

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING TENTATIVE MAP (RT23-00001), A DEVELOPMENT PLAN (RD23-00002), DENSITY BONUS (DB23-00005), AND REGULAR COASTAL PERMIT (RRP23-00002) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 326 RESIDENTIAL APARTMENT UNITS, INCLUDING 33 LOW-INCOME UNITS, AND 26,490 SQUARE FEET A ON A 2.72-ACRE SITE LOCATED AT 401 MISSION AVENUE

(JH REAL ESTATE PARTNERS INC- APPLICANT)

WHEREAS, on August 6, 2025, the Community Development Commission held a duly-noticed public hearing to consider an application by JH Real Estate Partners Inc. for a Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus (DB23-00005), and Regular Coastal Permit (RRP23-00002) to allow the construction of a mixed-use development project comprised of 332 residential apartment units, including 34 low-income units, and 18,682 square feet of commercial floor area on a 2.72-acre site located at 401 Mission Avenue; and,

WHEREAS, on August 6, 2025 the applicant requested a continuance to October 1, 2025 for additional time to make changes to address the public plaza easement in response to concerns raised by the City Council.

WHEARAS, on October 1, 2025 the Community Development Commission reconvened the hearing to further consider the application by JH Real Estate Partners Inc. for a Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus (DB23-00005), and Regular Coastal Permit (RRP23-00002) and a modified mixed-use development project comprised of 326 residential apartment units, including 33 low-income units, and 26,490 square feet of commercial floor area on a 2.72-acre site located at 401 Mission Avenue; and,

WHEREAS, on April 23, 2025, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration took action in an 5-1 vote to recommend Community Development Commission approval of a Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus (DB23-00005), and Regular Coastal Permit (RRP23-00002) to the Community Development Commission for final action; and,

1 WHEREAS, the proposed project is categorically exempt from further review under the California
2 Environmental Quality Act ("CEQA"). Title 14 California Code of Regulations Section 15332 "In-fill
3 Development Projects" of the CEQA Guidelines provides a categorical CEQA exemption where, as here,
4 (a) the project is consistent with the applicable general plan designation and all applicable general plan
5 policies as well as with applicable zoning designation and regulations; (b) the proposed development
6 occurs within city limits on a project site of no more than five acres substantially surrounded by urban
7 uses; (c) the project site has no value, as habitat for endangered, rare or threatened species; (d) approval
8 of the project would not result in any significant effects relating to traffic, noise, air quality, or water
9 quality and (e) the site can be adequately served by all required utilities and public services; and,

10 WHEREAS, there is hereby imposed on the subject development project certain fees,
11 dedications, reservations and other exactions pursuant to state law and City ordinance; and,

12 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN
13 that the Project is subject to certain fees, dedications, reservations and other exactions as provided
14 below:

Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Public Facility (Commercial/Industrial)	Ord. No. 91-09 Reso. No. 15-R0638-1
Parks (Residential only)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Residential)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
School District Fee (Commercial/Industrial)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Multi-Family Residential)	Reso. No. 16-R0324-1 Reso. No. 12-R0626-1
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0638-1
Wastewater System Capacity Buy-in Fee (Non-Residential and Multi-Family Residential)	Reso. No. 87-97 Ord. No. 15-OR0479-1 City Code 37.7.37

Description	Authority for Imposition
Water System Capacity Buy-in Fee (Residential and Non-Residential)	Reso. No. 87-96 Ord. No. 15-OR0480-1 City Code 37.7.37
San Diego County Water Authority (Residential and Non-Residential)	SDWA Ord. 2017
Inclusionary Housing Administration Fee	Chapter 14C.9 of the MC Reso. No. 03-R175-1 Reso. No. 11-R0483-1

WHEREAS, the fees listed above have been identified by the City as being applicable to the project as proposed. Failure by the City to list an applicable fee above does not alleviate the developer from paying all applicable fees at the time when such fees become due; and

WHEREAS, an SB 330 Preliminary Application was deemed complete for the project on November 21, 2023 pursuant to the Housing Crisis Act of 2019 and freezes fees and development standards as of November 21, 2023, unless exceptions per Government Code Section 65889.5(o) are triggered.

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations subject to applicable law including Government Code Section 65589.5 (o); and

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law; and

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Development Services Department Planning Division, 300 North Coast Highway, Oceanside, California 92054; and

1 WHEREAS, studies and investigations made by the Community Development
2 Commission reveal the following facts:

3 FINDINGS:

4 For the Tentative Map (RT23-00001)

- 5 1. That the proposed Tentative Map is consistent with the General Plan of the City by meeting
6 lot size requirements and other applicable provisions of the Zoning Ordinance and
7 Subdivision Ordinance.
- 8 2. That the site is physically suitable for the type and proposed density of development. The
9 proposed a high-density mixed-use project is consistent with development patterns in the
10 City's Downtown. The Downtown area west of North Coast Highway already contains a
11 mix of commercial visitor serving uses, residential development and high-density mixed-
12 use projects. The proposed mixed-use development is suitable for this type and proposed
13 density as it provides transit-oriented development within the City's Smart Growth
14 Opportunity Areas, as envisioned in the General Plan Economic Development Element.
15 In addition, the project will provide adequate vehicle parking and tree canopy coverage
16 consistent with State Density Bonus Law and Downtown District Urban Forestry Program
17 requirements.
- 18 3. The design of the subdivision or the proposed improvements will not cause substantial
19 environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
20 The subject property is already fully developed with a commercial center anchored by a
21 movie theater in an urbanized area of the city and contains no sensitive habitat.
- 22 4. The design of the subdivision or proposed improvements will not conflict with easements,
23 acquired by the public at large, for access through or use of property within the
24 subdivision. The existing development contains a public pedestrian easement over an
25 existing outdoor plaza that will be vacated and replaced with a new pedestrian easement
26 over a new proposed outdoor plaza following the footprint of the new proposed
27 development. Because the project provides new public pedestrian easement over the
28 proposed outdoor plaza of the proposed new development the public access will be
preserved.

- 1 5. The subdivision complies with all other applicable ordinances, regulations and guidelines
2 of the City of Oceanside. The proposed tentative map exhibit accords with the form and
3 content requirements of the City's Subdivision Ordinance (Section 601).

4 For the Development Plan (RD23-00002):

- 5 1. The site plan and physical design of the project, as proposed, is consistent with the
6 objectives of the Zoning Ordinance and the purposes of Downtown District 1 in which the
7 site is located. The proposed development will further the long-term viability and
8 rejuvenation of the Downtown District by redeveloping an underutilized site currently
9 developed with a struggling commercial center with an attractively designed seven and
10 story mixed use building with 326 apartments and 26,490 square feet of commercial-retail
11 space. Subdistrict 1 allows for a residential use as part of a mixed-use development project
12 and this project will provide housing for a range of income levels, including thirty-three
13 low-income deed restricted units, within the downtown area. As established in Zoning
14 Ordinance Section 4301, the purpose of development plan review is to ensure that the
15 architectural design of structures and plans for the landscaping of open spaces conform
16 with zoning standards. The site plan and physical design of the project meets or exceeds
17 the applicable development standards contained within the Zoning Ordinance, except
18 where the applicant has requested waivers consistent with State Density Bonus Law. The
19 proposed project conforms to minimum on-site parking requirements established under
20 State Density Bonus law. Article 30 of the Zoning Ordinance allows mixed-use
21 development projects to modify development standards if demonstrated to promote
22 superior design. The proposed building utilizes a modern contemporary coastal
23 architectural theme. Building facades present a high-quality design incorporating a
24 variety of colors, materials of a quality consistent with the coastal architectural designs
25 found elsewhere in the downtown. The ground floor commercial areas utilize glass
26 facades, high ceilings to emphasize a commercial appearance along the Mission Avenue
27 and North Coast Highway street frontage. Elevations are enhanced with numerous
28 building, roof, and balcony projections, contrasting color changes and large mural
spaces to provide high visual interest, relief and articulation.

2. The Development Plan, as proposed, conforms to the General Plan of the City because the project is consistent with the Goals and Policies of the Land Use, Housing and Economic Development Elements. Land Use Goals, Objectives and Policies call for minimizing conflicts with adjacent or related uses (LU Goal 1.12) and avoiding negative visual impacts to surrounding land uses (LU Policy 1.12 B). The project is consistent with the larger pattern of redevelopment in the downtown area, which includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units. The Land Use Element also calls for projects to provide architectural quality to enhance neighborhood values and the City image (LU Goal Objective 1.23) and that their architectural form, treatment, and materials shall serve to significantly improve on the visual image of the neighborhood (LU Policy 1.23A). The project uses Contemporary Coastal architecture with quality materials and distinctive design that is in keeping with the architectural designs of newer development found in the downtown area. The project will enhance and improve on the visual image of the surrounding neighborhood by redeveloping a struggling commercial center with a modern attractively designed midrise building that will add to the collection of new and attractive midrise buildings found in downtown Oceanside.

The project is consistent with a number of Housing Element Goals and Policies as it would produce opportunities for decent and affordable housing (HE Goal 1) and would provide higher-density housing development along or near transit corridors of North Coast Highway, Mission Avenue, Highway 76 and the Interstate 5 Freeway and in a SANDAG designated Smart Growth Opportunity Area in order to preserve natural resources and agricultural land, limit environmental impacts, and promote active transportation (HE Policy 1.6). The proposed mixed-use project would include 326 apartments in a mid-rise building with a varied number of bedrooms (studio, 1, 2 and 3-bedroom units) that will also provide a number of indoor and outdoor amenity areas. In addition, the largest 2-bedroom as well all 3-bedroom units are large enough to accommodate families, including those with children (HE Goal 2).

With regard to the density bonus application, the proposed project is reserving 10% of

1 the total number of units (33 units) for low-income tenants. The Regional Housing
2 Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates
3 that the City of Oceanside will experience demand for 5,443 new dwelling units,
4 including 718 low income units, over these eight years. By contributing 326 rental
5 dwelling units, including thirty-three (33) reserved for low income households, to the
6 City's housing stock, the proposed project would help to meet the City's projected
7 housing demand.

