



1 hearing where they made a motion to approve a reduced density cap of 85 dwelling units per  
2 acre and adopt proposed Article 12, Section 1234 of the Zoning Ordinance to establish an  
3 enhanced density bonus schedule for very-low-income, low-income, and moderate-income  
4 dwelling units was made and seconded; and

5 **WHEREAS**, the City Council conducted a joint duly-noticed public hearing on October  
6 18, 2023, to adopt changes to the City's Downtown Zoning Ordinance to establish a maximum  
7 density of 86 dwelling units per acre for mixed use projects in the downtown district; and

8 **WHEREAS**, on February 5, 2026, the California Coastal Commission approved said  
9 changes with one suggested modification to Article 12, Section 1232 Additional Regulation D and  
10 two suggested modifications to Article 12, Section 1232 Additional Regulation KK. Per Exhibit  
11 A, the proposed modification to Additional Regulation D clarifies that the 86 units per acre  
12 standard is a base density and can be subject to density bonuses and adds language clarifying that  
13 the Downtown District's 5,500-unit density cap is a target that may be exceeded. The proposed  
14 modification to Additional Regulation KK again clarifies that the Downtown District's 5,500-unit  
15 density cap established by the General Plan is a target that may be exceeded. It also adds three  
16 subsections to 1) clarify that density bonus law does not override or diminish the requirements of  
17 the California Coastal Act; 2) clarify that the approving body may allow minor LCP  
18 inconsistencies for density bonus projects only if they avoid significant coastal resource impacts,  
19 and requires denial for any concession/waiver/incentive/density increase that would cause  
20 unavoidable or unmitigable impacts; and 3) require the City to submit a LCPA to the Coastal  
21 Commission by January 1, 2029 updating its density bonus regulations and establishing objective  
22 design standards for qualifying multifamily projects.

23 **WHEREAS**, the City Council Commission did, on the 3rd<sup>th</sup> of June 2026 conduct a duly-  
24 noticed public hearing to consider Zone Amendment (ZA22-00002) and Local Coastal Program  
25 Amendment (LCPA22-00002), to consider the California Coastal Commission's  
26 recommendation; and

27 **WHEREAS**, a Notice of Exemption was prepared by the Resource Officer of the City of  
28 Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and State  
Guidelines; and

1           **WHEREAS**, the City Council conducted a duly-noticed public hearing on June 3, 2026, to  
2 consider the suggested modification.

3           **NOW, THEREFORE**, the City Council of the City of Oceanside **DOES ORDAIN** as  
4 follows:

5           **SECTION 1.** The Zone Amendment (ZA22-00002) and Local Coastal Program  
6 Amendment (LCPA22-00002) amending Article 12 of the Zoning Ordinance, as specified in  
7 Exhibit A, is hereby adopted.

8           **SECTION 2.** The City Clerk of the City of Oceanside is hereby directed to publish this  
9 ordinance, or the title hereof as a summary, pursuant to state statute, once within fifteen (15)  
10 days after its passage in a newspaper of general circulation published in the City of Oceanside.

11           **SECTION 3.** Severability. If any section, sentence, clause or phrase of this Ordinance is  
12 for any reason held to be invalid or unconstitutional by a decision of any court for competent  
13 jurisdiction, such decision shall not affect the validity of the remaining portions of this  
14 ordinance. The City Council hereby declares that it would have passed and adopted this  
15 Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any  
16 one or more sections, subsections sentences, clauses or phrases be declared invalid or  
17 unconstitutional.

18           **SECTION 4.** Notice is hereby given that the time within which judicial review must be  
19 sought on this decision is governed by Government Code Section 65009(c).

20           **SECTION 5.** This ordinance shall take effect and be in force on the thirtieth (30th) day  
21 from and after its final passage.

22           **INTRODUCED** at a regular meeting of the City Council of the City of Oceanside,  
23 California, held on the 3rd day of June 2026, and thereafter.

24           **PASSED AND ADOPTED** by the Oceanside City Council this 17<sup>th</sup> day of June 2026,  
25 by the following vote:  
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AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

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MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney