFORMANCE

The General Plan Land Use Map designation for the subject property is Downtown (D). The proposed project is consistent with this land use designation and the policies of the City's General Plan as follows:

Land Use Element

Goal 1.1: Community Values

Objective: To ensure the enhancement of long-term community and neighborhood values through effective land use planning.

Policy A: Land uses shall be attractively planned and benefit the community.

Policy B: Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.

The proposed project has been attractively designed with modern architecture and quality materials which would increase the aesthetic appeal of the community. The proposed residences would be subject to the performance standards of Section 3024 of the Zoning Ordinance and therefore would not negatively impact the surrounding uses with regard to odor, noise, dust, and glare. Given the

compact development pattern of the area, the rooftop decks would not result in significant privacy impacts to the surrounding uses adjacent to the site.

Economic Development Element / Energy and Climate Action Element

Goal EDE-1b: The City will expand employment, housing, and public amenities by facilitating efficient, transit-oriented development within already urbanized areas (i.e., smart growth).

Policy 1b-1: Encourage efficient, transit-oriented development, walkability, parking efficiency, pedestrian and bicycle facilities, and a strong sense of place within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map.

Goal ECAE-2a: The City will accommodate future population, employment, and housing growth within already urbanized areas.

Policy 2a-1: In areas served by transit, promote land use intensities that increase transit ridership and, in turn, the quality and frequency of transit service.

The project site is located in SGOA OC-1 which spans the entirety of Downtown. Due to the proximity to the Oceanside Transit Center, the beach, and City facilities, as well as the mixed-use nature of Downtown, the OC-1 SGOA is well positioned for current and future smart growth opportunities. The project is proposed at a density which is similar to the surrounding properties while also being sufficient to support nearby businesses, increased walkability, and higher transit ridership.

Housing Element (Sixth Cycle 2021-2029)

Goal HE-1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.

Policy 1.1: Promote a high-quality urban environment with stable residential neighborhoods and healthy business districts.

Policy 1.6: Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

The project is attractively planned and would promote a high-quality urban environment while relieving development pressure at the suburban fringe of the City. By locating more housing units in compact neighborhoods like the Downtown, the City can preserve more open space and natural resources at other locations, like the agricultural lands of South Morro Hills, while reducing per capita energy and water demand.

2. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the Downtown District land use and development standards within Article 12 of the Zoning Ordinance. The project site is located within Downtown Subdistrict 5, which permits single- and multi-family residential uses. The D-5 Subdistrict allows a maximum potential density for residential projects of one dwelling unit per 1,000 square feet of lot area (five units) with approval of a conditional use permit. Pursuant to Section 1232(D)(5), residential standalone projects requesting a use permit for an increase to the maximum potential density shall exhibit excellence in design to be favorably considered. Staff finds that the proposed project includes high quality architectural design and materials and would improve the pedestrian experience on the street and alley. Therefore, staff finds that the requested use permit should be granted to allow an increase to the maximum potential density.

With respect to development standards, the proposed project complies with the requirements of Downtown Subdistrict 5 (see Table 2), with the exception of parking requirements. Government Code Section 65863.2 (AB 2097) grants applicants the ability to provide parking at levels they deem suitable, exempting projects from municipalities' minimum parking requirements when a project site is located within one-half mile to a major transit stop. Because the subject project is a block away from the Oceanside Transit Center, the project does not have to provide the minimum of ten off-street parking spaces prescribed by Article 31 of the Zoning Ordinance. As proposed, four garage spaces are proposed for the market rate units with access from the existing alley. For the very low income unit, one uncovered space would be supplied partially on the adjoining property also owned by the applicant which would also take access from the existing alley. .

