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(Applicant: Toll Brothers Apartment Living)

To amend the zoning designation of certain real property located at 235 South Tremont Street ((APNs 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00) from Downtown District: Public Transportation and Railroad (D-14) and High Density Residential (D-5), Public Utility and Transportation (PUT), Office Professional, Coastal (OP), and Medium Density Residential, Coastal (R-3) to Specific Plan, as specified in Exhibit "A" and as depicted in Exhibit "B" attached hereto and incorporated herein by reference thereto;

WHEREAS, said Planning Commission recommendation was made in conjunction with the recommendation that the City Council approve General Plan Amendment (GPA22-

00002), Local Coastal Program Amendment (LCPA22-00004), Vesting Tentative Map (T22-00006), Development Plan (D22-00016), and Regular Coastal Permit (RC22-00011);

WHEREAS, on the 7th day of October 2025, the City Council and Community Development Commission 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 (RZA22-00001), and after closing the public testimony portion of the hearing, continued the matter for further deliberation to the 19th day of November 2025 pursuant to Oceanside City Code section 2.1.40; and;

WHEREAS, on the 19th day of November 2025, the City Council and Community Development Commission reconvened for the continued deliberation on the above identified Zone Amendment (RZA22-00001); and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; an Environmental Impact Report was prepared and circulated for this project;

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

FINDINGS:

For the Zone Amendment:

To re-designate the project site to Specific Plan:

1. The proposed change in zoning is consistent with the General Plan Land Use Element, as the proposed zoning is consistent with the Specific Plan land use designation. At a proposed density of 547 dwelling units per acre, development of the site would be within the allowable density of the Specific Plan.
2. In accordance with CA Government Code Section 65450 et seq., a Specific Plan is a regulatory tool used for implementing policies of a jurisdiction's adopted general plan and individual development proposals in a defined area. A Specific Plan customizes the development goals and objectives, as well as land use regulations

consistent with the jurisdictions' vision for the property as provided in the general plan or local coastal program.

3. The purpose of the OTC Specific Plan is to provide for the coordinated development of a new, high quality mixed-use project and intermodal transit facility within the identified boundaries. The OTC Specific Plan includes a description of the proposed project, and sets forth the land use program, development standards, design guidelines, and primary infrastructure components that will guide development of the project across multiple phases.

4. The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

NOW, THEREFORE, the City Council and Community Development Commission of the City of Oceanside DOES ORDAIN as follows:

1. The Zone Amendment application RZA22-00001 for certain real property described in Exhibit "A" (Legal Description)", and Exhibit "B (Zone Amendment Map) attached hereto is hereby approved, and the City Planner is directed to amend the appropriate Zoning Map to show the Zone Amendment.

2. This ordinance shall not be codified.

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

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

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

INTRODUCED at a regular meeting of the City Council of the City of Oceanside, California held on the 19th day of November 2025, and, thereafter,

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6 PASSED, ADOPTED by the City Council and Community Development
7 Commission of the City of Oceanside, California, this _____ day of _____, 2025
8 by the following vote:

9 AYES:

10 NAYES:

11 ABSENT:

12 ABSTAIN:

13
14
15 _____
16 Mayor/Community Development Commission
17 Chair of the City of Oceanside

18 ATTEST:

19
20 APPROVED AS TO FORM:
21 OFFICE OF THE CITY ATTORNEY

22 _____
23 City Clerk/Community Development
24 Commission Secretary



25 _____
26 City Attorney/CDC General Counsel
27
28

EXHIBIT A

LEGAL DESCRIPTION

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

TRACT I: (147-350-24-00 AND 147-350-25-00)

PARCEL 1:

LOTS 9 THROUGH 16, BLOCK 7, OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [344](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885, LOT 9, BLOCK 7, BRYAN'S ADDITION, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 2:

ALL OF BLOCK 8 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 3:

FRACTIONAL LOT 8 IN BLOCK 9 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THE NORTHERLY 20 FEET OF TOPEKA STREET AS VACATED AND CLOSED TO PUBLIC USE, LYING SOUTHEASTERLY OF AND ADJACENT TO SAID LOT.

PARCEL 4:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 10 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

ALSO THAT PORTION OF TOPEKA STREET LYING WESTERLY FROM CLEVELAND STREET AND NORTH OF AND ADJACENT TO SAID LOT 1, BLOCK 10, WHICH SAID PORTION OF TOPEKA STREETS WAS CLOSED TO PUBLIC USE BY RESOLUTION NO. 915, IN THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA.

