



Oceanside Garrison Street Planned Development Plan

Public Review Draft
July 2025

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Oceanside Garrison Street Planned Development Plan

July 2025
PD 24-XX

Prepared for:
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Oceanside, CA 92054

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1 - Introduction

1.1 Project Overview

The Oceanside Garrison Street Planned Development Plan provides the City of Oceanside a comprehensive planning document to guide the orderly development of the new planned residential community at the former Garrison Elementary School site. Located west/northwest of Garrison Street, north of Oceanside Boulevard, the approximately 8.317 acre Planned Development, is located in close proximity to bus transit lines along Oceanside Boulevard as well as the El Camino Real Sprinter Station, which provides light rail and local bus transit within Oceanside and to the greater North San Diego County area.

The proposed project consists of a 140-unit, for-sale community to be developed on the approximately 8.317 acre project site, located at the former Garrison Elementary School site at 333 Garrison Street. Of the 140 units, 10% will be for sale to moderate income level households, qualifying the project under State Density Bonus Law. The new residential community will consist of three-story attached townhomes oriented towards internal paseos and drives throughout the neighborhood. These new homes will range in size from approximately 1,300 square feet to approximately 2,100 square feet with two (2) to four (4) bedrooms and an attached two-car garage in either side-by-side or tandem configurations. Each home will include private open space in the form of a balcony/deck. Common recreational amenities, consisting of approximately 33,300 square feet of open space, will be designed with a variety of amenities such as active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas. The new community will blend into the surrounding residential context by maintaining the existing slopes along the west/northwest property boundary as well as remain open and without gates at the main entry into the community at Garrison Street. Architectural and landscape styles will reflect a traditional neighborhood with a contemporary aesthetic. Building architecture will be designed to engage with and enhance an interconnected series of landscaped walkways throughout the planning area that connect with walkways along the private drives, connecting to Garrison Street, to support safe pedestrian movement that promotes walkability to and within the planning area.

1.2 Location and Context

The Oceanside Garrison Street Planned Development Plan encompasses approximately 8.317 acres. As shown in *Figure 1.1 - Regional Vicinity Map*, the project area is situated centrally within the City of Oceanside in the Loma Alta neighborhood. The planning area is located approximately 0.6 miles north of the El Camino Real Sprinter Station, approximately 2.2 miles south of Highway 76, and approximately 2.2 miles east of Interstate 5.

As shown in *Figure 1.2 – Local Vicinity and Surrounding Uses Map*, the planning area is situated to the north/northwest of Garrison Street, north of Oceanside Boulevard. Existing single-family and multi-family residential neighborhoods are located to the north, south, east, and west of the planning area, with existing slopes to the west/northwest and south as well as minimal, existing disturbed vegetation located intermittently in portions of the planning area to the west/northwest at the property boundaries and generally outside of the project impact area.

The planning area includes one existing parcel (APN 162-020-26) located at the terminus of Garrison Street, north of Oceanside Boulevard, as shown in *Figure 1.3 – Planning Area Location Map*. At the terminus of Garrison Street, the planning area is located to the west/northwest and is generally flat and currently contains ten abandoned school structures, playground equipment, and miscellaneous maintenance materials (refer to *Figure 1.4 – Existing Site Photos*). There are limited sloped areas located to the south and west/northwest of the property at the edge of the property boundaries. At the edge of the property boundaries to the south, the planning area slopes currently descend approximately 5-10 feet to the existing multi-family residences below. To the west/northwest, existing slopes at approximate grade of 2:1 vary from 20-30 feet vertically within the project boundary and extend an additional 60-85 feet vertically northwest outside the project boundary on to existing, adjacent single-family residential lots. These existing slopes are terraced, with existing brow ditches to collect drainage from slopes. A flattening of grade along with a slope terrace straddles the northwestern project boundary. Easements for public utilities are located within Private Drive “A”, Private Drive “E”, Private Drive “F”, between Building #5 and #6, and portions of open space within the planning area that connect to existing utilities at Garrison Street to the east. Public utility easements include new public bypass storm drain easements along the western edge of the planning area to capture flows from the adjacent residential community to the west.

Garrison Street is a local residential street improved with existing sidewalks on both sides that serve the existing adjacent neighborhoods. The planning area will have one primary point of access off of Garrison Street, with a secondary access point for emergency use only, connecting to the City’s sewer lift station access road.