Table 2: Development Standards

Development Standard	Current Zoning (D-5) Standard	Project as Proposed
Density	Base: One unit per 1,500 s.f. of lot area Max.: One unit per 1,000 s.f. of lot area	One unit per 1,000 s.f. of lot area
Minimum Lot Area	5,000 s.f.	5,000 s.f.
Minimum Lot Width	50 ft	50 ft
Minimum Setbacks		
Front	10 ft	10 ft
Side	3 ft	3 ft
Alley	5 ft	5 ft
Maximum Height	35 ft	31'2"
Minimum Site Landscaping	25%	27%
Tree Canopy	7%	18.8%
Permeable Surfaces	10%	13.6%
Open Space	200 s.f. per unit	200 s.f. min
Required Parking	8 spaces	5 spaces*

*Pursuant to GOV § 65863.2

3. LOCAL COASTAL PROGRAM (LCP) CONFORMANCE

The project site is located in the Appeal Jurisdiction area as indicated on the *LCP Certification Permit and Appeal Jurisdiction Map* and is subject to the City's Local Coastal Program, which

includes a land use plan and a series of goals and policies intended to ensure that development within the City's Coastal Zone complies with the California Coastal Act. Staff finds that the proposed project is consistent with the applicable components of the Local Coastal Program as follows:

LCP Land Use Plan

The subject property is designated High Density Residential, which allows densities up to 43 dwelling units per acre. Proposed at the maximum allowable density, the project is consistent with the purpose and intent of this land use designation.

Visual Resources and Special Communities Policy VI.C.8: The City shall ensure that all new development is compatible in height, scale, color, and form with the surrounding neighborhood.

The surrounding neighborhood includes a variety of building heights, materials, colors, and forms with an eclectic mix of architectural styles. Designed with California Beach Modern architecture, the proposed structures would fit in with the surrounding neighborhood and assist in maintaining the beachy character of the South Coastal District within the Downtown. Off-white-colored stucco would be fitting for the area, which is largely devoid of dark primary finishes. Structures on the 200-block of South Myers Street range from yellow, beige, and white to sage, seafoam, and sky blue. The project is compliant with the height and setback requirements of the Zoning Ordinance and the buildings' scale would fit appropriately within the wide range found in the area.

4. DOWNTOWN RESIDENTIAL DESIGN GUIDELINES CONSISTENCY

All standalone residential projects in the Downtown are subject to the Downtown Residential Design Guidelines. As guidelines are not objective development standards, projects should be consistent with their intent, though complete compliance is unnecessary. As proposed, staff finds the project to substantially meet the intent of the Guidelines.

Design Component 1: Basic Site Design: Placement of House, Garage, and Access.

As proposed, the project would respect the existing setback patterns of South Myers Street and the larger South Coastal District which largely consists of buildings that front the street with shallow setbacks. Vehicular access to the site would come from the alley, minimizing the appearance of the garages. Paving and hardscape materials are minimized in the front yard area, pronouncing the appearance of landscaping from public views. Wall sconces are proposed on the rearmost wall, bringing more light to the alley, improving its pedestrian experience.

Design Component 2: Building Envelope: Height, Mass, Size, and Scale.

The proposed project has been designed at a size and scale similar to existing multifamily residential structures in the South Coastal District. Two structures are proposed instead of one five-unit structure to reduce massing, bring more natural light into the dwellings, and provide more privacy to future inhabitants. Front yard and parkway landscaping, façade articulation, and architectural features also reduce the massing of the structures from the street.

Design Component 3: Architectural Style and Form

The proposed project is designed in the California Beach Modern style, similar to multiple other projects in the South Coastal District built in the last decade. Proposed building elements, including roof style, materials, window types, and accents are appropriate to the architectural style and massing, while being aesthetically compatible with the surrounding neighborhood. Inset entries are integral to the design, adding articulation to the façade while remaining modest and not detracting from the overall design of the structure.

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), staff finds that both this proposed project (RD24-00008) and the associated project just to the north (RD24-00007) are categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15332 “In-fill Development Projects” of the California Environmental Quality Act. PRC § 21159.27 prohibits applicants from splitting projects into smaller components (i.e. piecemealing) in order to qualify for a CEQA exemption. Therefore, staff reviewed this project in conjunction with RD24-00007 which is under the same ownership as this project and was submitted at the same time. A categorical exemption memo for both projects can be found in Attachment 3.

Recommendation

Staff recommends that the Downtown Advisory Committee (DAC) recommend to the Community Development Commission (CDC) approval of the Development Plan, Tentative Map, Conditional Use Permit, and Regular Coastal Permit for the construction of five condominium units between two three-story structures at 217 South Myers Street.

Attachments:

1. Description and Justification Letter
2. Project Plans
3. Categorical Exemption Memo