ALSO TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND TYSON STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 5:

THAT PORTION OF A TRACT OF LAND COMMONLY KNOWN AS THE DEPOT GROUNDS IN OCEANSIDE,

TOGETHER WITH THAT CERTAIN 200.00 FOOT RIGHT-OF-WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY LYING SOUTHEASTERLY OF SAID DEPOT GROUNDS, ALL IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [313](#), BY H.P VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 19, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 7 OF OCEANSIDE, ACCORDING TO MAP THEREOF NO. [344](#), FILED IN SAID COUNTY RECORDER'S OFFICE ON JULY 1, 1885; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 7 AND ITS SOUTHEASTERLY PROLONGATION 443.70 FEET, MORE OR LESS TO THE MOST EASTERLY CORNER OF SAID DEPOT GROUNDS; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEPOT GROUNDS, 150.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD BEING ALSO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION TO OCEANSIDE AS SHOWN ON MAP THEREOF NO. [219](#), FILED IN SAID COUNTY RECORDER'S OFFICE ON MARCH 10, 1887; THENCE SOUTHEASTERLY ALONG SAID PROLONGATION AND SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK 10; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 75.00 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION, MAP NO. [219](#), A DISTANCE OF 371.70 FEET; THENCE AT RIGHT ANGLES, NORTHEASTERLY 47.00 FEET; THENCE ALONG A LINE THAT BEARS LEFT 45°00'00" FROM THE NORTHEASTERLY PROLONGATION OF THE LAST MENTIONED LINE, 181.02 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 7 OF OCEANSIDE, MAP NO. [344](#); THENCE ALONG SAID PARALLEL LINE, NORTHWESTERLY TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 16, BLOCK 7 OF MAP NO. [344](#); THENCE NORTHEASTERLY ALONG SAID PROLONGATION, 50.00 FEET TO THE POINT OF BEGINNING.

TRACT II:

PARCEL 1: (APN 150-046-17-00)

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 2: (APN 150-046-01-00 THROUGH 150-046-08-00)

LOTS 9 THROUGH 16 INCLUSIVE, IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 10, 1887.

EXCEPTING THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF.

TOGETHER WITH PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

TRACT III:

PARCEL 1: (APN 150-043-01-00 THROUGH 150-043-04-00)

ALL OF LOTS 7 AND 8 IN BLOCK 10 AND 11 OF LOTS 1, 2, 3 AND 4 IN BLOCK 11, ALL BEING BYRON'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887, TOGETHER WITH THAT PORTION OF MICHIGAN AVENUE (80.00 FEET WIDE) LYING ADJACENT TO AND BETWEEN SAID BLOCKS AS VACATED AND CLOSED TO PUBLIC USE ON DECEMBER 23, 1931 BY RESOLUTION NO. 633 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE.

EXCEPTING FORM SAID LOT 7 IN BLOCK 10, THE NORTHWESTERLY 30.00 FEET THEREOF AS DESCRIBED IN DEED RECORDED TO THE CITY OF OCEANSIDE, RECORDED JANUARY 16, 1932 IN [BOOK 88, PAGE 3](#) OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF CLEVELAND STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [164097](#) WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF TYSON STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1934 WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

