

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370
EMAIL SANDIEGOCOAST@COASTAL.CA.GOV



February 17, 2026

SENT VIA EMAIL ONLY

Jonathan Borrego
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

Re: Certification of City of Oceanside LCP Amendment No. LCP-6-OCN-25-0030-2
(Inclusionary Housing)

Dear Johnathan:

On February 5, 2026, the California Coastal Commission approved the above referenced amendment to the City of Oceanside Local Coastal Program (LCP). The amendment involves revisions to the certified Implementation Plan (IP) in order to update Section 14C (Inclusionary Housing) of the City's Municipal Code and incorporate updates from the City's Ordinance No. 24-OR0004-1 and LCPA22-00003.

The Commission approved the LCP amendment with suggested modifications that address updating the definition of low-income, revising the applicability of inclusionary housing requirements from 10 or more units to seven or more units, removing the restriction that only single-family residences may use accessory dwelling units to satisfy inclusionary housing requirements to instead any residential development, minor edits to the City's proposed provisions, and the re-numbering of section numbers.

Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the amendment was certified with suggested modifications.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications; and take any formal action which is required to satisfy them, such as revised plan policies, rezonings or other ordinance revisions. This certification must also include production of new LCP text, demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination. The local government's action must be completely consistent with the Commission's certification order; if you are considering any change from what is presented in the attached suggested modifications, you should contact this office immediately.

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The Commission's certification order remains valid for six months from the date of its action; therefore, it is necessary for the City of Oceanside to take the necessary steps within six months or by August 5, 2026. If you believe that the City of Oceanside will need additional time, you may request up to a one-year time extension but such an extension must be granted by the Coastal Commission at a subsequent hearing. As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and your staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely,



Melissa Belen-Gonzalez
Coastal Program Analyst

For:

Kanani Leslie
Coastal Program Manager

Attachment A Modifications to LCP Amendment No. LCP-6-OCN-25-0030-2

The City's new text is shown in underlined text. The City's deleted text is shown in ~~single strike through~~. The language that the Commission added as modifications is shown in double underline. The language that the Commission deleted as modifications is shown in ~~double strike through~~.

1. Revise Sec. 14C.2. Applicability, to require the application of inclusionary housing provisions to projects with seven or more units instead of the City's proposal to require applicability with ten or more units, as follows:

(a) The provisions of this chapter shall apply to all residential projects of ~~three ten~~ seven (3 10 7) or more units including, without limitation, mixed-use developments with residential units, condominium conversions and time extensions of development plan approval for previously approved residential projects.

(b) This Chapter shall not apply to the following:

(1) The construction of a new residential structure of ~~three ten seven (3 10 7)~~ or more units which replaces a residential structure that was destroyed or demolished within two (2) years prior to the application for a building permit for the new residential structure, provided that the number of residential units is not increased from the number of residential units of the previously destroyed or demolished residential structure or expanded or enlarged by ~~ten (10) percent five hundred (500) square feet~~ or more of habitable space; [...]

2. Revise Sec. 14.C.3 Reserved, to delete the Editor's note which was previously certified by LCPA-6-OCN-20-0091-4 as follows:

~~Editor's note(5) Ord. No. 19-0R0594 1, § 1, adopted September 11, 2019, repealed § 14C.3, which pertained to inclusionary housing exemptions and derived from Ord. No. 91-49, § 2, adopted October 23, 1991; Ord. No. 00-241-1, § 1, adopted April 12, 2000; Ord. No. 13-0R0083-1, § 1(Exh. A), adopted January 30, 2013. Subsequently, Ord. No. 21-0R0741-1, § 1(Exh. 8), adopted November 17, 2021, included the deletion of 14C.3 but never submitted to the California Coastal Commission for certification.~~

3. Revise Sec 14C.4. Definitions to update the individual definitions that fall under the overarching category of "lower-income" in consistency with updated income ranges, as follows:

Lower-income household means low-income, very low-income, ~~and~~ extremely low-income households inclusively, and acutely low income inclusively.

Acutely low-income household means a person or persons living together as a household unit whose combined incomes do not exceed fifteen (15) percent of the median income for San Diego County for equivalent household size, as determined annually by the U.S. Department of Housing and Urban Development (HUD) and as defined in California Health and Safety Code Section 50106 and published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by the California Department of Housing and Community Development.

Extremely low-income household means a person or persons living together as a household unit whose combined incomes exceed fifteen (15) percent but do not exceed thirty (30) percent of the median income for San Diego County for an equivalent size household, as determined annually by the U.S. Department of Housing and Urban Development, and as defined in California Health and Safety Code Section 50106 and published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by the California Department of Housing and Community Development.

Low-income household means a person or persons living together as a household unit whose combined incomes exceed fifty (50) percent but do not exceed eighty (80) percent of the median income for San Diego County for an equivalent size household, as determined annually by the U. S. Department of Housing and Urban Development, and as defined in California Health and Safety Code Section 50079. 5 and published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 or its successor provision) by the California Department of Housing and Community Development.[...]

~~*Lower income household* means low income, very low income and extremely low income households, inclusively.~~

Very low-income household means a person or persons living together as a household unit whose combined incomes exceed thirty (30) percent but do not exceed fifty (50) percent of the median income for San Diego County for an equivalent size household, as determined annually by the U.S. Department of Housing and Urban Development, and as defined in California Health and Safety Code Section 50106 and published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by the California Department of Housing and Community Development.

Planning permit means any typically discretionary approval of a residential project, including, but not limited to, a general or specific plan adoption or amendment, rezoning, tentative map, parcel map, conditional use permit, variances, design review, or coastal development permit.