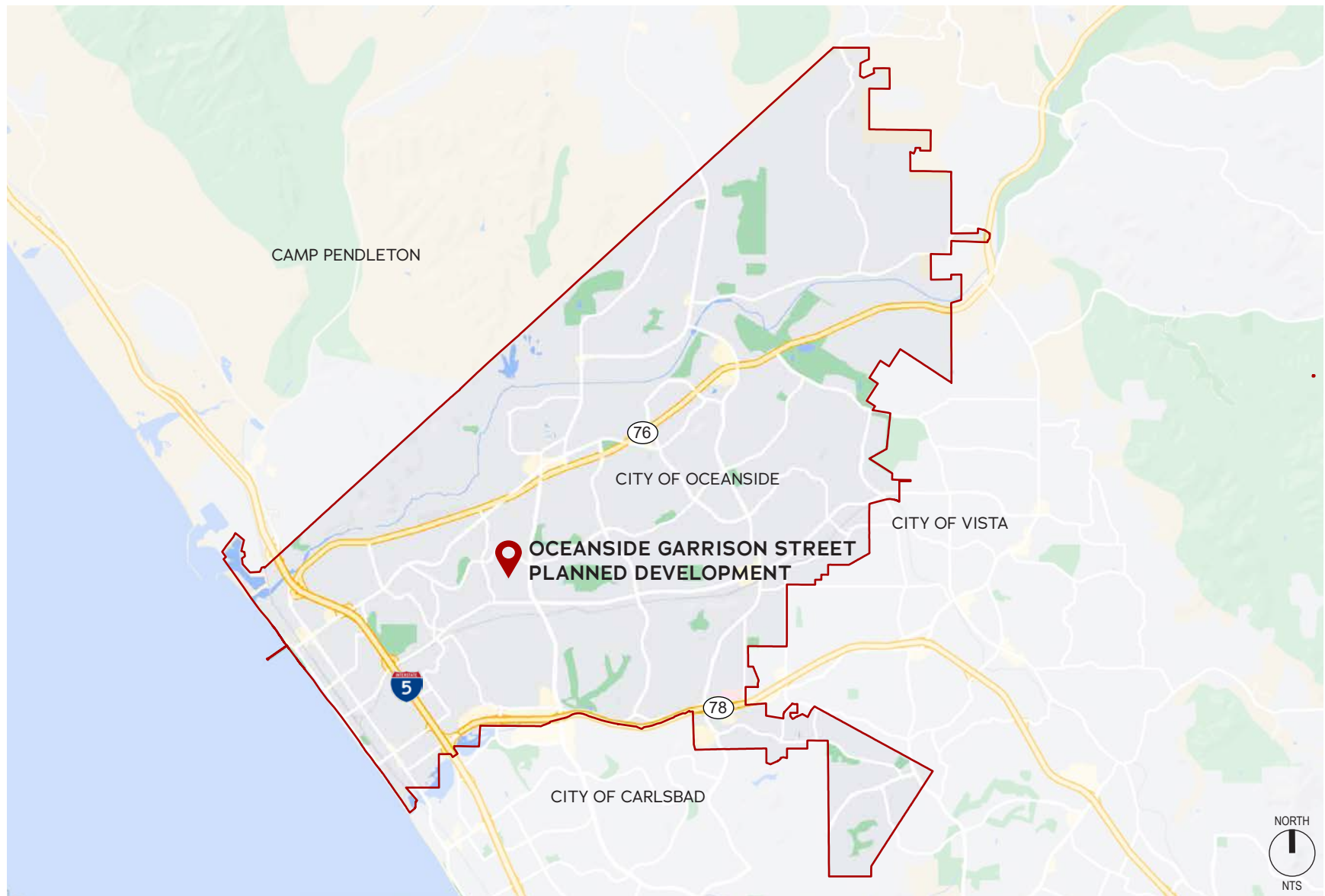


Figure 1.1 - Regional Vicinity Map

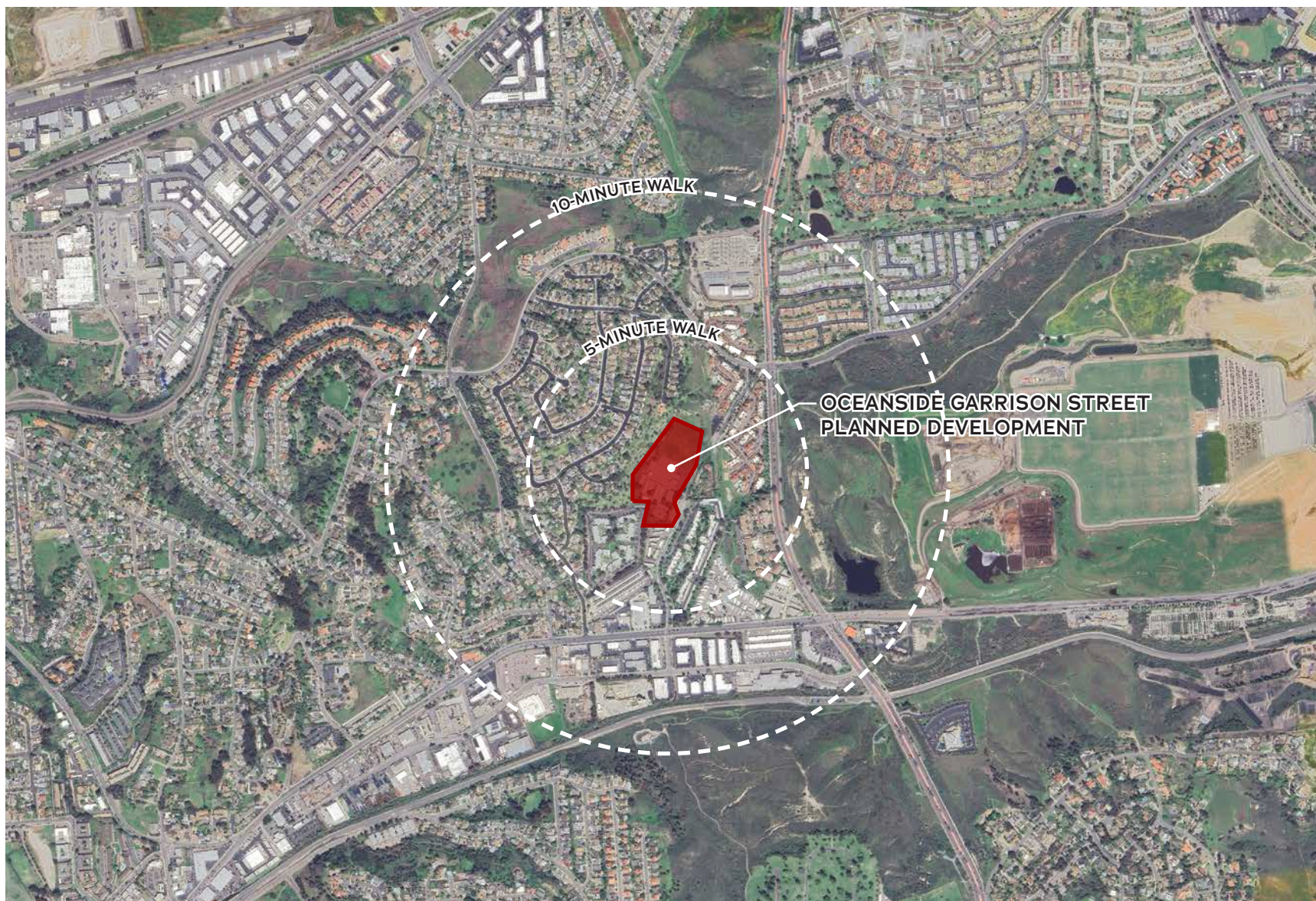


Figure 1.2 - Local Vicinity and Surrounding Uses Map

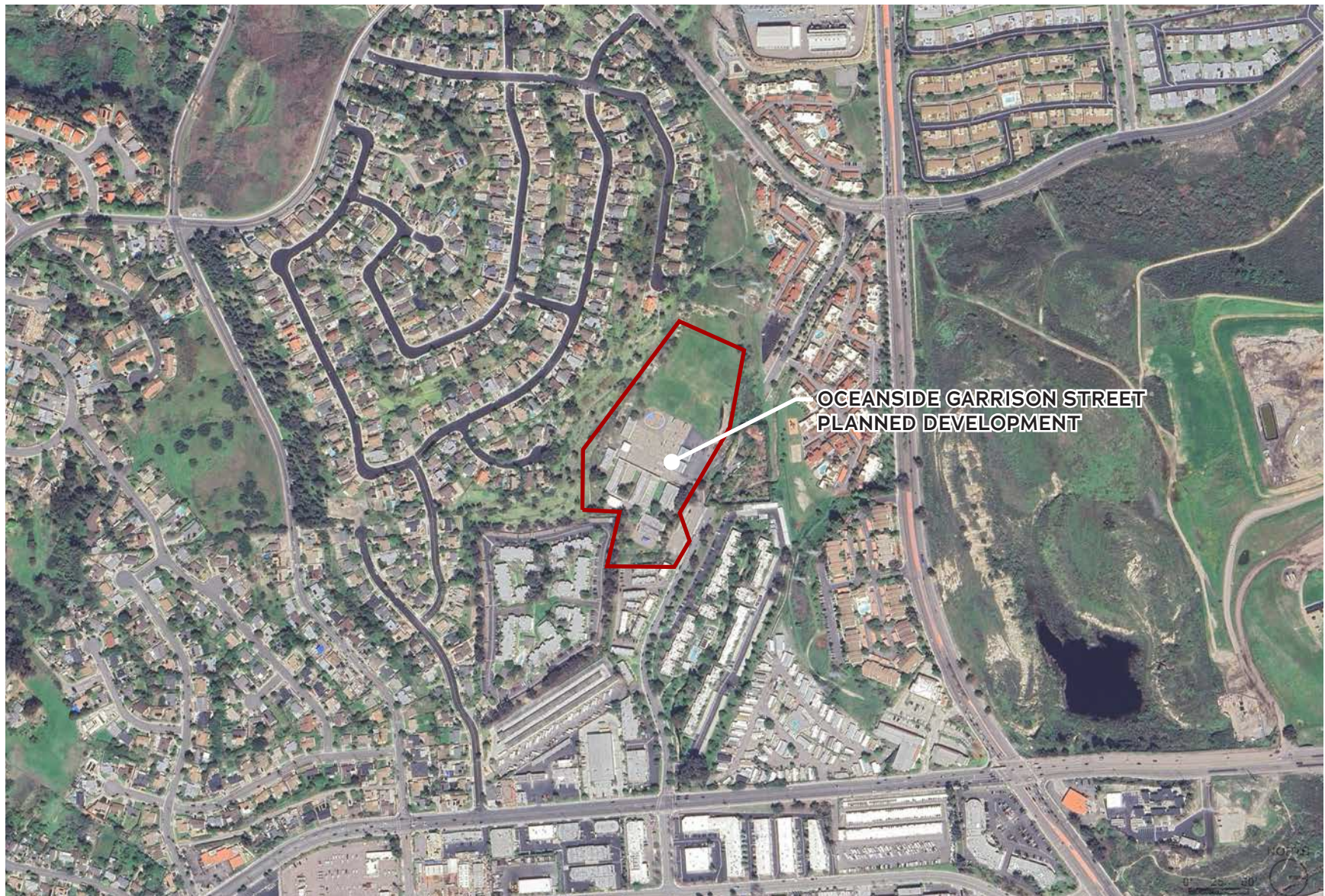


Figure 1.3 - Planning Area Location Map



View east towards typical classroom and staff lounge/library building



View northwest of neighboring homes along Mainsale Rd



View southwest of athletic courts



View southwest of front parking lot drop off area at Garrison St

Figure 1.4 - Existing Site Conditions

1.3 Regulatory Setting and Site History

Prior to the adoption of this Planned Development Plan, the planning area was the site of the former Garrison Elementary School. Built in 1970, the school closed in 2019 after several depressions began appearing on-site due to the deterioration of the existing, underground storm drain system. In 2020 the Oceanside Unified School District board identified the property as a surplus site and in 2022, sold 3 acres to