8 The project is also consistent with a number of policies of the Economic Development
9 Element. The project is designed to encourage social interaction with the development of
10 a large public plaza as well as several shared indoor and outdoor amenity areas for
11 project residents. The large public plaza has enough area to hold public gatherings such
12 as the City Christmas tree lighting ceremony and other civic events. In addition, the
13 public plaza will create a strong sense of space as a focal point of the project's Mission
14 Avenue frontage. (ED Policy EDE-1a-3). The project proposes a high-density transit-
15 oriented mixed-use development consisting of apartments, restaurants, and retail suites
16 within one of the City's Smart Growth Opportunity Areas, with access to transit and
17 within walking distance of public beach access and public facilities. (ED Policy EDE-
18 1b-1), and is an excellent example of the efficient use of land. Project residents will
19 frequent downtown establishments generating revenue for businessowners and the City.
20 In addition, increased demand for goods and services will in turn spur employment in
21 response to this increased demand. (ED Policy EDE-1b-2).

22 3. The area covered by the Development Plan can be adequately, reasonably and
23 conveniently served by existing and planned public services, utilities, and public
24 facilities. The project site is already developed with a motel and is surrounded by
25 development on all sides, as such all necessary utility connections are available. Because
26 the project would constitute an infill development, it can be adequately served by public
27 services, utilities, and public facilities.

28 4. The project, as proposed, is compatible with existing and potential development on
adjoining properties or in the surrounding neighborhood. The project is consistent with

the pattern of development found in the downtown area, which includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units. A number of technical studies were prepared to analyze the environmental impacts of the project (Noise, Transportation, and Air Quality) which determined that no significant impacts would occur as a result of construction activities or project operations. To further the implementation of smart growth principles, the current trend of redevelopment in Oceanside is to bring forward high density vertically-oriented mixed-use development in order to accommodate the City's regional fair share of housing growth, support commercial establishments in the downtown area, enhance walkability, and support transit service. The project is in a highly urbanized area consisting of mixed commercial, residential and visitor serving land uses. The project, as designed and sited, would be consistent with the surrounding built environment and will contribute and enhance economic activity in the downtown area with the addition of 326 apartments and 26,490 square feet of new retail space.

5. The site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance because the property is generally flat and is not subject to the Hillside Ordinance.

For the Mixed Use Development Plan

1. The total number of dwelling units in the Downtown District does not exceed 5,500. In August 2019, City staff estimated approximately 2,300 residential units existed in the Downtown District. The 326 dwelling units proposed for the 401 Mission project would be approximately 14% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.
2. The Mixed-Use Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that exist if the Development Plan were not approved. The 401 Mission Mixed-Use Development Plan will allow for a pedestrian-friendly, transit-oriented, and sustainable mixed-use development project

1 that maximizes the amount of much needed rental housing units to help activate the
2 downtown area with full-time residents. The plan incorporates design features to
3 maintain commercial uses at the ground level along Mission Avenue and Coast
4 Highway, with pedestrian orientation, connectivity and activation through design and
5 use. Parking is located within a garage structure that includes subterranean and above-
6 ground levels screened from public view by the structure on Mission Avenue and Coast
7 Highway, and with decorative cladding on Seagaze Drive to enhance the pedestrian
8 experience at the street level. 401 Mission implements the City's goals to reach the
9 critical residential mass needed to create a vibrant downtown and support downtown
10 businesses.

11 3. The Mixed-Use Development Plan is consistent with the adopted Land Use Element of
12 the Redevelopment Plan and other applicable policies, and that it is compatible with
13 development in the area it will directly affect. The project is consistent with the General
14 Plan Land Use designation. The site will accommodate the proposed mixture of
15 commercial use at the ground level, apartments with the associated amenities, and
16 required parking onsite. The site design re-enforces the urban nature of downtown with a
17 similar height and project siting on the property as seen in other mixed-use projects in
18 downtown, including the adjacent building to the immediate west that is 75 to 85 feet
19 high. It replaces the existing irregularly shaped public plaza with a new rectangular
20 plaza that provide public gathering spaces and connections to the Sunset Market event.

21 4. The Mixed-Use Development Plan includes adequate provisions for utilities, services,
22 and emergency access, and public service demands will not exceed the capacity of
23 existing systems. The area covered by the Mixed-Use Development Plan is an already
24 developed downtown location and can be adequately and conveniently served by
25 existing and planned public services, utilities and public facilities. All water,
26 wastewater, and electrical services are available within the surrounding developed public
27 roadway systems and within existing public utility easements.

28 5. The traffic expected to be generated by development in accord with the Mixed-Use
Development Plan will not exceed the capacity of affected streets. The 401 Mission

Mixed Use project trip generation is consistent with the City's General Plan and within a Transit Priority Area. There is no VMT impact with the proposed project.

6. The Mixed-Use Development Plan will not significantly increase shading of adjacent land in comparison with shading from development under regulations that would exist if the Mixed-Use Development Plan were not approved. Shading on the adjacent site would occur to some extent under the proposed height. Given the proximity of the adjacent structure to the immediate west to the project structure (approximately 12 feet), the adjacent building would be impacted by shading even if the proposed project were built using typical development standard height limitations.
7. The benefits derived from the Mixed-Use Development Plan include but are not limited to traffic capture and pedestrian activity, by way of "active" street frontages and provision of flexible nonresidential use spaces at street level, where appropriate. The Mixed-Use Development Plan incorporates design features to maintain the existing street-level commercial character along Mission Avenue and Coast Highway, with ground floor pedestrian orientation, connectivity, and activation through design and use, consistent with other mixed-use development in downtown. The project contributes to the critical mass of local residents needed to support a vibrant urban community with a mix of businesses providing goods and services in downtown, while retaining public plaza space in a new plaza for an active, outdoor gathering space available to the general public. The project will enhance the public sidewalk views with the planting of additional trees, low shrubs, and groundcover in the parkways and the plaza, and includes planters next to the building to add greenery to the street frontages for a more pleasant pedestrian experience and more attractive streetscape. Parking, not currently available on the site, will be included in the 401 Mission project with an onsite garage that accommodates residents and commercial users.

For Regular Coastal Permit (RRP23-00002)

1. The proposed project is consistent with the policies of the Local Coastal Program for Recreation and Visitor Serving Facilities. Policy II.C.10 calls for the promotion of

1 coastal tourism through the revitalization of the coastal area in upgrading visitor serving
2 amenities. The project would replace a struggling commercial center developed with a
3 theater and 20,000 square feet of commercial area with new seven-story mixed use
4 building with 326 apartments and 26,490 square feet of commercial space which will
5 promote the revitalization of the coastal area by bringing hundreds of new residents to
6 the downtown and upgrading visitor serving amenities by replacing the commercial
7 center with a greater amount of new restaurant, and retail space and a new public plaza.
8 The proposed project is consistent with the policies of the Local Coastal Program as
9 implemented through the Zoning Ordinance. The placement and design of the proposed
10 project would be visually compatible with the character of surrounding areas. The
11 proposed project provides a mixed-use multi-family development on an infill site in an
12 urbanized area. This type of project is consistent with the pattern of redevelopment in
13 the downtown area, which includes a number of mid-rise mixed-use buildings and resort
14 hotels/timeshare units. The proposed project would not substantially alter or impact
15 existing public views of the coastline.

- 16 2. The proposed project would not obstruct any existing or planned public beach access,
17 thereby conforming to the policies of Chapter 3 of the Coastal Act.

18 For the Density Bonus (DB23-00005):

- 19 1. The affordable units will be reserved for tenancy by persons within the Low-income
20 category.
- 21 2. The affordable units have been designed to be proportional to the project's market-rate
22 units in terms of floor plan, square footage, and exterior design. The thirty-three (33)
23 designated affordable units consist of two (2) studio units, seventeen (17) one-bedroom
24 units, eleven (11) 2-bedroom units and three (2) 3-bedroom units have the same or similar
25 floor area as all market-rate units. The affordable units will be interspersed throughout the
26 building and will have the same appearance as the market-rate units.
- 27 3. The restrictive covenant associated with the affordable units will be for a period of 55
28 years.
4. The maximum allowable rent for the project's affordable units comply with State Law for

1 the Low-income category.

2 5. The project's affordable units are intended to be part of the City's Affordable Housing
3 rental stock, available at affordable housing costs, as defined in Health and Safety Code
4 Section 50053.

5 6. The project's affordable units will be for rent. The units will be rented to individuals that
6 meet the criteria for the specified low-income households as defined in Health and Safety
7 Code Section 50053.

8 7. An Affordable Housing Regulatory Agreement that will be prepared for the project will
9 outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning
10 Ordinance.

11 NOW, THEREFORE, the Community Development Commission of the City of Oceanside
12 does resolve as follows:

13 SECTION 1. That Tentative Map (RT23-00001), Development Plan (RD23-00002),
14 Density Bonus (DB23-00005) and Regular Coastal Permit (RRP23-00002) is hereby approved
15 subject to the following conditions:

16 **Planning:**

17 1. This Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus
18 (DB23-00005) and Regular Coastal Permit (RRP23-00002) shall expire 36 months from
19 its approval (October 1, 2028), unless this time period is extended by the provisions of
20 Article 1 of the Zoning Ordinance.

21 2. This Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus
22 (DB23-00005) and Regular Coastal Permit (RRP23-00002) allows the construction of a
23 mixed-use development project comprised of 326 apartment units, including 33 low-
24 income household units, and 26,490 square feet of commercial-retail space located at 401
25 Mission Avenue as shown on the plans and exhibits presented to the Community
26 Development Commission for review and approval. No deviation from these approved
27 plans and exhibits shall occur without Planning Division approval. Substantial
28 deviations shall require a revision to the Tentative Map, Development Plan, Density

Bonus, and Regular Coastal Permit or a new Tentative Map, Development Plan, Density Bonus, and Regular Coastal Permit.

