

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ADOPTING A GENERAL PLAN AMENDMENT FOR PHASE 2 OF THE COMPREHENSIVE GENERAL PLAN UPDATE, SMART & SUSTAINABLE CORRIDORS SPECIFIC PLAN, AND CLIMATE ACTION PLAN UPDATE (ONWARD OCEANSIDE PROJECT)

APPLICATION NO: GPA21-00003
APPLICANT: City of Oceanside
LOCATION: Citywide

THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Council a verified petition on the forms prescribed by the Council requesting a General Plan Amendment under the provisions of Article 45 of the Zoning Ordinance of the City of Oceanside, for the adoption of planning documents constituting changes to land use per Phase 2 of the City’s comprehensive General Plan Update (Onward Oceanside project):

Adoption of six revised General Plan elements, including elements required under State law:

- 1. Efficient & Compatible Land Use Element (ECLU)
- 2. Integrated Mobility Element (IM)
- 3. Vital & Sustainable Resources Element (VSR)
- 4. Healthy & Livable Community (HLC)
- 5. Safe & Resilient Environment (SRE)
- 6. Remarkable Community (RC)

**Adoption of a Smart & Sustainable Corridors Specific Plan (SSCSP); and
Adoption of a Climate Action Plan Update (CAP Update); and**

WHEREAS, California Government Code Section 65300 requires each city within the State to adopt a comprehensive, long-term General Plan for the physical development of the city, and any land outside its boundaries and within its Sphere of Influence; and

WHEREAS, completion of the City’s comprehensive General Plan Update will establish a unified vision for the City’s growth management, rooted in guiding principles that prioritize

1 economic prosperity, environmental stewardship, social equity, sense of place, and a high quality of
2 life for all residents; and

3 WHEREAS, on May 8, 2019, the City Council adopted a General Plan Amendment
4 (GPA19-00002) constituting Phase 1 of the comprehensive General Plan Update, including an
5 Economic Development Element, Energy & Climate Action Element and Climate Action Plan; and

6 WHEREAS, on February 5, 2020, the City Council approved a Professional Services
7 Agreement for consultant services to complete Phase 2 of the comprehensive General Plan Update,
8 including development of the Smart & Sustainable Corridors Specific Plan (SSCSP) and Climate
9 Action Plan Update (CAP Update), collectively termed the **Onward Oceanside Project**; and

10 WHEREAS, completion of the Onward Oceanside project, as Phase 2 of the comprehensive
11 General Plan Update, will serve as the long-term guiding policy document for growth management
12 for the City's physical development, resource conservation and community vision; and

13 WHEREAS, on May 7th, 2026, the San Diego County Airport Land Use Commission
14 (ALUC) found the General Plan Amendment (GPA21-00003), a City-initiated proposal to adopt the
15 new 2050 General Plan, conditionally consistent with the ALUC Land Use Compatibility Plan; and

16 WHEREAS, on May 12th, 2026, the California Department of Forestry and Fire Protection
17 (CALFire) found the General Plan Amendment (GPA21-00003), a City-initiated proposal to adopt
18 the new 2050 General Plan, consistent with the California Fire Code; and

19 WHEREAS, on the 18th of May, 2026, the Planning Commission, after giving the required
20 notice, conducted a duly advertised public hearing on the said petition for General Plan Amendment
21 GPA21-00003, received a presentation from staff, heard public testimony on the matter, and voted
22 6-1 (Gonzalez – No) to recommend the City Council adopt the General Plan Amendment; and

23 WHEREAS, the City Council, after giving the required notice, did on the 24th day of June,
24 2026, conduct a public hearing, heard and considered written evidence and oral testimony by all
25 interested parties and the recommendation of the Planning Commission on this matter; and

26 WHEREAS, pursuant to the California Environmental Quality Act (CEQA) of 1970 (CA
27 Public Resources Code Sec. 21000 *et seq.*), the City Council finds that a Final Program
28 Environmental Impact Report has been prepared for the project; and

29 WHEREAS, the City Council reviewed and considered information in the Onward
30 Oceanside project documents prior to making a decision to approve the General Plan Amendment
31 GPA21-00003; and

1 WHEREAS, the documents and other material constituting the record of proceedings
2 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
3 300 North Coast Highway, Oceanside, California 92054; and

4 WHEREAS, studies and investigations made by the City Council and in its behalf reveal the
5 following:

6 **FINDINGS:**

7 **For the General Plan Amendment GPA21-00003:**

- 8 1. The **Remarkable Community Element** serves to define and enhance the City's unique
9 identity, fostering a sense of place through the preservation of local character, support for
10 the arts, and the cultivation of vibrant public spaces.
- 11 2. The **Efficient and Compatible Land Use Element** provides a strategic framework for
12 sustainable growth, ensuring that new development is integrated thoughtfully with existing
13 neighborhoods while promoting a balanced mix of residential, commercial, and industrial
14 uses that limit urban sprawl and enhance walkability and transit access.
- 15 3. The **Integrated Mobility Element** emphasizes a multi-modal transportation network
16 designed to improve connectivity and efficient movement of people, goods and services,
17 with an emphasis on mobility for pedestrians, cyclists, transit riders, and motorists alike
18 while reducing communitywide GHG emissions.
- 19 4. The **Vital & Sustainable Resources Element** outlines policies for the protection and
20 management of the City's natural assets to ensure long-term ecological health, including
21 open space and natural habitat, water, coastal and agricultural resources, while remaining
22 compatible with future growth.
- 23 5. The **Safe & Resilient Environment Element** addresses public safety and environmental
24 hazards, establishing policies and actions to mitigate risks from natural disasters and climate
25 change, while ensuring robust emergency preparedness.
- 26 6. The **Healthy & Livable Community Element** focuses on the well-being of the population
27 by promoting access to fresh food, quality healthcare, recreational opportunities, and a clean
28 environment to foster a thriving, equitable community.