the City of Oceanside to construct a new sewer lift station and entered into an agreement with the developer to sell the remaining 8.317 acres for the development of a new residential community.

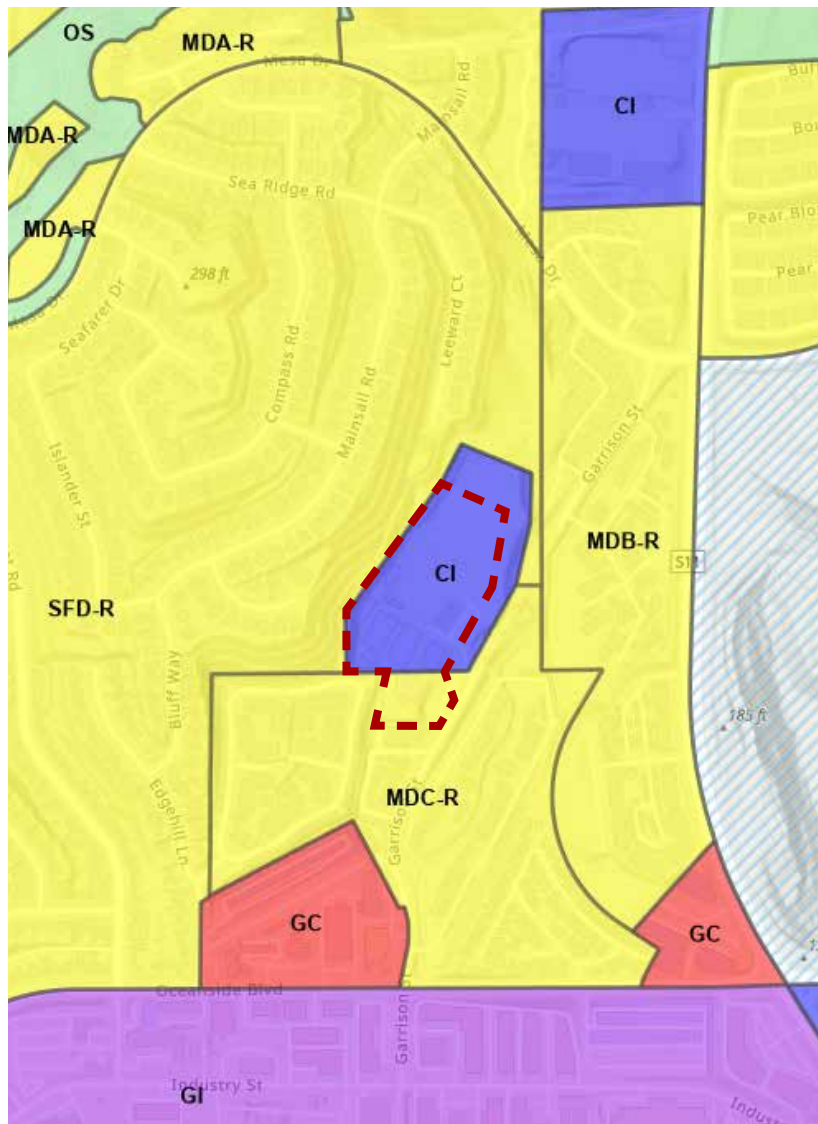
Due to the history of the planning area as a public school, the property has an existing General Plan land use designation of Civic Institutional (CI) and Medium Density Residential-C (MDC-R) and a Zoning designation of Public and Semipublic (PS) and Medium Density C (RM-C) (refer to *Figure 1.5 – Existing Land Use and Zoning Maps*). Concurrent with the Planned Development Plan, a General Plan Amendment and Zoning Ordinance Amendment were processed to redesignate the entire property to a General Plan Land Use designation of Medium Density Residential – C (MDC-R) and a Zoning designation of Planned Development (PD), allowing for the development of the residential community proposed herein (refer to *Figure 1.6 – Proposed Land Use and Zoning Maps*).