3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Map (RT23-00001) Development Plan (RD23-00002), Density Bonus (DB23-00005) and Regular Coastal Permit (RRP23-00002) and the CEQA exemption for this Project. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
4. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the issuance of a certificate of occupancy. The covenant shall provide that the property is subject to this resolution, and shall list the conditions of approval.
5. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification shall run with the life of the project and shall be recorded as a covenant on the property.
6. Failure to meet any conditions of approval shall constitute a violation of the Tentative Map, Development Plan, Density Bonus and Regular Coastal Permit.
7. Unless expressly waived, the project shall adhere to all current zoning standards and City ordinances and policies in effect at the time the SB330 Application was deemed complete. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

- 1 8. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of
2 the Construction Management Plan from the City Planner or their designee. The
3 Construction Management Plan shall be implemented during the entire duration of
4 construction of the Mixed-Use Project.
- 5 9. The project is subject to compliance with the City's anti-graffiti provisions (Ordinance
6 No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation
7 to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
8 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
9 property.
- 10 10. Outdoor lighting shall be low emission, shielded, and directed away from neighboring
11 properties.
- 12 11. All multiple family apartment units proposed as part of this project shall be rented for no
13 less than 31-days.
- 14 12. Elevations, siding materials, colors, and floor plans shall be substantially the same as
15 those approved by the Community Development Commission. These shall be shown on
16 plans submitted to the Building Division and Planning Division.
- 17 13. All lighting showcasing building architecture shall be shown on the building plans.
- 18 14. All dwelling units shall dispose of or recycle solid waste in a manner provided in City
19 Code Section 13.3.
- 20 15. Prior to the issuance of building permits, the applicant shall submit a lighting plan for
21 the entire site. The plan shall contain details as to the type of fixtures that will be used
22 and placement.
- 23 16. Electrical outlets visible to the public should be secured with locking tamperproof boxes.
- 24 17. All mechanical rooftop and ground equipment shall be screened from public view as
25 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
26 vents shall be painted with non-reflective paint to match the roof. This information shall
27 be shown on the building plans.
- 28

- 1 18. No project signage is approved with this application. All project signage shall be subject
2 to a separate sign permit and be in compliance with Article 33, Signs, of the Zoning
3 Ordinance.
- 4 19. The applicant shall work with staff on the plaza's final design and signage to ensure
5 collaboration with the City's approved Capital Improvement Program projects:
6 Downtown Placemaking and City-wide Signage.
- 7 20. The developer is prohibited from entering into any agreement with a cable television
8 franchisee of the City, which gives such franchisee exclusive rights to install, operate,
9 and or maintain its cable television system in the development.
- 10 21. This project shall comply with all provisions of the City's Affirmative Fair Housing
11 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
12 Housing and Neighborhood Services Director prior to the recordation of a Final Map or
13 at least six (6) months before the issuance of a Certificate of Occupancy for the first unit
14 for the project whichever comes first.
- 15 22. A letter of clearance from the affected school district in which the property is located
16 shall be provided as required by City policy at the time building permits are issued.
- 17 23. Landscape plans, meeting the criterial of the City's Landscape Guidelines and Water
18 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,
19 shall be reviewed and approved by the City Engineer and City Planner prior to the
20 issuance of building permits. Landscaping shall not be installed until bonds have been
21 posted, fees paid, and plans signed for final approval.
- 22 24. Construction of the proposed project shall comply with the California Administrative
23 Code. The building must be for a minimum exterior-to-interior noise reduction resulting
24 in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise
25 reduction could be achieved using standard construction methods, including but not
26 limited to mechanical ventilation, double-paned windows and acoustically insulated
27 doors where they face roadways.
- 28 25. The project shall comply with all the measures and recommendations described in the
Noise Impact Analysis prepared for the Project by Veneklasen Associates Inc. dated

February 6, 2025 and the Exterior Noise and Exterior Façade Acoustical Analysis prepared by Veneklasen Associates Inc dated May 16, 2023.

26. Any trash, debris, or waste material found onsite during grading or cleanup operations shall be disposed of off-site in accordance with local, state, and federal regulations. Any buried trash/debris or materials containing petroleum encountered shall be evaluated prior to removal and disposal.
27. In accordance with Density Bonus requirements, ten (10) percent of the residential units [thirty-three (33) housing units] shall be reserved for rental to low income households. These affordable units shall be provided proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to other residents. The city shall determine the eligibility of the low-income households. A deed restriction, covenant, and/or other instrument enforceable by the city and approved by the City Attorney and Director of Housing and Neighborhood Services, limiting the rental of such units to eligible low-income households shall be recorded against the title of the property. The duration of such rental restrictions shall run with the life of the project and/or a minimum of fifty-five (55) years. Additionally, the property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.
28. The required "Affordable Housing Regulatory Agreement" shall be recorded against the project site prior to approval of any final or parcel map or the issuance of any building permits for the project.
29. Consistent with Section 3032 (M)(2) to proposed income restricted units shall be provided in the same proportion as the market rate units. The unit mix shall consist of two (2) studio units, seventeen (17) one-bedroom units, eleven (11) 2-bedroom units and three (3) 3-bedroom units.
30. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

31. Prior to issuance of any building permit, the Director of Housing and Neighborhood Services shall certify that the proposed development has complied with the requirements for inclusionary housing and all provisions of Chapter 14C .
32. Parking spaces shall be kept available and usable for the parking of tenants' vehicles at all times.
33. The parking or storage of recreational vehicles, trailers or boats within the parking spaces is prohibited.
34. The applicant shall comply with the requirements of Section 3047, Renewable Energy Facilities, of the Zoning Ordinance. If supplying 50 percent of the project's anticipated energy demand on-site proves infeasible, the applicant shall work with staff to come up with an acceptable alternative. The applicant shall work with staff to ensure that the requirements of Section 3047(A) are met prior to issuance of a Certificate of Occupancy and/or the final inspection for the project or to the satisfaction of the City Planner.
35. The project shall comply with the requirements of Section 3048, Electric Vehicle and Charging Facilities, of the Zoning Ordinance.
36. The project shall comply with the requirements of Section 3049, Urban Forestry Program, of the Zoning Ordinance. The project must also provide a Landscape and Tree Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.
37. The residential and commercial aspects of this project shall be developed and opened simultaneously as a single Mixed-Use project. No deferral of the commercial use shall be permitted as the project's approval was for a Mixed-Use project.
38. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA)

Native American Monitor associated with a TCA Luiseño Tribe”. A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this agreement shall be to formalize protocols and procedures between the Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe” for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. At the discretion of the Luiseño Native American Monitor, artifacts may be made available for 3D scanning/printing, with scanned/printed materials to be curated at a local repository meeting the federal standards of 36CFR79.

39. Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor’s expense to implement the monitoring program, as described in the pre-excavation agreement.

40. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.

41. The applicant shall dedicate a non-exclusive public easement over the proposed outdoor plaza located on Mission Avenue. The easement shall be effective to October 1, 2064.

Building:

42. Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations). Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).
- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

Also the City of Oceanside Municipal Code.

43. Where mixed occupancy buildings contain incidental use areas, the following shall apply:

- a. Clearly identify on plans whether there are any incidental use areas that are separated from other portions of the building pursuant to CBC.
- b. The protection used for incidental use areas may include automatic fire sprinklers, fire-resistance rated construction, or both. Identify such protection in the incidental use areas on each floor plan.

44. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:

- a. Clearly identify on plans whether nonseparated uses will be utilized pursuant to CBC 508.3.

- b. Clearly acknowledge on the plans that the use of nonseparated occupancies requires the most restrictive provisions of CBC 403 and Chapter 9 to apply to the entire building.
 - c. The adjoining nonseparated uses must be clearly identified on all floor plans, including the boundary of such areas.
 - d. The project must be designed to meet the requirements of the more restrictive occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other).
 - e. Per Table 504.4 the Type of construction must be per 2019 CBC for each Building.
 - f. Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more than 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.
45. Where mixed occupancy buildings contain separated uses, the following shall apply:
- a. Clearly identify on plans the boundary of each adjoining occupancy that will be separated pursuant to CBC 508.4
 - b. Fire-resistance rated walls used to separate adjoining occupancies shall be constructed as fire barriers in accordance with Section 707; fire partitions shall not be allowed. (CBC 508.4.4.1)
 - c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining occupancies shall comply with CBC 711. (CBC 711.2.4.1)
46. Where mixed occupancy buildings contain accessory areas, the aggregate area of all accessory areas within a single occupancy shall not exceed 10% of the floor area of the primary occupancy. (CBC 508.2.3).
47. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
48. Submit an exit analysis plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc. (CBC 1001.1).
49. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Mirrors or similar

reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CFC 1010.1).

50. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.

51. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.

52. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.

53. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.

54. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line.

55. The 2019 California Energy Code requires rooftop solar zones. Solar ready rooftop required. Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The requirements for solar ready buildings are all mandatory, so there are no prescriptive and performance compliance paths. Since the provisions are mandatory, there are also no tradeoffs allowed, and applicants must demonstrate compliance with each measure.

56. Exterior walls of all buildings shall comply with CBC table 705.2

705.2 Projections

Cornices, eave overhangs, exterior balconies and similar projections extending beyond

the exterior wall shall conform to the requirements of this section and Section 1406.

Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.

57. CBC 1023.7 Location Exterior exit stairway and Ramp shall have a minimum fire separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to:

1. Adjacent lot lines.

2. Other portions of the building.

3. Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.

58. 1023.7 Interior Exit Stairway and Ramp Exterior Walls

Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

59. Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Code where required. No Accessible parking shown on current plans. You must clearly show compliance on the plans.

- Buildings or portions of buildings and facilities within the scope of this chapter shall be accessible to persons with disabilities. Each building on a building site shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section 1102A.3.1. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.
- Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:
- Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Lodging houses, as defined in Chapter 2 of the California Building Code, used as a residence with more than 3 but not more than 5 guest rooms.
- Congregate residences, as defined in Chapter 2 of the California Building Code, with 3 or more sleeping units.
- Dwellings with 3 or more efficiency units, as defined in Chapter 2 of this code, or Section 17958.1 of the California Health and Safety Code.
- Shelters for homeless persons, not otherwise subject to the disabled access provisions of the Division of the State Architect-Access Compliance (DSA-AC).
- Dormitories, as defined in Chapter 2 of this code, with 3 or more guest rooms as defined in Chapter 2 of the California Building Code.
- Timeshare dwellings with 3 or more units, not considered a place of public accommodations or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.