Residential project means any new construction of ~~three ten seven (3 10 7)~~ or more dwelling units or condominium conversion as referenced in this chapter 14C, for which a planning permit or building permit is required.

~~Very low income household means a person or persons living together as a household unit whose combined incomes do not exceed fifty (50) percent of the median income for San Diego County for an equivalent size household, as determined annually by the U. S. Department of Housing and Urban Development, and as defined in California Health and Safety Code Section 50105 and published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by the California Department of Housing and Community Development.~~

4. Revise Sec. 14.C.5 Reservation requirements to require the application of inclusionary housing provisions to projects with seven or more units instead of the City's proposal to require applicability with ten or more units, as follows:

(a) No development plan for a ~~for sale~~ residential project of ~~three~~ ~~ten~~ ~~seven~~ (3107) or more units subject to this chapter shall be approved in any area of the city unless at least ~~ten~~ (10) ~~fifteen~~ (150) percent of such housing units are reserved for sale to lower- and moderate-income households or reserved as rental units for low-income households, the inclusionary housing requirement, as follows, unless an alternative is approved as described in section 14C.8: [...]

(b) Calculation of reservation requirement. The calculation of the number of housing units to be reserved by this section shall be made utilizing the total number of housing units in the development residential project prior to including any increase in the allowable number of such housing units authorized by any density bonus granted pursuant to Government Code Section 65915 et seq., including as codified in section 3032 of the Oceanside Zoning Ordinance. [...]

5. Revise Sec. 14C.6.Affordable housing standards and incentives, to specify units shall remain restricted for both rental and sale for at least fifty-five (55) years, clarify that ADUs may be allowed to satisfy inclusionary housing requirements for any residential development regardless of whether it is a single-family or multi-family project, and properly reference State Density Bonus Law as follows:

(a) Affordable housing standards. Reserved units must be constructed on the site of the residential project unless the city approves an alternative as provided under section 14C.8. Reserved units must conform to the standards of this section 14C.6, to be set forth in the affordable housing agreement and where applicable, subsequent deed restrictions or regulatory agreements.

(1) Rental restrictions. Reserved units shall remain restricted and affordable to the designated income group for at least fifty-five (55) years. In addition to the income of a designated group, limitations on assets may also be used as a factor in determining eligibility for rental or ownership units. Notwithstanding anything to the contrary in this chapter, no reserved unit shall be rented for an amount which exceeds ninety (90) percent of the actual rent charged for a comparable market unit in the same development, if any.

(2) Sales restrictions. After the initial sale of the reserved ownership units at a price affordable to the target income level group, reserved ownership units shall remain affordable to subsequent income eligible buyers pursuant to a resale restriction with a term of at least fifty-five (55) years or ownership units may be sold at a market price to other than targeted households provided that the sale shall result in the recapture by the city or its designee of a financial interest in the units equal to the amount of subsidy necessary to make the unit affordable to the designated income group and a proportionate share of any appreciation. Funds recaptured by the city shall be used in assisting other eligible households with home purchases at affordable prices. To the extent possible, projects using ownership units to satisfy inclusionary housing requirements shall be designed to be compatible with conventional mortgage financing programs including secondary market requirements. [...]

(b) Accessory dwelling units (ADUs) may be constructed on-site to satisfy an inclusionary housing requirement for a ~~single-family~~ residential development. ADUs shall be rent restricted at affordable rental rates and renters shall be income-qualified in compliance with the requirements of this chapter, to be specified in the applicable affordable housing agreement. ADUs shall not be used as reserved credits available as an alternative to satisfy an inclusionary housing requirement of another applicant.[...]

6. Revise Sec. 14C.9 Application and review procedures (a)(2) Affordable housing plan to include acutely low as an income option and (b) to include the specification that the affordable housing agreement may also be recorded against the project before a CDP is issued, as follows:

(a) [...] 2 [...] d. Level of affordability for inclusionary units (~~acutely low, extremely low, very low, low, or moderate~~): [...]

(b) Affordable housing agreement. The applicant shall enter into an affordable housing agreement with the city, in a form approved by the city attorney, to be executed by the city manager, to ensure that all the requirements of this chapter are satisfied. The affordable housing agreement shall be recorded against the residential project prior to issuance of a coastal development permit, or approval of any final or parcel map, or issuance of any building permit, whichever occurs first, and the relevant terms and conditions therefrom filed and subsequently recorded as a separate deed restriction or regulatory agreement on the affordable project individual lots or units of property which are designated for the location of reserved units. This agreement shall serve as the governing document demonstrating compliance of the residential project with this chapter.

7. Revise Sec. 14.C.10 Continued affordability to reference the correct subsection of 14C.6. Affordable Housing Standards and Incentives instead of Sec. 14C.4. and delete a rent-specific sentence to ensure clarity of the provision, as follows:

(b) Sales price/rental restriction. The initial sales price or rent to be charged for a reserved housing unit shall be so limited as to be affordable within the definition of section 14C.4. 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 resale of such units shall be recorded against the title of the property within which the reserved units are located, or limiting the rental of the reserved units at affordable prices in accordance with the affordable housing standards as described in 14C.46(a)(1) and (2). ~~The rent restriction shall be in effect for a minimum of fifty five (55) years and shall apply to all successors in interest.~~ 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.[...]

8. Revise the numbering of subsection headings 14C.8 through 14C.10 to accurately depict the subsections of Periodic Review (14C.11), Administration (14C.12), and Building permit (14C.13).