1.4 Purpose of the Planned Development District

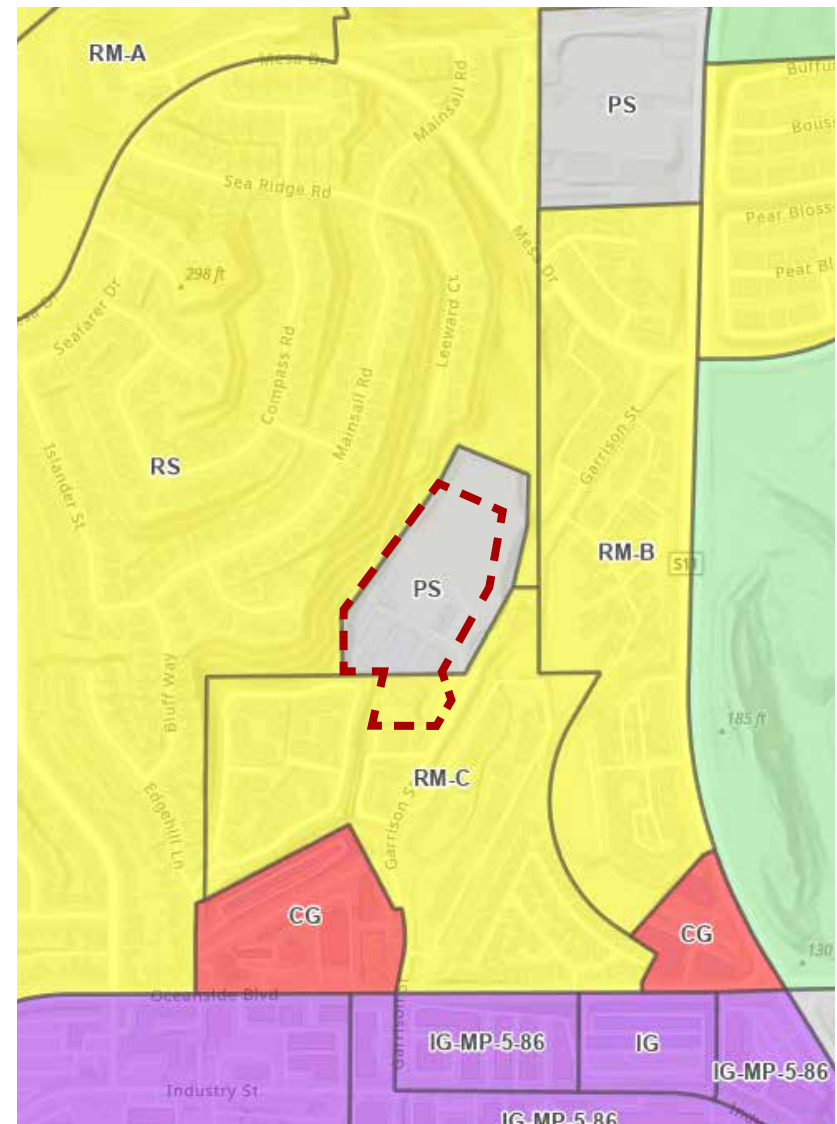
The Planned Development Plan is intended to establish the zoning, use, and development regulations for future development of the planning area. This Planned Development Plan has been prepared in accordance with the City of Oceanside Zoning Ordinance – Article 17, which outlines the specific requirements for a Planned Development District. As stated in Section 1701 of the Zoning Ordinance, the purposes of the PD Planned Development District include:

- A. Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- C. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.
- D. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.
- E. Encourage allocation and improvement of common open space in residential areas and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- F. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- G. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

In general, planned developments allow for creative design and development of property that would not be possible through the strict application of zoning regulations found in the City's Zoning Ordinance. This Oceanside Garrison Street Planned Development Plan acts as the development guide for the planning area, including direction for land uses, development intensities, development regulations, as well as design guidelines that will provide a framework for the specific development of the project area.

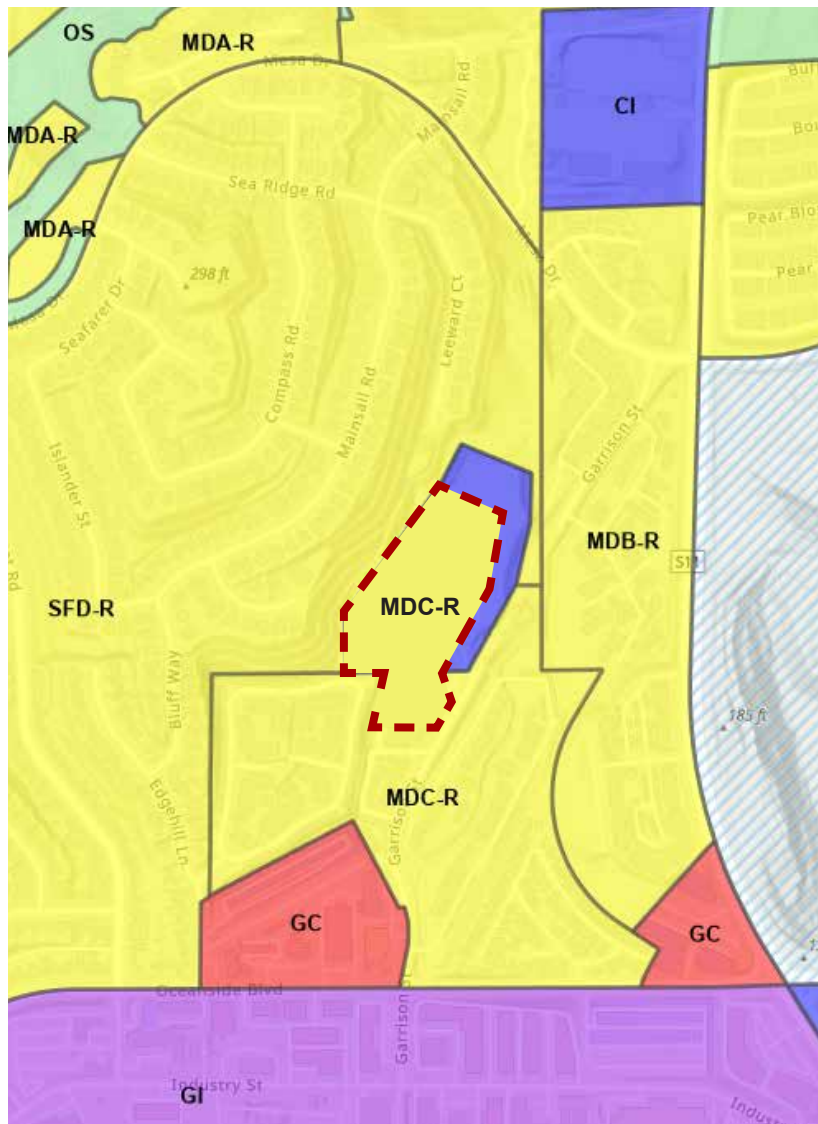


Land Use

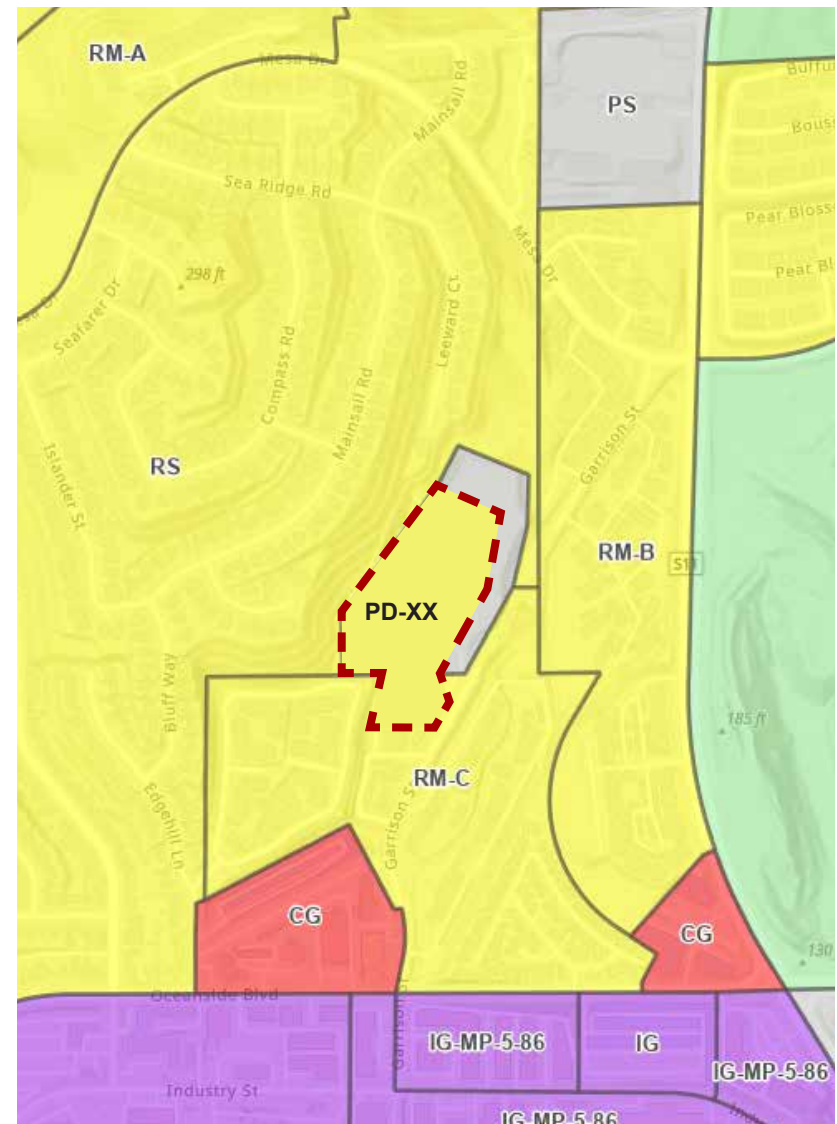


Zoning

Figure 1.5 - Existing Land Use and Zoning Maps



Land Use



Zoning

Figure 1.6 - Proposed Land Use and Zoning Maps

1.5 Discretionary Applications

The project application includes a number of discretionary land use applications, as discussed further below. The proposed development components are described in greater detail in Chapter 2 – Site Design and in Chapter 3 – Architectural Design, with Chapter 4 – General Plan and Zoning Consistency providing a consistency analysis with the City of Oceanside’s relevant policy documents.

1.5.1 General Plan Amendment

The current General Plan land use designation for the property is Civic Institutional (CI) and Medium Density Residential-C (MDC-R). This designation does not allow for residential uses on the entire property, as the land use designations are largely intended to be applied to public and quasi-public uses and facilities. The change in the General Plan land use to Medium Density Residential - C (MDC-R) for the entire property will allow for housing to be developed on the site at an appropriate scale for the area and the size of the parcel.

1.5.2 Zoning Ordinance Amendment

The current Zoning designation for the property is Public and Semipublic (PS) and Medium Density C (RM-C). This designation does not allow for residential uses on the entire property, as the Zoning designations are largely intended to be applied to public and quasi-public uses and facilities. The change in the Zoning designation to Planned Development District (PD) will allow for the preparation of the required Planned Development Plan. This Oceanside Garrison Street Planned Development Plan will serve as the regulating document going forward.

1.5.3 Tentative Map

A Tentative Map is proposed as part of the project that presents specific lot configurations for the Garrison Street community. It is anticipated that the Garrison Street community will be developed in a single phase.

1.5.4 Development Plan

Pursuant to Article 43 of the City’s Zoning Ordinance, a Development Plan is required for site plan approval to ensure that new development adheres to all applicable requirements of the Zoning Ordinance. A Development Plan is proposed in conjunction with the Planned Development Plan and presents the proposed site plan configuration and project architecture along with the additional information related to aesthetics, building orientation, landscaping and open space, and infrastructure. The Development Plan corresponds to the Tentative Map presenting the proposed building locations and conceptual grading elements of the planning area.

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2 - Site Design

2.1 Goals and Concepts

The Planned Development provides a tool for comprehensive and creative planning strategies that respond to the unique conditions of the site, market conditions, and context while implementing the goals and policies of the City's General Plan Land Use Element, Zoning Ordinance, and Subdivision Ordinance. The following goals have been crafted to guide development that is consistent with these documents:

1. Expand the housing opportunities in the City of Oceanside by developing high-quality, entry-level housing that balances density with price-points and long-term maintenance costs, such that new homes remain financially attainable for entry-level home buyers;
2. Maximize residential densities within proximity to transit, places of employment, open space, and commercial uses to reduce automobile reliance and potentially minimize greenhouse gas emissions, to the extent practical;
3. Demonstrate sensitivity to adjacent properties and open space by providing appropriate building orientation and setbacks;
4. Design the community with appropriate architectural styles that complement the existing, surrounding residential neighborhoods with a scale and treatments that improve the visual character of the area;
5. Provide an efficient and interconnected system of sidewalks and walkways along with a vehicular circulation system that accommodates vehicles and fire department needs; and
6. Integrate well-designed common open space areas that provide active recreational opportunities for future residents while integrating sustainable water and energy practices.