- Other Group R occupancies in covered multifamily dwellings which are regulated by the Office of the State Fire Marshal. See Section 1.11.
- Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

60. 1102A.3.2 Multistory dwelling units in buildings with one or more elevators - Multistory dwelling units contained in buildings with elevators shall comply with this section. For multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:

- At least 1 powder room or bathroom shall be located on the primary entry level.
- At least 1 kitchen shall be located on the primary entry level.
- All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

61. 1109A.3 Required accessible parking spaces

Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

62. 1109A.7 Location of accessible parking spaces

The location of accessible parking spaces shall comply with the following:

- Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility. Please illustrate compliance on the plans.
- When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.

- When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
- Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
- Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

Exception: When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

63. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.
64. City of Oceanside Enforces the 2019 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check.
 - 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
 - 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that:
 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.

2. Indicates if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
 3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
 4. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.
65. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.
66. San Diego County Department of Environmental Health approval is required for all new food businesses and public pools.
67. The construction documents and/or site plan should indicate the location and required number of designated parking stalls. These parking spaces should be marked “CLEAN AIR/VANPOOL/EV.” The markings should be visible when a clean air vehicle is parked. In other words, if the front of the vehicle goes into the parking stall first, the markings should be visible at the back end of the vehicle. Lettering should be at least 8 inches high. The CLEAN AIR/VANPOOL/EV parking stalls may be located anywhere on the site and do not require a preferential location. Refer to Table 5.106.5.2 in CAL Green to ensure that the correct number of designated parking stalls is provided. Include all parking spaces in the calculation. 2019 Cal Green Section 5.106.5.2
68. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
69. Buildings four or more stories in height must comply with City of Oceanside Mid-Rise Ordinance.
70. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.
71. An enclosed elevator lobby – separating the elevator shaft enclosure doors from each floor with fire partitions. – shall be provided at each floor where an elevator shaft enclosure connects more than two stories in A, E, H, I, L, R-1, R-2, and R-2.1

occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC 3006.3).

72. Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE) in compliance with California Building Code (CBC) and California Electrical Code (CEC).

Multiple charging space requirements. [N] When multiple charging spaces are required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with CEC. Construction plans and specifications shall comply with CGBSC 5.106.5.3.2

73. Construction hours: Per City of Oceanside Municipal Code section 6.25: It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any Building or structure or the grading or excavation of land during the following hours:

1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.
2. All day Sunday; and
3. On any federal holiday.

Exceptions.

- a. An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out by said owner/occupant or resident/tenant.
- b. The building official may authorize extended or alternate hours of construction for the following circumstances:
 - i. Emergency work.
 - ii. Adverse weather conditions.
 - iii. Compatibility with store business hours.
 - iv. When the work is less objectionable at night than during daylight hours.

1 v. Per direction of the city manager's office for projects that have been
2 determined that rapid completion is in the best interest of the general
3 public.

4 74. Addresses for meters - The Developer must carefully submit the correct address to
5 SDGE for meter release with addresses that are the same as what has been given for each
6 dwelling unit.

7 75. Area Analysis will be required to show compliance with chapter of 5 of the California
8 Building Codes.

9 76. Yards Adjacent to Buildings must comply with the distance to Property line per CBC
10 1205.

11 77. Buildings must be designed for Fire resistive construction located on the same parcel
12 with assumed Property Lines.

13 78. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not
14 exceed a slope of 1 unit vertical in 15 units horizontal (6.67-percent slope) per CBC
15 406.4.3.

16 79. Underground garages will be required to have ventilation per the 2022 California
17 Mechanical Code.

18 80. Buildings over two stories may not use ABS or PVC piping per CPC.

19 81. Veneer and Siding must be installed per the Manufacturing instructions.

20 **Engineering:**

21 82. Prior to the demolition of any existing structure or surface improvements on site, a
22 grading plan application shall be submitted to the Engineering Division and erosion
23 control plans shall be approved by the City Engineer. No demolition shall be permitted
24 without an approved erosion control plan.

25 83. Design and construction of all improvements shall be in accordance with the City of
26 Oceanside's Engineers Design and Processing Manual, City Ordinances, standard
27 engineering and specifications of the City of Oceanside, and subject to approval by the
28 City Engineer.

- 1 84. All right-of-way alignments, street dedications, exact geometrics and widths shall be
2 designed, dedicated, and constructed or replaced in accordance with the City of
3 Oceanside Engineers Design and Processing Manual, and as required by the City
4 Engineer.
- 5 85. Owner/developer shall provide an updated Title Report dated within 6 months of the
6 grading plan application submittal.
- 7 86. The approval of the tentative parcel map shall not mean that closure, vacation, or
8 abandonment of any public street, right of way, easement, or facility is granted or
9 guaranteed to the owner/developer. The owner/developer is responsible for applying for
10 all closures, vacations, and abandonments as necessary. The application(s) shall be
11 reviewed and approved or rejected by the City of Oceanside under separate process (es)
12 per codes, ordinances, and policies in effect at the time of the application. The City of
13 Oceanside retains its full legislative discretion to consider any application to vacate a
14 public street or right of way.
- 15 87. Owner/developer shall submit to the City for processing a covenant attesting to the
16 project's development conditions. The approved covenant shall be recorded at the
17 County prior to the issuance of a grading permit.
- 18 88. All public improvement requirements shall be covered by a Subdivision Improvement
19 Agreement and secured with sufficient improvement securities or bonds guaranteeing
20 performance and payment for labor and materials, setting of survey monuments, and
21 warranties against defective materials and workmanship before the approval of the
22 public improvement plans.
- 23 89. Prior to the issuance of any building permits, all improvements including landscaping,
24 landscaped medians, frontage improvements shall be under construction to the
25 satisfaction of the City Engineer.
- 26 90. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including
27 landscaping, landscaped medians, frontage improvements shall be completed to the
28 satisfaction of the City Engineer.

- 1 91. Prior to approval of the parcel map, provide the City of Oceanside with certification
2 from each public utility and each public entity owning easements within the proposed
3 project stating that: (a) they have received from the owner/developer a copy of the
4 proposed map; (b) they object or do not object to the filing of the map without their
5 signature; (c) in case of a street dedication affected by their existing easement, they will
6 sign a "subordination certificate" or "joint-use certificate" on the map when required by
7 the governing body.
- 8 92. The tract shall be recorded and developed as one. The City Engineer shall require the
9 dedication and construction of necessary utilities, streets and other improvements
10 outside the area of any particular map, if such is needed for circulation, parking, access
11 or for the welfare or safety of future occupants of the development. The boundaries of
12 any multiple final map increments shall be subject to the approval of the City Engineer.
- 13 93. Owner/developer shall process a separate easement dedication application for all
14 existing or proposed public facilities, infrastructure, and accesses located on the
15 property. The application shall be submitted prior to the issuance of a grading permit,
16 and shall be recorded prior to grading plan As-Builts. Additionally, the easement shall
17 be identified on the map as "To Be Dedicated by Separate Instrument".
- 18 94. Owner/developer shall process a separate easement dedication application for public
19 recreational purposes located as part of the proposed project plaza on the property. The
20 application shall be submitted prior to the issuance of a grading permit, and shall be
21 recorded prior to grading plan As-Builts. Additionally, the easement shall be identified
22 on the map as "To Be Dedicated by Separate Instrument".
- 23 95. All property corners, survey monuments that control public rights-of-way, and City
24 benchmarks shall be protected in place or perpetuated in conformance with Greenbook
25 Standard 400-2 and Business and Professions Code 8771.
- 26 96. City of Oceanside Geodetic Control Monument No. (1005) lies within the boundary of
27 the proposed development and shall be protected in place. If, for any reason this
28 monument cannot be protected in place, the monument shall be perpetuated in
compliance with the Federal Geographic Data Committee (FGDC) and the Federal

1 Geodetic Control Subcommittee (FGCS) geodetic control accuracy standards. If
2 monument requires perpetuation, a record shall be filed with the County Surveyor in
3 compliance with California Public Resources Code section 8813.2 and a copy provided
4 to the City of Oceanside Engineering Department.

5 97. A traffic control plan shall be prepared in accordance with the City's traffic control
6 guidelines and approved by the City Engineer prior to the start of work within the public
7 Right-of-Way. Traffic control safety and implementation for construction or re-
8 construction of streets shall be in accordance with construction signing, marking, and
9 other protection as required by Caltrans' Traffic Manual and City Traffic Control
10 Guidelines. Traffic control plan implementation and hours shall be in accordance with
11 the approved traffic control plans.

12 98. Proposed public improvements located within the City's ROW or onsite shall be
13 displayed on separate public improvement plans in accordance with the City's
14 Engineer's Design and Processing Manual.

15 99. Any existing public or private improvements that are being joined to and that are already
16 damaged or damaged during construction of the project, shall be repaired or replaced as
17 necessary by the developer to provide a competent and stable connection, and to the
18 City's satisfaction.

19 100. Private improvements shall be located on private property and outside of the City's
20 ROW unless approved by the City Engineer on a case by case basis with written
21 approval. An Encroachment Removal Agreement (ERA) application shall be submitted
22 to the City for proposed private improvements located within the City's ROW along
23 Mission Avenue, North Coast Highway, Seagaze Drive, or over any City easement. The
24 ERA shall be submitted for review prior to the issuance of an improvement plan and
25 recorded at the County prior to improvement plan As-Builts.

26 101. The existing curb and gutter, sidewalk, and existing public improvements shall be
27 evaluated along the project frontage on Mission Avenue, North Coast Highway, and
28 Seagaze Drive. The curb and gutter, sidewalk, and public improvements shall be
reconstructed or repaired where necessary due to existing damage, to meet City standard,

or to comply with current ADA requirements. Any repairs or reconstruction shall be shown on the public improvement plans.

102. The existing driveway/curb cut at the south west corner of the property on Seagaze Drive shall be replaced with compliant curb and gutter and sidewalk unless reasonable justification for the need of the existing driveway/curb cut is demonstrated to the satisfaction of the City Engineer.

103. ADA-compliant pedestrian ramps shall be constructed at the Mission Avenue and Tremont Street intersection, Mission Avenue and North Coast Highway intersection, North Coast Highway and Seagaze Drive intersection, Seagaze Drive and Tremont Street intersection, and other locations as required by the City Engineer.

104. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must be located entirely within the public right-of-way (ROW). Pedestrian ramps not located entirely within the City's ROW shall be provided with a ROW dedication on the final map and shown on the improvement plans and grading plans. The ROW dedication shall be submitted prior to the approval of the grading plans and recorded prior to the grading plan As-Builts.

105. Minimum curb return radius at driveway locations shall comply with the City of Oceanside Engineers Design and Processing Manual.

106. Sight distance requirements at the project driveway(s) or street shall conform to the sight distance criteria as provided by Caltrans. The owner/developer shall provide a plan and profile of the line of sight for each direction of traffic at each proposed driveway on the grading plans.

107. A pavement evaluation report shall be submitted for offsite street and/or alley pavements with the grading plan application. The owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on all streets adjacent to the project boundary. The limits of the study shall be half-street width along the project's Mission Avenue, North Coast Highway, and Seagaze Drive frontages. The field investigation shall be performed according to a specific boring plan prepared by a licensed Geotechnical Engineer and approved by the City Engineer prior

1 to the issuance of a grading permit. In the absence of an approved boring plan, the field
2 investigation shall include a minimum of one pavement boring per every fifty linear feet
3 (50) of street frontage.

4 Should the study conclude that the existing road pavement does not meet current
5 pavement thickness requirements set forth in the City of Oceanside Engineers Design
6 and Processing Manual, the Owner/developer shall remove and reconstruct the existing
7 pavement section in accordance with City requirements. Otherwise, the City Engineer
8 shall determine whether the Owner/developer shall: 1) Repair all failed pavement
9 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-
10 value testing and submit a study that determines if the existing pavement meets current
11 City standards/traffic indices.

12 108. Maintenance responsibilities for the private driveways and roadways, used as access to
13 the land being divided, shall be clearly identified in the project's CC&Rs.

14 109. A precise grading plan, which includes proposed onsite private improvements, shall be
15 prepared, reviewed, secured and approved prior to the issuance of any building permit.
16 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
17 gutters, medians, striping, and signage, footprints of all structures, walls, drainage
18 devices and utility services. Parking lot striping and any on site traffic calming devices
19 shall be shown on the precise grading plans.

20 110. The approval of the development plan shall not mean that proposed grading or
21 improvements on adjacent properties (including any City properties/right-of-way or
22 easements) is granted or guaranteed to the owner/developer. The owner/developer is
23 responsible for obtaining written permission to grade or construct on adjacent properties
24 prior to the issuance of a grading permit. Should such permission be denied, the
25 development plan shall be subject to going back to public hearing or subject to a
26 substantial conformity review.

27 111. Where proposed off-site improvements, including but not limited to slopes, public utility
28 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own
expense, obtain all necessary easements or other interests in real property and shall

dedicate the same to the City of Oceanside as required. Owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the issuance of any grading, building or improvement permit for this development/project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/ developer, as applicable.

112. Use of adjacent properties for construction without permission is prohibited. Developer is required to obtain written permission from adjacent property owners allowing access onto their site. There shall be no trespassing, grading, or construction of any kind on adjacent properties without permission. "Failure to comply will result in the revocation of the grading permit." This written permission shall be provided to the City prior to the issuance of a grading permit.

113. A pavement evaluation report shall be submitted for the proposed onsite pavement with the grading plan application. Pavement sections for all public and private roadways, driveways and parking areas shall be based upon approved soil test requirements and traffic indices identified within the City of Oceanside Engineers Design and Processing Manual. The pavement design is to be prepared by the owner/developer's geotechnical engineering firm and be approved by the City Engineer prior to the issuance of a grading permit. Roadway alignments and geometric layouts shall be in conformance with the City of Oceanside Engineers Design and Processing Manual.

114. Prior to the issuance of a grading permit, a comprehensive soil and geologic investigation shall be conducted for the project site. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity; and these measures shall be incorporated as part of the grading plan design. No grading shall occur at the site without a grading permit.

115. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material

as defined by the City and the County of San Diego Department of Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

116. Owner/developer shall develop and submit a draft neighborhood-notification flier to the City for review. The flier shall contain information on the project, construction schedule, notification of anticipated construction noise and traffic, and contact information. Prior to the issuance of a grading permit, the approved flier shall be distributed to area residents, property owners, and business owners located within a 500-foot radius area of the project.

117. The project shall provide and maintain year-round erosion control for the site. Prior to the issuance of a grading permit, an approved erosion control plan, designed for all proposed stages of construction, shall be secured by the owner/developer with cash securities or a Letter-of-Credit and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.

118. Owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:

a. Dirt, debris and other construction material shall not be deposited on any public street or into the City's storm water conveyance system.

b. All grading and related site preparation and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be located as far as possible (minimum 100 feet) from any existing residential development. As construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

- 1 c. The construction site shall accommodate the parking of all motor vehicles used by
2 persons working at or providing deliveries to the site. An alternate parking site can
3 be considered by the City Engineer in the event that the lot size is too small and
4 cannot accommodate parking of all motor vehicles.
- 5 d. Owner/developer shall complete a haul route permit application (if required for
6 import/export of dirt) and submit to the City of Oceanside Transportation
7 Engineering Section forty-eight hours (48) in advance of beginning of work. Hours
8 of hauling operations shall be dictated by the approved haul route permit.

9 119. Landscape and irrigation plans for disturbed areas shall be submitted to the City
10 Engineer prior to the issuance of a grading permit and approved by the City Engineer
11 prior to the issuance of building permits. Landscaping plans, including plans for the
12 construction of walls, fences or other structures at or near intersections, must conform to
13 intersection sight distance requirements. Frontage and median landscaping shall be
14 installed and established prior to the issuance of any certificates of occupancy. Securities
15 shall be required only for landscape items in the public right-of-way. Any project fences,
16 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for
17 and built from the approved landscape plans. These features shall also be shown on the
18 precise grading plans for purposes of location only. Plantable, segmental walls shall be
19 designed, reviewed and constructed from grading plans and landscape/irrigation
20 design/construction shall be from landscape plans. All plans must be approved by the
21 City Engineer and a pre-construction meeting held prior to the start of any
22 improvements.

23 120. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
24 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
25 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an
26 arterial street or state highway.

27 121. The drainage design shown on the conceptual grading/site plan, and the drainage report
28 for this development plan is conceptual only. The final drainage report and design shall
be based upon a hydrologic/hydraulic study that is in accordance with the latest San

Diego County Hydrology and Drainage Manual, and is to be approved by the City Engineer prior to the issuance of a grading permit. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.

122. The project's drainage system shall not connect or discharge to another private storm drain system without first obtaining written permission from the owner of the system. The written permission letter shall be provided to the City prior to the issuance of a grading permit. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

123. All public storm drains shall be shown on separate public improvement plans. Public storm drain easements shall be dedicated to the City where required.

124. Drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff, and shall be in accordance with the San Diego County Hydrology Manual and the City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City Engineer.

125. Storm drain facilities shall be designed and constructed to allow inside travel lanes of streets classified as a Collector or above, to be passable during a 100-year storm event.

126. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and disposed of in accordance with all state and federal requirements, prior to discharging of stormwater into the City drainage system.

127. Owner/developer shall comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit continues in force and effect until the effective date of a new General Permit adopted the State Water Board or the State Water Board rescinds this General Permit. Dischargers that obtain coverage under the expiring General Permit prior to the effective date of this permit, may continue coverage under the previous permit up to two years after the effective date of this General Permit (September 1, 2023). Construction activity subject to the General Permit includes, but

not limited to, clearing, demolition, grading, excavation and other land disturbance activities that results in one or more acre of land surface, or that are part of common plan of development or sale.

The discharger shall obtain a Waste Discharge Identification (WDID) number prior to the commencement of construction activity by electronically certifying and submitting the Permit Registration Documents from Section III of the General Permit through the State Water Board Stormwater Multiple Application and Report Tracking System (SMARTS). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

Owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOT for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

128. The project is categorized as a stormwater-Priority Development Project (PDP). A final Storm Water Quality Management Plan (SWQMP) and Operation & Maintenance (O&M) Plan shall be submitted to the City for review at the final engineering phase. Both documents are to be approved prior to the issuance of a grading permit.

- 1 129. The O&M Plan shall include an approved and executed Maintenance Mechanism
2 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the
3 O&M Plan shall include the designated responsible party to manage the storm water
4 BMP(s), employee training program and duties, operating schedule, maintenance
5 frequency, routine service schedule, specific maintenance activities, copies of resource
6 agency permits, cost estimate for implementation of the O&M Plan, a non-refundable
7 cash security to provide maintenance funding in the event of noncompliance to the
8 O&M Plan, and any other necessary elements. The owner/developer shall complete and
9 maintain O&M forms to document all operation, inspection, and maintenance activities.
10 The owner/developer shall retain records for a minimum of 10 years. The records shall
11 be made available to the City upon request.
- 12 130. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
13 Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair
14 and replace the Storm Water Best Management Practices (BMPs) structures identified in
15 the project's approved SWQMP, as detailed in the O&M Plan, in perpetuity.
16 Furthermore, the SWFMA will allow the City with access to the site for the purpose of
17 BMP inspection and maintenance, if necessary. The Agreement shall be approved by the
18 City Attorney's Office and recorded at the County Recorder's Office prior to the
19 issuance of a precise grading permit. A non-refundable **Security in the form of cash**
20 shall be required prior to issuance of a precise grading permit. The amount of the non-
21 refundable security shall be equal to 10 years of maintenance costs, as identified by the
22 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer
23 shall prepare the O&M cost estimate.
- 24 131. The BMPs described in the project's approved SWQMP shall not be altered in any way,
25 unless reviewed and approved by the City Engineer. The determination of whatever
26 action is required for changes to a project's approved SWQMP shall be made by the City
27 Engineer.
28