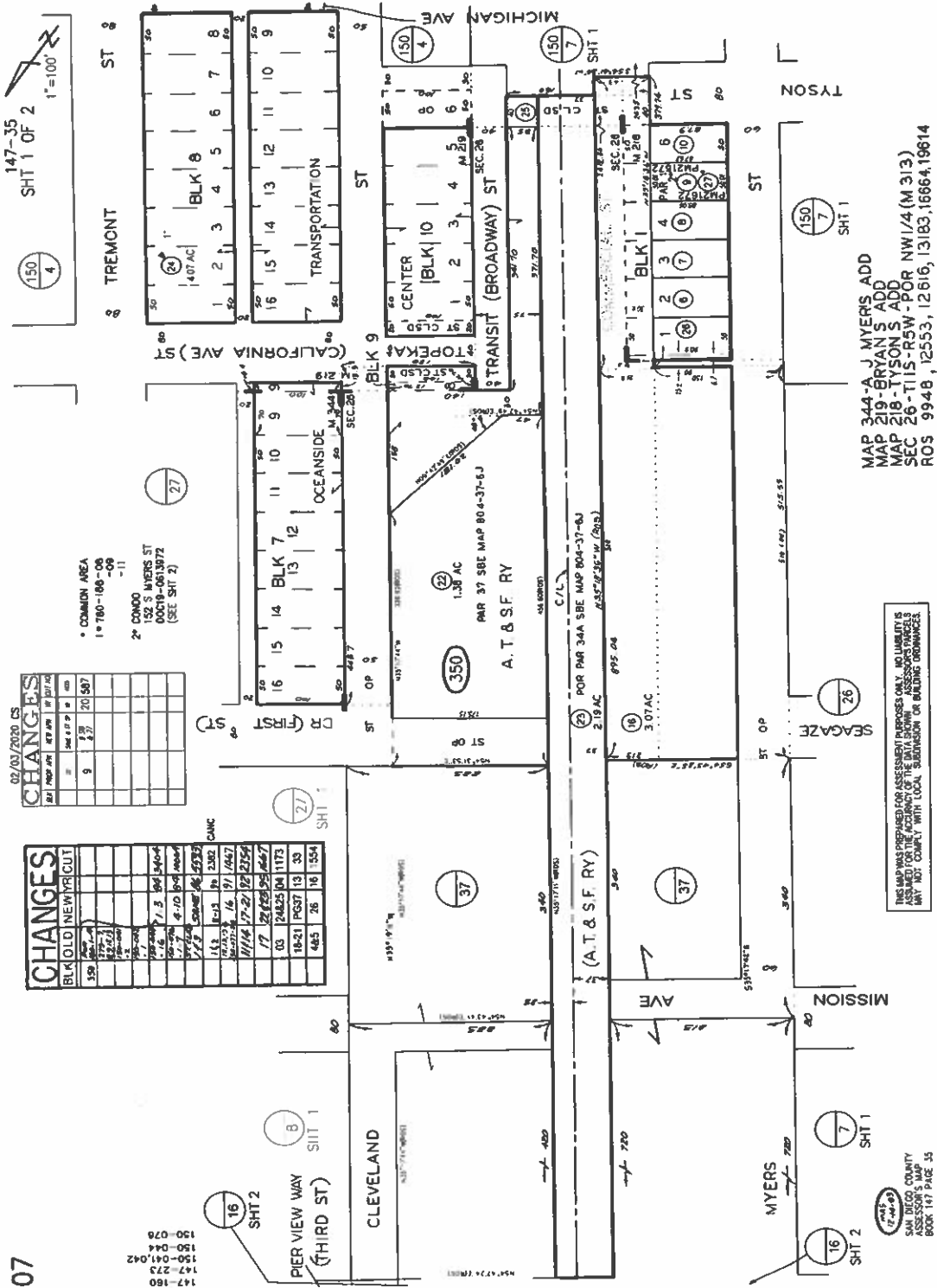
PARCEL 2: (APN 150-043-05-00 AND 150-043-06-00)

LOTS 5, 6, 7 AND 8 IN BLOCK 11 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THAT PORTION OF CLEVELAND VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

EXCEPTING THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF, AS EXCEPTED IN THE DEED RECORDED MAY 15, 1991 AS INSTRUMENT NO. [91-0227598](#) OF OFFICIAL RECORDS.

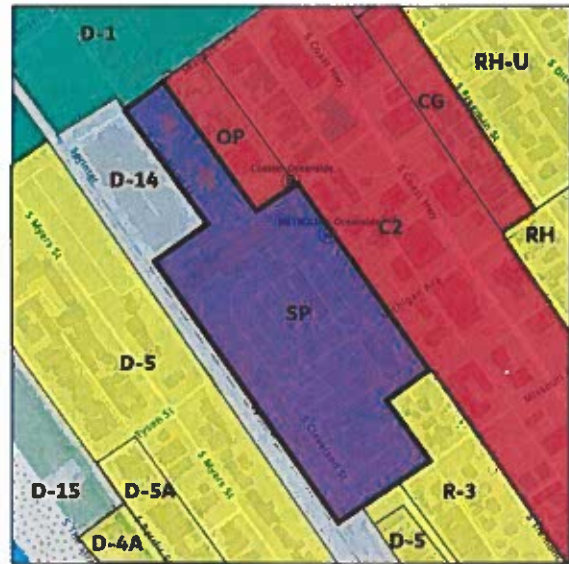
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Land Use Designations



ZONING MAP - EXISTING PLAN



ZONING MAP - PROPOSED