

ORDINANCE NO. __

**AN ORDINANCE OF THE CITY OF OCEANSIDE
AMENDING THE ZONING DESIGNATION FOR CERTAIN REAL
PROPERTY LOCATED AT 333 GARRISON STREET (APN 162-
020-26-00) FROM PUBLIC/SEMIPUBLIC (PS) TO PLANNED
DEVELOPMENT (PD) – GARRISON ZONE AMENDMENT
(ZA24-00001)**

(Applicant: The True Life Companies, LLC)

WHEREAS, an application for Zone Amendment (ZA24-00001) has been filed under the provisions of Article 45 of the Zoning Ordinance of the City of Oceanside for the following:

to amend the zoning designation of certain real property located at 333 Garrison Street (APN 162-020-26-00) from Public/Semipublic to Planned Development, as specified in Exhibit "A" and as depicted in Exhibit "B" attached hereto and incorporated herein by reference thereto;

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of August 2025, conduct a duly advertised public hearing as prescribed by law and adopt Resolution 2025-P21, recommending City Council approval of said Zone Amendment;

WHEREAS, said Planning Commission recommendation was made in conjunction with the recommendation that the City Council approve General Plan Amendment (GPA24-00002), Tentative Map (T24-00002), Development Plan (D24-00010), and Density Bonus (DB25-00004);

WHEREAS, on the 3rd day of December 2025, the City Council held a duly noticed public hearing and heard and considered written evidence and oral testimony by all interested parties and the recommendation of the Planning Commission on the above identified Zone Amendment (ZA24-00001);

1 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
2 Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared and circulated
3 for this project;

4 WHEREAS, based upon such evidence and testimony, including but not limited to
5 the staff report, the City Council finds as follows:

6 FINDINGS:

7 For the Zone Amendment:

8 To re-designate the project site to Planned Development (PD):

- 9 1. The proposed change in zoning is consistent with the General Plan Land Use
10 Element, as the proposed zoning is consistent with the MDC-R land use designation.
11 At a proposed density of 16.9 dwelling units per acre, development of the site would
12 be within the allowable density of the MDC-R land use designation, which allows a
13 density range of 15.1 to 20.9 dwelling units per acre. The total number of dwelling
14 units allowed under the Planned Development (PD) Plan does not exceed the
15 maximum number permitted for the total area of the PD parcel. The land use and
16 development standards articulated in the PD Plan ensure that development and land
17 use on the project site will both enhance the visual quality of, and be compatible with,
18 the surrounding area.
- 19 2. The PD Plan will result in a superior land use design in comparison with development
20 permitted under the base district regulations. Relative to the base district regulations,
21 implementation of development under the PD Plan in the future will result in a well
22 thought-out, highly livable community which is compatible with the surrounding
23 neighborhood.
- 24 3. Deviations from the base district regulations that otherwise would apply are justified
25 by compensating benefits of the PD Plan, including high-quality architecture,
26 extensive open space, and well-appointed common recreation facilities.

1 4. The PD Plan includes adequate provisions for utilities, services, and emergency
2 vehicle access; and public service demands will not exceed the capacity of existing
3 and planned systems.
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1 NOW, THEREFORE, the City Council of the City of Oceanside DOES ORDAIN as
2 follows:

3 1. The Zone Amendment application ZA24-00001 for certain real property described
4 in Exhibit "A" (Legal Description)", and Exhibit "B (Zone Amendment Map) attached
5 hereto is hereby approved, and the City Planner is directed to amend the appropriate Zoning
6 Map to show the Zone Amendment.

7 2. This ordinance shall not be codified.

8 3. The City Clerk of the City of Oceanside is hereby directed to publish this ordinance
9 once within fifteen (15) days after its passage in a newspaper of general circulation published
10 in the City of Oceanside.

11 4. This ordinance shall take effect and be in force on the thirtieth (30th) day from and
12 after its final passage.

13 5. Notice is hereby given that the time period within which judicial review must be
14 sought on this decision is governed by Government Code Section 65009(c)(1)(B).

15 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
16 California held on the 3rd day of December 2025, and, thereafter,

17 PASSED, ADOPTED by the City Council of the City of Oceanside, California, this
18 _____ day of _____, 2025 by the following vote:

19 AYES:

20 NAYES:

21 ABSENT:

22 ABSTAIN:

26 ATTEST:

28 _____
City Clerk

Mayor of the City of Oceanside

APPROVED AS TO FORM:

City Attorney

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

THE LAND DESCRIBED IN CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 30, 2022 AS INSTRUMENT NO. 2022-0453728 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, SAID POINT BEING ON THE EAST AND WEST CENTER LINE OF SAID SECTION, DISTANT THEREON NORTH 89°30' 30" EAST 690.81 FEET FROM THE CENTER OF SAID SECTION, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO A.O. ELSTAD, ET UX, RECORDED MARCH 15, 1961 AS DOCUMENT NO. 46030 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 THE FOLLOWING COURSES:

CONTINUING ALONG SAID EAST AND WEST CENTER LINE, NORTH 89°30'30" EAST, 340.12 FEET TO THE NORTHWESTERLY LINE OF THAT 60.00 FEET EASEMENT DESCRIBED IN DEED TO RAY A. WILCOX, ET AL, RECORDED JANUARY 25, 1960 AS DOCUMENT NO. 15744 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, NORTH 29°25'43" EAST 385.59 FEET TO A LINE DRAWN PARALLEL WITH AND 6.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF THAT EASEMENT DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARALLEL LINE, NORTH 9°51'43" EAST 255.66 FEET TO A LINE DRAWN PARALLEL AND 60.00 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 0°16'43" EAST ALONG SAID PARALLEL LINE 205.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 66°52'17" WEST 295.00 FEET; THENCE SOUTH 25°44'30" WEST, 160.00 FEET;

THENCE SOUTH 35°44'30" WEST, 23.85 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF

SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606;

THENCE LEAVING SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, ALONG SAID PARALLEL LINE SOUTH $66^{\circ}52'17''$ EAST 283.00 FEET TO A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH $9^{\circ}51'43''$ EAST;

THENCE ALONG SAID PARALLEL LINE SOUTH $9^{\circ}51'43''$ WEST 297.82 FEET TO A LINE PARALLEL WITH AND 90.00 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 HAVING A BEARING OF NORTH $29^{\circ}25'43''$ EAST;

THENCE ALONG SAID PARALLEL LINE SOUTH $29^{\circ}25'43''$ WEST 392.01 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE LEAVING SAID NORTH AND SOUTH LINES SOUTH $19^{\circ}47'10''$ EAST, 118.86 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE ALONG SAID EASTERLY LINE NORTH $29^{\circ}25'43''$ EAST 129.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 162-020-26-00