- 1 132. Prior to receiving a temporary or permanent occupancy permit, the project shall
2 demonstrate that all structural BMPs, including Storm Water Pollutant Control BMPs
3 and Hydromodification Management BMPs, are constructed and fully operational, are
4 consistent with the approved SWQMP and the approved Precise Grading Plan, and are
5 in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).
6
- 7 133. Open space areas, down-sloped areas visible from a collector-level or above roadway
8 classification, and improvements within the common areas that are not maintained by the
9 property owner, shall be maintained by a homeowners' association that will ensure
10 operation and maintenance of these items in perpetuity. These areas shall be indicated on
11 the map and reserved for an association. Future buyers shall be made aware of any
12 estimated monthly maintenance costs. The CC&R's shall be submitted and approved by the
13 City prior to approval of the grading or improvement plans.
- 14 134. All new extension services for the development of the project, including but not limited
15 to, electrical, cable and telephone, shall be placed underground as required by the City
16 Engineer and current City policies.
- 17 135. Prior to the approval of plans and the issuance of a grading permit, owner/developer shall
18 obtain all necessary permits and clearances from public agencies having jurisdiction over
19 the project due to its type, size, location, or infrastructure impact. The list of public
20 agencies includes, but is not limited to, Public Utility Companies, the California
21 Department of Transportation (Caltrans), the City of Carlsbad, the City of Vista, Fallbrook,
22 the County of San Diego, the U. S. Army Corps of Engineers, the California Department of
23 Fish & Game, the U. S. Fish and Wildlife Service, the San Diego Regional Water Quality
24 Control Board, and the San Diego County Health Department.
25
- 26 136. Owner/developer shall comply with all the provisions of the City's cable television
27 ordinances, including those relating to notification as required by the City Engineer.
- 28 137. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned
to test proposed excavated material to determine suitability for deposit on city beaches

1 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be
2 provided as part of the project geotechnical report which is required prior to approval of
3 the grading plan and issuance of the grading permit.

4 Suitable beach replenishment material shall be at least 75% sand with no more than a
5 10% difference in sand content between material at the source and discharge site.
6 Replenishment material shall contain only clean construction materials suitable for use
7 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete
8 washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from
9 construction or dredging or disposal shall be allowed to enter into or be placed where it
10 may be washed by rainfall or runoff into waters of the United States. Any and all excess
11 or unacceptable material shall be completely removed from the site/work area and
12 disposed of in an appropriate upland site.

13 If the sediment to be exported is determined to be suitable beach replenishment material
14 and is approved by the regulatory agencies, the developer's contractor will coordinate
15 with the City's Coastal Zone Administrator for further discussion and direction on
16 placement.

17 **Coordination is required to occur a minimum of eight weeks in advance** of the need
18 to place approved excavated material on the beach.

19
20 138. If shoring is required for the construction of the proposed development, the shoring
21 design plans shall be included within the grading plan set, and the structural design
22 calculations shall be submitted with the grading plan application.

23 139. Approval of this development project is conditioned upon payment of all applicable impact
24 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
25 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
26 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
27 recordation of the map or the issuance of any building permits, in accordance with City
28 Ordinances and policies. Payment of drainage impact fees are required prior to docketing
the map for City Council hearing and the recording of the final map. The owner/developer

shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project.

140. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

141. In the event that there are discrepancies in information between the conceptual plan and the conditions set forth in the project's entitlement resolution (Conditions of Approval), the project's entitlement resolution shall prevail.

Fire:

142. A COPY OF THESE CONDITIONS SHALL BE AVAILABLE ON PAPER AT THE SITE AT THE TIME OF INSPECTION(S) ALONG WITH THE APPROVED PLANS.

143. Hydrants required within 400' of all exterior walls of the structure.

144. Fire sprinklers required per 2022 NFPA 13 standards.

145. Fire sprinklers must have a dedicated fire line to the buildings.

146. Fire alarm system required per 2022 NFPA 72.

147. A fire alarm annunciation panel (FAAP) will be required in the lobby of the hotel.

148. A dedicated fire riser room with exterior access will be designed.

149. FDC must be located on the address side of the street.

150. Hydrant must be within 40' of the FDC.

151. At least one elevator car shall be of such size and arrangement to accommodate a 24 inch by 84-inch ambulance gurney or stretcher with not less than 5-inch radius corners, in the horizontal, open position.

152. A minimum of 5 feet is required around the structure for emergency access for emergency access or as approved by the Fire Code Official.

153. Smoke and carbon monoxide detectors are required per 2022 California Fire Code.

154. Temporary standpipes shall be installed when the progress of construction is more than 40 feet in height above the lowest level of fire department vehicle access. Fire

department hose connections shall be provided at accessible locations adjacent to usable stairs. Standpipes shall be extended as construction progresses to within one floor of the highest point.

155. Prior to delivery of combustible materials or start of combustible construction, the approved, permanent water supply (fire hydrants) must be installed, tested and placed in service prior to delivery of combustible materials or start of combustible construction.

156. Fire extinguishers are required and shall be included on the plans submitted for plan check.

157. The applicant shall provide a Site Safety Plan in accordance with California Fire Code Chapter 33.

158. The building must support adequate radio coverage operating on the 800MHz Countywide Communication System. When tested, if the 800MHz signal strength readings (RSSI) fall below 65 in any portion of the building, either above or below grade as measured by an 800 MHz portable radio, the purchase and installation of one or more bidirectional amplifier radio coverage enhancers is required.

159. Pre-Con meeting required prior to combustible materials dropped on site.

160. Knox box required at the main entrance and at each stairway location. A copy of each key used for accessing utility rooms, fire protection equipment, and elevators shall be provided.

161. Knox key switches required on all vehicle access gates.

162. For the purposes of determining the applicability of the Citywide Public Safety Community Facilities District (CFD) to residential occupancies, any new development or change in occupancy classified as an R occupancy in the most recently adopted California Building and/or California Fire codes with 16 or more dwelling or sleeping units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT] will be collected) will be required to annex into the CFD as a condition of development. Additionally, for properties converted from a facility where TOT has been previously collected, the property will be required to annex into the CFD as a condition of

development. These projects include residential projects over 16 units in size that meet the following criteria:

- a. Projects which are subject to a General Plan Amendment necessary to accommodate residential uses
- b. Mixed-Use project proposed on commercially-zone land, including mixed-use project in the Downtown District.
- c. Residential projects exceeding base density allowances
- d. Assisted living or Skilled Nursing facilities of any size.

163. GIS-formatted preplan will be prepared and provided to the Oceanside Fire Department prior to final inspection. Contact the Community Risk Reduction Division at 760-435-4101 for more details.

164. A Fire Master Plan shall be provided to the Oceanside Fire Department prior to final inspection. Contact the Community Risk Reduction Division at 760-435-4101 for more details.

165. Any building that is determine to be 4 or more stories must comply with the City of Oceanside Mid-Rise Ordinance.

a. Sec. 11.19. - Mid-rise buildings.

i. In addition to other applicable provisions of the California Fire Code, the City Code, other laws and regulations, and any policies of the Fire Code Official, the provisions of this article apply to every newly constructed mid-rise building of any type construction, or any mid-rise building which undergoes a complete renovation that requires the complete vacancy of the building to complete the renovation.

1. Exception: Vehicle parking garages, towers, steeples and other similar occupancies that are not used for continuous human occupancy.

ii. Building access. Building access must be provided and approved by the Fire Code Official.

iii. Automatic fire sprinklers/standpipes. Every mid-rise building must be protected throughout by an automatic fire sprinkler system that is designed

1 and installed in conformance with the adopted edition of NFPA 13 and in
2 accordance with the following:

3 1. Shutoff valves and a water-flow alarm device must be provided for each
4 floor. Each shutoff valve and flow device must be electronically supervised.

5 2. Every mid-rise building must be provided with a class I standpipe system
6 that is interconnected with the fire sprinkler system. The system must consist
7 of two and one-half-inch (2½") hose valves that must be located in each stair
8 enclosure on every floor level. Two (2) hose outlets must also be located on
9 the roof, outside of each stair shaft enclosure that penetrates the roof. The
10 standpipe system must be designed, installed, and tested in accordance with
11 the adopted edition of NFPA 14.

12 iv. Smoke Detection: Smoke detectors must be provided in accordance with this
13 section. Smoke detectors must be connected to an automatic fire alarm system
14 installed in accordance with the adopted edition of NFPA 72. The actuation of
15 any detector required by this section will operate the emergency voice alarm
16 signaling system and will place into operation all equipment necessary to
17 prevent the circulation of smoke through air return and exhaust ductwork.
18 Smoke detectors must be located as follows:

19 1. In every mechanical equipment, electrical, transformer, telephone
20 equipment, unmanned computer equipment, elevator machinery or similar
21 room and in all elevator lobbies. Elevator lobby detectors must be
22 connected to an alarm verification zone or be listed as a releasing device.

23 2. In the main return-air and exhaust-air plenum of each air-conditioning
24 system having a capacity greater than 2,000 cubic feet per minute. Such
25 devices must be located in a serviceable area downstream of the last duct
26 inlet.

27 3. At each connection to a vertical duct or riser serving two (2) or more
28 stories from a return-air duct or plenum of an air conditioning system. In
Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in

each return-air riser carrying not more than five thousand (5,000) cubic feet per minute and serving not more than ten (10) air inlet openings.

4. In all corridors serving as a means of egress.

v. Fire Alarm System: An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system must be provided in conformance with the California Fire Code and California Building Code.

vi. Emergency voice alarm communication system: An emergency voice alarm communication system shall be designed and installed in accordance with NFPA 72 and California Building Code 907.5.2.2, and its subsections, and 11B-215.

vii. Locking of stairway doors: All stairway doors that are locked to prohibit access from the interior of the stairway must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the main fire panel area. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position.