These design goals are achieved through the following design interventions and are illustrated in *Figure 2.1 – Conceptual Site Plan*:

- Providing a variety of high-quality, entry-level housing opportunities, including six (6) individual floor plan options ranging from two (2) to four (4) bedrooms, six (6) building types, and distinct architectural styles;
- Appropriately placing and locating buildings that address and respect existing slope conditions and adjacent residential neighborhoods;
- Incorporating two (2) individual architectural styles that include a variety of materials and colors that complement the surrounding residential neighborhoods;
- Including an interconnected system of walkways and roadway system that meets applicable City and fire department requirements and connects the new residential development to the existing sidewalk and roadway network along Garrison Street; and
- Designing common open space areas that include spaces for flexible, active recreational opportunities, walkways, and dog run facilities.



Figure 2.1 - Conceptual Site Plan

2.2 Development Standards

Table 2.1 – Development Standards provides a list of development standards for all new development within the Garrison Street Planned Development area. These standards include setbacks, height, open space, and other relevant requirements.

Table 2.1 - Development Standards		
	Garrison Street Planned Development Standards	Additional Standards/Notes
Allowed Use		
Residential Dwelling Type	Multiple Family Dwellings - Multiple Unit Structures (MUS)	
Density and Intensity		
Min. Site Area/Unit (sf)	2,000 sf	
Max. Site Area/Unit (sf)	2,500 sf	
Min. Density (du/ac)	15.1 du/ac	
Max. Density (du/ac)	20.9 du/ac	
Min. Lot Area (sf)	7,500 sf	
Max. Building Height (ft)	40 ft or 3-stories	Whichever is less; as measured from finished adjacent grade to the top of the tallest roof or architectural feature.
Min. Building Setbacks		
Front Yard (ft)	15 ft	
Side Yard (ft)	5 ft	
Corner Side Yard (ft)	10 ft	
Rear Yard (ft)	15 ft	

Table 2.1 - Development Standards		
	Garrison Street Planned Development Standards	Additional Standards/Notes
Courts	One-half the height of the opposite wall but not less than 18 feet opposite a living room and 12 feet opposite a required window for any other habitable room.	Measured building to building.
Private Drive Aisle-Alley (ft) ¹	0 ft min.	Measured from face of garage door at ground level. Building projections allowed at upper stories so long as 24 ft private drive clearance is maintained.
Parking		
Garage	2 sp/unit (2 covered)	
Guest	1 sp + 20% of total units	
Vehicular Access (ft)	24 ft min.; 28 ft min. for fire lanes	
Open Space		
Outdoor Living Area (sf)	300 sf/unit (combination of private and common)	
Walls and Fencing		Refer to Section 2.2.3.
Landscaping		Refer to Section 2.2.4.
Other		
Refuse and Recycling		Per Oceanside Municipal Code.
Storage		Per Oceanside Municipal Code.
<i>Notes:</i> ¹ Soffits, upper-story cantilevered elements, and utility closets may encroach up to 3-feet.		

2.2.1 Parking and Private Roadway Standards and Regulations

This section identifies the requirements for off-street parking for all residential uses within the planning area, which have been developed in accordance with the applicable Off-Street Parking Requirements of the City of Oceanside. Refer to *Figure 2.2a/2.2b – Tentative Map* for more information.

A. General Requirements

1. Parking is only permitted inside garages or designated guest parking spaces. No parking is allowed in private drives, private drive aisles, or driveways.
2. All streets and drives as well as guest parking areas shall be surfaced with asphalt or cement concrete paving. Alternative paving materials may be utilized subject to review and approval by the Director of Development Services and/or the City Engineer.
3. All guest parking spaces, private drives, private drive aisles, pedestrian crossings, driveways and fire lanes shall be striped or otherwise designated to provide safe access and circulation within the community. Pavement markings, signage, and other site distinctions shall be maintained in a visible and legible manner.

B. Garages

The following standards apply to all private residential garages within the project area:

1. Each garage shall provide a minimum of two (2) parking spaces. Spaces may be provided in either side-by-side or tandem configurations.
2. Each interior garage parking space shall maintain a minimum unobstructed dimension of 20 feet long and 10 feet wide.
3. Garages shall be designed to accommodate three (3) garbage cans – trash, recycling, and green waste. Garbage cans shall not encroach into the required parking space area.
4. Garages shall be used for parking and not storage, which shall be enforced through the community's Covenants, Conditions, & Restrictions (CC&R's).

C. Guest Parking

The following standards shall apply to all guest parking within the project area:

1. Guest parking shall be provided at a rate of 1 space + 20% of the total number of homes for a total of 29 spaces required on-site.
2. Guest parking space dimensions shall be provided as follows:
 - a. Parallel guest parking spaces shall provide a minimum dimension of eight (8) feet wide by twenty-two (22) feet long.
 - b. Perpendicular guest parking spaces shall provide a minimum dimension of eight and a half (8.5) feet wide by eighteen (18) feet long. The parking space length may be decreased by two (2) feet by providing an equivalent vehicle overhang into paved walkways or landscape areas. In no case shall the overhang area be considered part of a required walkway or sidewalk width and shall not be considered as part of any open space requirement.
3. Guest parking spaces shall be distributed within the project area and located so as to occur along or directly adjacent to primary internal roads.
4. Guest parking spaces shall be solely used for parking and not for any other purpose; such as storage, display for sale or lease, or repair of vehicles, trailers, recreation vehicles, boats, and/or similar. It shall be unlawful for any person to park or store an automotive vehicle in guest parking spaces without current registration from the Department of Motor Vehicles or in inoperable condition.
5. Guest parking spaces and associated drives, maneuvering areas, and landscaping shall be maintained free of vandalism and litter. Striping, paving, walls, lights, and all other guest parking space related facilities shall be maintained in good condition.
6. Designated guest parking spaces for accessibility purposes shall be provided in compliance with State law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of spaces and associated design requirements.

D. Charging

The following standards implement Section 3048 of the Oceanside Municipal Code and Measure TL-2 of the Climate Action Plan to support and promote the use of electric vehicles:

1. Garages shall be equipped with one 240-volt/16-ampere electric outlet to accommodate “Level 2” electric vehicle charging.
2. A minimum of two (2) guest spaces shall be equipped with an electric vehicle (EV) charging station , or as otherwise required by CalGreen, whichever is greater. In addition, two additional guest spaces shall be EV Ready, with conduit capped to allow for future installation of additional EV charging stations. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
3. Guest charging stations/spaces shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
4. Guest charging stations/spaces shall not interfere with required on-site parking or pedestrian circulation.
5. Guest charging stations/spaces shall be maintained in functioning order at all time.