29
30 **For the Adoption of a Specific Plan:**

1 **1. The Specific Plan is consistent with the adopted Land Use Element of the General Plan**
2 **and other applicable policies and are compatible with the surrounding development:**

3 The SSCSP is a regulatory document implementing the policies within the General Plan
4 outlining standards and policies meant to foster the revitalization of the City's major east-
5 west commercial corridors (Mission Avenue, Oceanside Boulevard and Vista Way). It
6 establishes a land use framework and standards to guide future development within the
7 Specific Plan boundaries, with a goal of siting development in proximity to transit, creating
8 walkable destinations and high-quality urban design. A key emphasis of the SSCSP is the
9 expansion of mobility options in tandem with redevelopment, such as complete streets,
10 pedestrian / bicycle infrastructure and connections with active transportation networks
11 throughout the City.

12 The City initiated the Specific Plan effort in response to the Regional Housing Needs
13 Assessment number required by SANDAG. The Housing Element was certified in 2023 and
14 found to be subject to a RHNA number of 5,442 units. The required RHNA units were
15 further analyzed as part of the General Plan and found to be suitable within the corridors and
16 the Specific Plan, where a total of 3,400 units have been accounted for as part of the plan.

17 The SSCSP was developed in 2022 and later included as part of Program 9 in the Housing
18 Element approved in 2023. The Efficient and Compatible Land Use Element in the General
19 Plan and Housing Element identified Vista Way, Oceanside Boulevard and Mission Avenue
20 as the three main corridors suitable to capture infill, development and smart growth. The
21 Specific Plan is consistent with the Land Use Element and the overall General Plan.

22
23 **2. The Specific Plan will enhance the potential for superior urban design in comparison**
24 **with the development under the base district regulations in comparison with the**
25 **development under the base district regulations that would apply if they were not**
26 **approved:**

27 The SSCSP will remain compatible with surrounding uses by enabling the use of high-
28 quality building design, new plazas and parks, signage, landscaping, and public art to
29 transform the current appearance of each corridor into an aesthetically pleasing, interesting,
30 and welcoming entryway in the community. The SSCSP will seek opportunities to develop
31 complete neighborhoods where residents have safe and convenient access to the goods and

1 services needed in daily life. This includes a variety of housing options, public open spaces
2 and recreational facilities, affordable active transportation options, and civic amenities.

3
4 3. Deviations from the base district regulations that otherwise would apply are justified by
5 compensating benefits of the Specific Plan, as described above.

6
7 4. The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle
8 access; and public service demands will not exceed the capacity of existing and planned
9 systems.

10
11 For the Climate Action Plan Update (CAP Update):

12 1. The CAP Update provides a comprehensive roadmap for the City to achieve reductions in
13 communitywide Greenhouse Gas (GHG) emissions in alignment with State legislative
14 targets and the General Plan Update's 2050 planning horizon. It identifies actionable
15 strategies and environmental co-benefits across six sectors related to GHG emissions
16 including energy use, transportation, solid waste, water, carbon sequestration and growth of
17 a local green economy. The City Council finds that the CAP Update constitutes a qualified
18 plan for the reduction of GHG emissions under the CEQA Guidelines (CA Code of
19 Regulations, Title 14, Section 15183.5), allowing for streamlined environmental review of
20 future discretionary projects subject to CEQA that demonstrate consistency with the CAP
21 Update's mandatory measures.

22
23 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OCEANSIDE DOES RESOLVE**
24 **AS FOLLOWS:**

- 25 1. The City Council does hereby approve General Plan Amendment GPA21-00003 for the
26 Onward Oceanside project as Phase 2 of the comprehensive General Plan Update
27 (GPA21-00003), including adoption of the Smart & Sustainable Corridors Specific Plan
28 and Climate Action Plan Update.
- 29 2. Since the amendment of a general plan is a legislative act subject to referendum (*Yost v.*
30 *Thomas* (1984) 36 Cal.3d 561), this resolution shall be effective thirty days after its
31 adoption.

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3. The documents and other materials that constitute the record of proceedings upon which the City Council's decision is based are located at the City of Oceanside Planning Division, 300 N. Coast Highway, Oceanside CA 92054.

4. Notice is HEREBY GIVEN that the time within which judicial review must be sought on this decision is governed by Govt. Code Section 65009(c)(1)(A).

PASSED AND ADOPTED at a meeting of the City Council of the City of Oceanside, California, held on the 24th day of June, 2026 by the following vote, to wit:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

CITY CLERK



CITY ATTORNEY