Housing:

166. In order to obtain the density bonus, incentives/concessions, and waivers under the City's Comprehensive Zoning Ordinance Section 3032 and California Government Code Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved affordable housing requirements for low and moderate-income households under Oceanside City Code Chapter 14C, the occupancy of 33 of the 326 rental apartment units shall be restricted for occupancy by Low-Income Households, as defined in California Health and Safety Code Section 50105, at an Affordable Housing Cost for a household size appropriate for the unit size, as set forth in Sections 50053 and 50052.5 of the California Health and Safety Code for a period of not less than 55 years. The property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment,

or such other form of ownership which would eliminate the restricted units as rental units.

167. In accordance with City's Comprehensive Zoning Ordinance Section 3032 M.2, the 33 dwelling units reserved for rental to Low-Income Households units shall be provided proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to other residents based upon the same terms. Specifically, of the 33 dwelling units, two studio units, 17 one-bedroom units, 11 two-bedroom units, and 3 three-bedroom units shall be reserved and affordable low-income households.

168. To demonstrate compliance with Density Bonus law, Chapter 14C, and any housing and occupant protection obligations under Housing Element law, Density Bonus law, the Housing Crisis Act of 2019 or the Mello Act, an Affordable Housing Agreement and a deed of trust securing such covenants, as approved by the City Attorney and the Housing and Neighborhood Services Director, shall be recorded against the title of the property and the relevant terms and conditions recorded as a deed restriction, regulatory agreement or other enforceable instrument. The Agreement will be recorded prior to the approval of any final or parcel map or issuance of a grading permit or the building permit for the first dwelling unit of the Project. The Agreement shall be binding to all future owners and successors in interest.

169. Occupancy & Monitoring of Affordability Covenants: Compliance with the applicable restrictions of the Affordable Housing Agreement and/or the Regulatory Agreement will be subject annually to a regulatory audit and such restrictions must be maintained for the full applicable compliance period. A monitoring fee will be required for the total number of restricted units. An initial set up fee of \$500 will be required at the time of the Certificate of Occupancy is issued for the first housing unit and \$80 per affordable unit for the first year for the project and increased annually by one percent (1%). Such fee covers the costs of software, third-party vendors, and for monitoring of compliance with the applicable restrictions on an annual basis. The City also reserves the right to

periodically inspect the restricted units to ensure compliance with the health and safety standards associated with the restricted units.

170. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing Plan (AFHMP) shall be submitted for review and acceptance by the Housing and Neighborhood Services Department at least 6 months before issuance of the Certificate of Occupancy for the first dwelling unit of the Project utilizing Form HUD-935.2A - Affirmative Fair Housing Marketing Plan (Multifamily Housing) or HUD-935.2B - Affirmative Fair Housing Marketing Plan (Single Family Housing). The purpose of this affirmative fair housing marketing program is to target and outreach to specific groups who may need differing efforts in order to be made aware of and apply for the available affordable housing opportunities. The affirmative fair housing marketing program should Identify the demographic groups within the housing market area which are least likely to apply for housing without special outreach efforts and an outreach program which includes special measures designed to attract those groups, in addition to other efforts designed to attract persons from the total population. All marketing materials must include the applicable fair housing logos, including the Equal Housing Opportunity and Accessibility logos.

Landscaping:

171. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and ordinances, including the maintenance of such landscaping shall be submitted, reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. In addition, a refundable cash deposit for the preparation of the final As-built/ Maintenance Guarantee shall be secured with the City prior to the final approval of the landscape construction plan. A landscape pre-construction meeting shall be conducted by the landscape architect of record, Public Works Inspector, developer or owner's representative and landscape contractor prior to commencement of

1 the landscape and irrigation installation. The following landscaping items shall be
2 required prior to plan approval and certificate of occupancy:

- 3 a. Final landscape plans shall accurately show placement of all plant material such as
4 but not limited to trees, shrubs, and groundcovers.
- 5 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain
6 lines and utility easements and place planting locations accordingly to meet City of
7 Oceanside requirements.
- 8 c. Final landscape plans shall be prepared under the direct supervision of a Registered
9 Landscape Architect (State of California), with all drawings bearing their
10 professional stamp and signature.
- 11 d. All required landscape areas shall be maintained by owner, project association or
12 successor of the project (including public rights-of-way along Mission Ave., North
13 Coast Highway, and Seagaze Dr.). The landscape areas shall be maintained per City
14 of Oceanside requirements.
- 15 e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released
16 until the as-built drawings have been approved on the original approved Mylar
17 landscape plan and the required maintenance period has been successfully
18 terminated.
- 19 f. Proposed landscape species shall fit the site and meet climate changes indicative to
20 their planting location. The selection of plant material shall also be based on
21 cultural, aesthetic, and maintenance considerations. In addition, proposed landscape
22 species shall be low water users as well as meet all fire department requirements.
- 23 g. All planting areas shall be prepared and implemented to the required depth with
24 appropriate soil amendments, fertilizers, and appropriate supplements based upon a
25 soils report from an agricultural suitability soil sample taken from the site.
- 26 h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from
27 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be
28 mulched to a 3" depth to help conserve water, lower the soil temperature and reduce
weed growth.

- i. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
- k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
- l. For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.
- m. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
- n. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
- o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
- p. The landscape plans shall match all plans affiliated with the project.
- q. Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.
- r. Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with Storm Water

Management Plan (SWMP), Hydromodification Plan, or Best Management Practices and meet the satisfaction of the City Engineer.

s. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

t. All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.

172. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

173. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

Transportation:

174. The project shall maintain adequate sight distance at both access driveways onto Seagaze Drive. Loading zones and temporary parking shall not obstruct visibility within the required sight distance, as specified in the City's Engineering Design Guidelines and the Caltrans Highway Design Manual. The sight distance analysis shall be reviewed and approved by the City Traffic Engineer prior to the issuance of occupancy.

1 175. Per the project's traffic study, the applicant shall install an all-way stop at the
2 intersection of Seagaze Drive and South Tremont Street. This improvement shall be
3 completed prior to the issuance of occupancy and to the satisfaction of the City Traffic
4 Engineer.

5 176. The project shall be responsible for a fair share payment of \$243,640 to the City's
6 Thoroughfare and Signal Account. These funds will be used at the City's discretion for
7 projects that enhance traffic safety and mobility within the City of Oceanside. The
8 \$243,640 payment shall be made in full prior to the issuance of any permit—including
9 precise grading, building, or any other permits—for any phase or component of the
10 project.

11 177. The developer will be responsible for developing all water and sewer utilities necessary
12 to develop the property. Any relocation of water and/or sewer utilities is the
13 responsibility of the developer and shall be done by an approved licensed contractor at
14 the developer's expense.

15 This fair share payment satisfies only the project's offsite improvement obligations. All
16 onsite improvements—such as roadways, sidewalks, and bike lanes or trails that are
17 contiguous to the project or necessary to provide access—shall be completed at the
18 project developer's sole expense.

19
20 **Water Utilities:**

21
22 178. All Water and Wastewater construction shall conform to the most recent edition of the
23 *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by
24 the Water Utilities Director.

25 179. The property owner shall maintain private water and wastewater utilities located on
26 private property.

27 180. Water services and sewer laterals constructed in existing right-of-way locations are to be
28 constructed by an approved and licensed contractor at developer's expense.

181. Minimum separation between water services and sewer laterals shall be 10 feet.

- 1 182. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.
2 Palm tree minimum separation is lowered to 5' from water facilities.
- 3 183. Each new residential dwelling unit or commercial suite shall be metered individually.
- 4 184. For new buildings with multiple residential dwelling units; the City has accepted, as an
5 alternative, a public master meter for each building provided there is a private sub-meter
6 for each individual dwelling unit. The Building Owner would be responsible for the
7 ownership, maintenance, reading, and replacement of the private sub-meters.
- 8 185. The commercial spaces that are associated with and support the residential units may be
9 served by the residential domestic water meter(s). Any commercial space that will
10 operate as a separate business and serve the public shall have it's own separate dedicated
11 commercial water meter.
- 12 186. Provide a separate irrigation water meter with reduced pressure principle backflow
13 device for common area landscaping. Meter shall be managed and paid for by the
14 Property Owner of the development. An address assignment will need to be completed
15 for the meter, and can be processed through the City Planning Department.
- 16 187. Per the latest approved California Fire Code, all new residential units shall be equipped
17 with fire sprinkler system.
- 18 188. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire
19 protection shall have a dedicated fire service connection to a public water main with a
20 double check detector backflow assembly. Location of the backflow assembly must be
21 approved by Fire Department.
- 22 189. Hot tap connections will not be allowed for size on size connections, and connections
23 that are one (1) pipe size smaller than the water main. These connections shall be a cut-
24 in tees with three valves for each end of the tee. Provide a connection detail on the
25 improvement plans for all cut-in tee connections.
- 26 **The following conditions shall be met prior to the approval of engineering design plans.**
- 27 190. Any water and/or sewer improvements required to develop the proposed property will
28 need to be included in the improvement plans and designed in accordance with the
Water, Sewer, and Recycled Water Design and Construction Manual.

- 1 191. All public water and/or sewer facilities not located within the public right-of-way shall
2 be provided with easements sized according to the *Water, Sewer, and Recycled Water*
3 *Design and Construction Manual*. Easements shall be constructed for all weather
4 access.
- 5 192. No trees, structures or building overhang shall be located within any water or
6 wastewater utility easement.
- 7 193. Recycled water is anticipated to be supplied through pipelines in Mission Ave, N.
8 Tremont St. and N. Cleveland St. in the near future. When recycled water becomes
9 available, this property will be required to convert its irrigation supply to recycled water.
10 The irrigation system shall be designed in anticipation of a future recycled water service
11 with a meter located near the future line. The system design shall meet the recycled
12 water requirements of the City's Water, Sewer, and Recycled Water Design and
13 Construction Manual.
- 14 194. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities
15 Department for an independent review and pay a separate recycled water review fee. The
16 review shall include the processing, plan submittal, permitting, inspection, and testing of
17 the proposed irrigation system for approval by the State Water Resources Control Board
18 / San Diego County Department of Environmental Health and Quality for on-site
19 recycled water use. If Development is responsible for the irrigation or maintenance of
20 any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter
21 and service shall be required for this irrigation system. Local regulations do not permit a
22 single irrigation meter to service landscaping areas across property lines.
- 23 195. The Water Capacity Study for the 401 Mission Avenue Mixed Use Project dated January
24 2024 was reviewed by the Water Utilities Department. The results of the water analysis
25 showed that adequate flows and pressures would be available to the Project from the
26 existing water distribution system. Therefore, no off-site improvements are required for
27 the Project.
- 28 196. The Sewer Capacity Study for the 401 Mission Avenue Mixed Use Project dated
January 2024 was reviewed by the Water Utilities Department. The results of the sewer

analysis showed that the existing sewer collection system has adequate capacity to receive flows from the Project. The City will evaluate the existing collection system during improvement plan design to determine the condition of the collection system. Off-site improvements may include replacing sewer infrastructure that is in poor condition that would be exacerbated by the development.

197. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed necessary shall be shown on building plans at each building sewer in an appropriate location and shall be maintained in accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved Engineering Plans with reference to Building Plans for design and detail.

198. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to food service establishments shall be on each building sewer when deemed necessary in an appropriate outside location and shall be maintained by the property owner. The grease interceptor shall be shown on Engineering Plans with reference to Building Plans for design and detail.

199. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled Water Design and Construction Manual*.

200. Connection to an existing sewer manhole will require rehabilitation of the manhole per City standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base, surface preparation and coating the interior of the manhole, and replacing the manhole cone with a 36" opening and double ring manhole frame and lid.

201. Any commercial space that will operate as a separate business and serve the public shall have it's own separate sewer lateral from the residential units. Sewage from all units (commercial, residential) may combine on site before entering the public sewer system, but the commercial space sewage shall be capable of being isolated and sampled on site.

202. A separate irrigation meter and connection with an approved backflow prevention device is required to serve common landscaped areas and shall be displayed on the plans.

- 1 203. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter
2 and reduced pressure principle backflow device on Landscape Plans.
- 3 204. Provide stationing and offsets for existing and proposed water service connections and
4 sewer laterals on plans.
- 5 205. When an existing water meter is to be upsized, the water service line from the main must
6 be at least the same size as the meter. If the existing water service connection is less than
7 the proposed meter size, then the Owner/Developer may be required to abandon the
8 existing water service and show on engineering and building plans the location and size
9 of the new service connection to public main.
- 10 206. Subterranean parking structures shall be designed with a drainage system that conveys
11 runoff to the City's Storm Drain System and shall comply with the California Regional
12 Water Quality Control Board Order No. 2013-0001.
- 13 207. Any unused water services or sewer laterals by the proposed development, shall be
14 abandoned in accordance with Water Utilities requirements. If an existing water meter is
15 abandoned then a credit will be applied towards future buy-in fees in the amount of the
16 buy-in fee of the existing meter.

17 **The following conditions of approval shall be met prior to building permit issuance.**

- 18 208. Show location and size of existing and proposed water meter(s) on site plan of building
19 plans. Show waterline from proposed meter to connection point to building.
- 20 209. Indicate the size and location of the private water sub-meters.
- 21 210. Show location and size of existing and proposed sewer lateral(s) from property line or
22 connection to sewer main to connection point at building.
- 23 211. Provide a fixture unit count table and supply demand estimate per the latest adopted
24 California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).
- 25 212. Provide drainage fixture unit count per the latest adopted California Plumbing Code to
26 size sewer lateral for property.
- 27 213. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then
28 building plans must show sizing calculations per the latest California Plumbing Code,

the location, the make and model, and plumbing schematic showing the required appurtenances at each building sewer lateral.

214. If a Sand and Oil Separator is required, then building plans must show drainage fixture unit count and calculations per the latest California Plumbing Code to size oil and sand separator and show on plans the location, make and model of separator, inlet/outlet piping, and a plumbing schematic of the separator along with the required appurtenances at each building sewer lateral.

215. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City at the time of Building Permit issuance per City Code Section 32B.7.

Police:

216. Landscaping (The below allow for maximum natural surveillance)

- a. All shrubs/ground cover will maintain a maximum of 2' in height.
- b. All trees will maintain a lower canopy of 6', or more from the ground.
- c. Trees shall not be blocking any windows or grown near lighting fixtures to the point where they may obstruct illumination with their present and future growth.
- d. Implementation of hostile/thorny vegetation (especially along perimeter) encourage.
- e. Provide routine landscaping maintenance.

217. Lighting

- a. Implement a lighting plan for our review.
- b. Lighting is our primary concern and easily one of the cheapest ways to reduce crime by eliminating areas of concealment.
- c. Lighting used should be luminaire (D-series) or LED throughout property to include areas of the parking garage and along perimeter to include motion activated as well.
- d. Illuminate stairways and all ambush points.

218. Surveillance and Security

a. Mechanical Surveillance:

- i. Install high-quality CCTV cameras throughout the property, including the parking

1 structure, restaurant areas, and common areas. Ensure that there is also a live feed
2 available in the management office to monitor the property and any abnormal
3 activity.

4 ii. Post signage at entrances and throughout the property indicating that video
5 surveillance is in operation, which can act as a deterrent to potential criminals.

6 iii. Train employees to conduct frequent checks of the premises for any suspicious
7 behavior or individuals and to report any abnormalities promptly.

8 b. Utilize Mirrors:

9 Install mirrors strategically in stairwells and the parking garage to eliminate blind
10 spots and reduce the risk of ambushes. This can increase visibility and enhance safety
11 for residents and visitors.

12 c. Secured Access:

13 Implement secured access points throughout the property, including the parking
14 garage entrance, elevator access, lobby, and pedestrian gates. This can be achieved
15 through keycard entry systems, access codes, or security personnel stationed at entry
16 points to monitor and control access.

17 d. Abnormal Use Mitigation:

18 i. Develop a protocol for handling after-hours users, such as requiring identification
19 or escorting them off the premises if they cannot provide a valid reason for being
20 there.

21 ii. Consider implementing routine after-hours private patrols or installing alarms to
22 detect and deter unauthorized access during non-business hours.

23 219. Property Wayfinding

24 a. Map and proper signage directing users to facility and office. Useful for emergency
25 response personnel in locating the proper building/unit.

26 b. Directional signage for emergency exit points off property including no-pays.

27 c. Transitional zones delineated public to private spaces near entrance i.e. pavers,
28 decorative stones, landscaping.

1 220. Enhanced Surveillance Opportunities: The strategic placement of access driveways
2 allows for increased surveillance by residents, pedestrians, and passing motorists. With
3 clear sightlines and controlled access points, there are fewer hidden or unobserved areas
4 where criminal activity could occur. Enhanced surveillance discourages loitering and
5 unwanted behavior, making the area less attractive to potential criminals.

6 221. Emergency Communications

7 Install emergency communication devices, such as intercoms or panic buttons, in
8 elevators and stairwells to allow residents to call for help in case of emergencies or
9 suspicious situations.

10 222. To promote community engagement and enhance crime prevention through
11 environmental design, implementing various activity drivers both around the property
12 and inside the condominium complex is recommended. Organizing outdoor events such
13 as neighborhood watch meetings, community clean-up days, or outdoor fitness classes in
14 designated areas around the property can encourage residents to interact with one
15 another and increase natural surveillance. Inside the complex, consider hosting social
16 gatherings, educational workshops, or safety awareness seminars in common areas or
17 clubhouses. These activities foster a sense of community and camaraderie among
18 residents, promoting active participation in maintaining a safe and secure environment.
19 Encouraging residents to take ownership of their surroundings and actively participate in
20 crime prevention efforts can significantly contribute to the overall safety and well-being
21 of the community.

22 **Solid Waste:**

23 223. The plans must include an area for storage of landfill, recycling, and food
24 scraps/organics within an enclosure and/or storage area screened from public view.
25 Plans should include separate enclosure or storage areas for commercial tenants and
26 residential tenants to ensure proper use of services and mitigate dumping. Plans should
27 also label service bins for each stream. For additional information or questions on
28 bin/cart dimensions and servicing please refer to the City of Oceanside Enclosure
Guidelines and the City's website.

1 * In Oceanside, food scraps and green waste are collected separately. All customers
2 must subscribe and store for landfill, recycling, and food scraps. Green waste recycling
3 may be accommodated through the franchise provider, by a third party, or waived for
4 green waste only if there is no green waste onsite. Documentation is required by the city
5 annually for management of green waste services.

6 224. The City of Oceanside Enclosure Guidelines establish a minimum number of enclosures
7 required based on the number of dwelling units or square footage in order to establish
8 adequate service levels. Adjustments to the amount of enclosures required may be
9 permitted if the applicant can indicate adequate servicing (same cubic yard
10 requirements) through increased frequency of service.

11 225. Enclosure location(s) cannot block the alleyway, public right of way, or create public
12 nuisance. Plans should provide the traffic pathway for service vehicles to ensure
13 adequate access. Refer to the City of Oceanside Enclosure Guidelines for enclosure
14 location and hauler access requirements. Projects with underground collection services
15 must provide unobstructed pull out access without curbs, rolled curbs or pavement gaps
16 that would limit hauler access of the dumpster(s) from the street. Additional service fees
17 may apply for pull out service.

18 226. If trash chutes are planned for the residential/rental units on each floor, a trash chute for
19 each stream (landfill, recycling, and food scraps) will need to be demonstrated on the
20 plans for each floor. Label each chute for its appropriate stream. Chute room design and
21 projects must comply with fire code regulations.

22 227. The City of Oceanside reserves the right to review program and services levels and
23 request increases if deemed necessary. The City of Oceanside Municipal Code Chapter
24 13 requires that Oceanside residents, businesses and multifamily projects are to separate
25 all recyclable material from other solid waste. Additionally, the State of California
26 regulations requires all California businesses participate in Mandatory Recycling (AB
27 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined
28 in the Oceanside Solid Waste code.

1 PASSED AND ADOPTED by the Community Development Commission of the City of
2 Oceanside, California, this 1st day of October, 2025 by the following vote:

3
4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:

8
9 ATTEST:

10
11
12 _____
13 SECRETARY

CHAIRPERSON _____

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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GENERAL COUNSEL