Figure 2.2a - Tentative Map

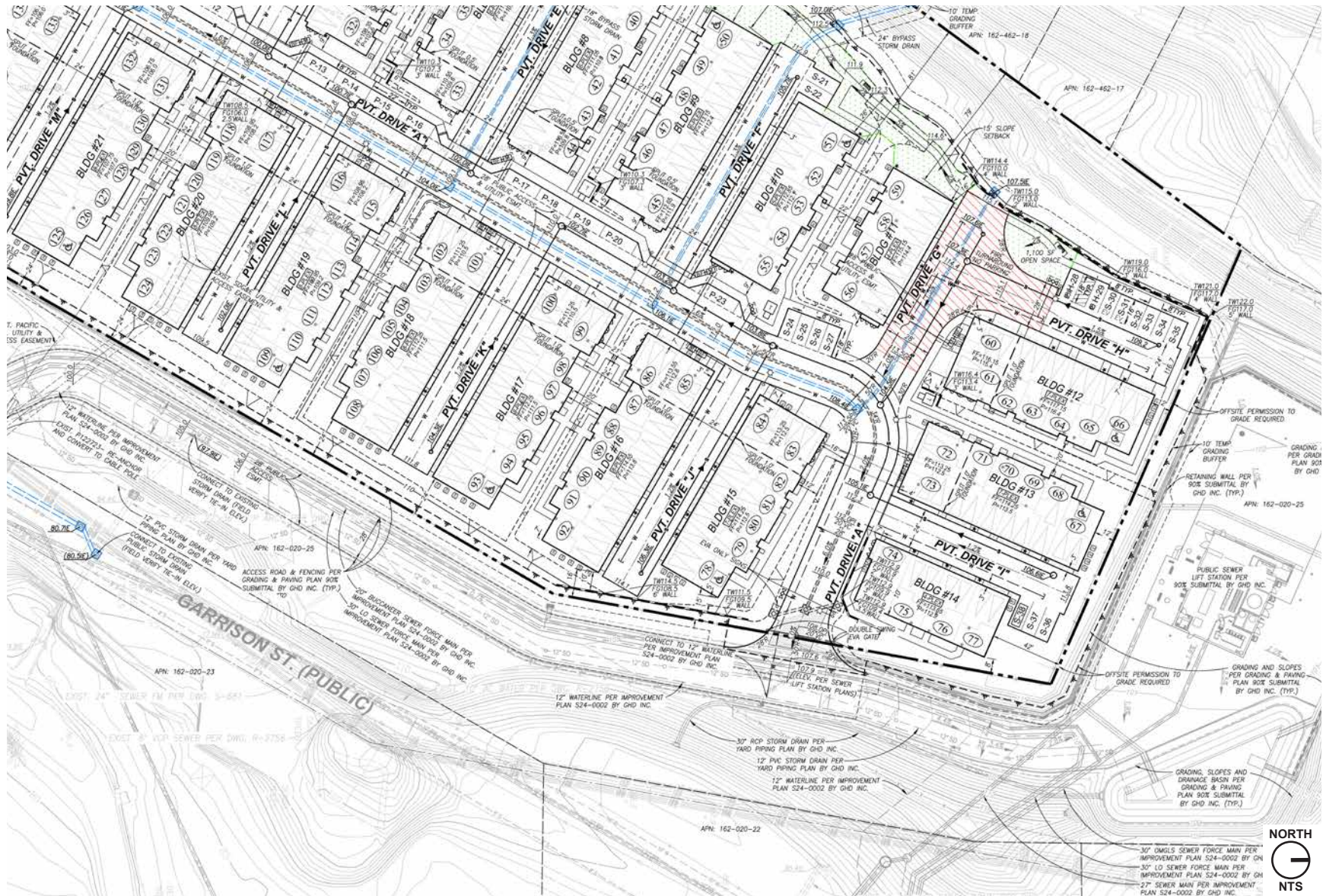


Figure 2.2b - Tentative Map

2.2.2 Open Space

Per the City of Oceanside Zoning Ordinance, new multi-family residential developments are required to provide both Private Open Space and Common Open Space totaling a minimum of 300 square feet per unit. Refer to *Figure 2.3 – Conceptual Landscape Plan* for more information.

A. Private Open Space

Private open space is defined as open space intended for private use by individual dwelling units. Private open space areas are subject to the following requirements:

1. Private open space shall have a minimum dimension of five (5) feet.
2. Private open space shall be directly accessible from the interior living space of the unit it is intended to serve.
3. Private open spaces shall be located on the same floor as the primary living area to maximize usability.
4. Private open space shall not be used for storage.

B. Common Open Space

Common open space areas are commonly owned for the benefit of all planning area residents and their guests. Refer to *Figure 2.4 – Landscape Amenity Area 1* and *Figure 2.5 – Landscape Amenity Area 2* for additional information on common open space areas. The following standards shall apply to all common open space areas to ensure adequate landscaping and amenities are provided:

1. At least fifty percent (50%) of the total usable open space requirement shall be provided as usable common open space.
2. Common usable open space shall be designed so it has no dimension less than twenty (20) feet, is at least 1,000 SF in size, and is open to the sky.
3. Parking areas, private roads and driveways, private open space areas, front or street side yards, and areas with slope exceeding ten percent (10%) shall not be considered usable open space.

4. Walkways and other pathways may be used in the calculation of common open space.
5. A minimum of two (2) common active recreation areas shall have a minimum size of 4,000 SF or a single, common active recreation area with a minimum size of 8,000 SF may be provided if the area is centrally located and easily accessible from all units within the project. Possible amenities include:
 - a. Open lawn area for passive and active recreation activities;
 - b. Playground structure;
 - c. Cornhole game area;
 - d. Picnic space(s) with picnic tables and benches;
 - e. Off-leash pet area/dog run;
 - f. Passive seating areas with amenities; or
 - g. Other appropriate uses as approved by the Director of Development Services.
6. Recreational amenities shall be located and/or designed to minimize noise and visual conflicts from adjacent properties.
7. Amenities shall be distributed throughout the site and should be selected to cater to a diverse range of interests and lifestyles including pet owners, young families, and singles, among others. Spaces should be provided that offer opportunities to play, socialize, exercise, and/or relax.

C. Preservation of Slopes and Open Space

The property is surrounded by existing slopes to the west/northwest, which vary from 20-30 feet vertically within the project boundary and extend an additional 60-85 feet vertically northwest outside the project boundary on to existing, adjacent single-family residential lots. These existing slopes are terraced, with existing brow ditches to collect drainage from slopes. A flattening of grade along with slope terrace straddles the northeastern project boundary. The slopes to the west/northwest are intended to be maintained in their existing condition to the extent practical and include a minimum 15-foot slope setback from the daylight line. The slopes to the south will be modified to flat development pads to accommodate the proposed development.



Figure 2.3 - Conceptual Landscape Plan



REFERENCE NOTES LEGEND

CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	CURVED BENCH
3	ACTIVE TURF PLAY AREA (5,485 SF)
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	RETAINING WALLS PER CIVIL ENGINEER'S PLANS
8	DOG WASTE STATION
9	PLAYGROUND STRUCTURE WITH FALL SURFACING
10	CONCRETE CORNHOLE GAME AREA

STATISTICS:

- 11,800 SF RECREATION AREA, COMMON OPEN SPACE
- 5,485 SF ACTIVE TURF LAWN (~100' X 60')
- TWO (2) PICNIC TABLES, ONE ADA ACCESSIBLE
- ACCESSIBLE D.G. PICNIC AREA SURFACING
- CURVED BENCH WITH BACK
- 275 LF D.G. PATH
- WATERWISE LANDSCAPE PERIMETER
- 1,098 SF TOT LOT (PLAYGROUND STRUCTURE)
- TWO (2) CORNHOLE GAMES

TURF PROPOSED OVER STORMWATER CHAMBER SYSTEM. TREES PROPOSED CLEAR OF STORM DRAIN LINES (SPECIES DO NOT HAVE INVASIVE ROOTS). DAYTIME USE ONLY. 4 PARKING SPACES PROVIDED NEARBY.

Figure 2.4 - Landscape Amenity Area 1

2.2.3 Wall and Fence Regulations

All walls and fences shall be an integral part of the design and layout of the project. Compliance with all wall and fence regulations contained herein shall be required, unless otherwise modified by a Development Plan or as may be authorized by the Director of Development Services.

- a. Development within the planning area shall be designed to minimize walls and fences to support an open community.
- b. No walls or fences in excess of three and a half (3.5) feet in height are permitted within the required front setback. All other walls and fences shall not exceed six (6) feet in height. Decorative Pilasters may exceed the maximum permitted height by up to one (1) foot. Taller walls and fences are permitted for retaining purposes up to a maximum of eight (8) feet in height.
- c. The height of all walls, fences, and architectural screening elements shall be measured from the finished grade at the base of the wall to the highest point of the element.
- d. Where additional height is needed based on security or specific site operating requirements, additional wall/fence height may be approved through a Development Plan, subject to evaluation of agencies and necessity.
- e. Walls, fences, and architectural screening elements shall be compatible with the architectural treatment of the primary building on the parcel.
- f. No wall, fence, or landscaping element shall interfere with intersection visibility, line of sight, or other safety issue.
- g. Blank walls are prohibited. Where screening or security walls (excluding wrought iron or other “open” fence types) are located within ten (10) feet of a public right-of-way, landscaping shall be provided between the wall and the right-of-way to a minimum height of four (4) feet to minimize opportunities for crime and unsafe conditions.
- h. Retaining walls above four (4) feet in height and visible from the public right-of-way will be designed as plantable walls with landscape screening to improve their appearance.
- i. Approved wall and fencing materials include wood, vinyl, stone, masonry, brick, block, stucco, wrought iron/steel, and concrete. Comparable materials are permitted subject to approval of the Director of Development Services.
- j. Prohibited materials include barbed, razor, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration. Chain-link fencing and similar material are prohibited along any public right-of-way regardless of setback, except for temporary construction purposes.

2.2.4 Landscaping Regulations

All open space areas shall be landscaped in accordance with the City of Oceanside Water Conservation Master Plan. All required landscaping shall be permanently maintained in a healthy and thriving condition and free from weeds, trash, and debris.

2.3 Pedestrian Circulation

The planning area is located within walking distance of many uses, including services such as convenience stores, restaurants, and fitness centers, places of employment, and facilities that make Oceanside Garrison Street a walkable community located in close proximity to transit facilities along Oceanside Boulevard. Services and places of enjoyment included convenience stores, restaurants, and fitness centers. Within the community, an interconnected system of sidewalks and walkways provides for an efficient and accessible circulation system that is supported by pedestrian-friendly architecture and landscaping. Sidewalks and walkways are designed to provide access in accordance with the Americans with Disabilities (ADA) Act and to promote walkability and connectivity to/from the community and the surrounding residential neighborhoods. Refer to *Figure 2.6 – Conceptual Pedestrian Circulation* for more information on the layout and orientation of the sidewalks and walkways within the community.

2.4 Sustainability

The California Building Code (CBC) is one of the most stringent in the country for water, material, and energy efficiency requirements as well as air quality standards. New homes within the community will have a variety of sustainable features required by the CBC including solar panels, enhanced insulation, low-e windows, low-flow shower heads, toilets, and faucets, and energy star appliances, among others. In addition, landscaping for the project is required to utilize a palette of drought tolerant and California native plant palettes that are waterwise and minimize overall project water use.



Figure 2.6 - Conceptual Pedestrian Circulation

3 - Architectural Design

3.1 Applicability

Design guidelines within this section are provided to enhance the development standards and regulations to ensure high-quality design within the residential community. Unlike development standards and regulations, design guidelines are intended to be flexible in nature to allow designers greater creativity in achieving the design intent and vision for the project. While designers are encouraged to adhere to the design guidelines within this section, they are also encouraged to pursue creativity in their designs. The Director of Development Services may determine that a particular design offers an equal or superior design solution that supports the high-quality community envisioned by this Oceanside Garrison Street Planned Development Plan.

3.2 Architectural Styles

Architectural styles within a community aide in defining a community's character and style selection and design should be flexible in nature to meet the changing demands of the market, yet also maintain quality that can complement the surrounding neighborhood. The Oceanside Garrison Street Planned Development Plan intends to provide a contemporary interpretation of architectural styles found in existing residential neighborhoods surrounding the planning area.

The Oceanside Garrison Street community is comprised of multiple building types, providing for diversity between buildings within the planning area. This includes six individual building types - 4-Plex 'A', 7-Plex 'B', 8-Plex 'C', 4-Plex 'D', 5-Plex 'E', and 6-Plex 'F'. In addition to the individual building types, two (2) architectural styles are required in order to provide greater variation and individuality across the community.

The project proposes two variations of a Contemporary architectural style that take cues from coastal influences while maintaining an approach that adheres to modern construction techniques. Simple massing with flat roofs are accentuated with stylistic materials and elements found in coastal influenced homes, such as smooth and woodgrain shiplap siding, stucco, and metal railings and light fixtures. These styles, combined with a minimum of two (2) color/ material palettes, will work together to further enhance and create style diversity throughout the community.

3.3 Floor Plans and Elevations

Floor plans should be designed to provide a variety of layouts that offer different price points for varying income levels. Floor plans for the project range from two (2) to four (4) bedrooms. The Oceanside Garrison Street Planned Development Plan proposes seven (7) floor plans and six (6) building types. *Table 3.1 – Conceptual Floor Plan Summary* summarizes floor plan types, with *Table 3.2 – Building Type Summary*. Final floor plan and building type configurations are to be approved by the Development Services Department.

Table 3.1 - Conceptual Floor Plan Summary						
Plan No.	Square Footage	Bedroom Count	Bathroom Count	Private Open Space	Garage Configuration	Unit Count
P1	1,364	2	2.5	72 sf	2 car, side-by-side	10
P2	1,378	2	2.5	64 sf	2 car, tandem	20
P3	1,561	3	2.5	104 sf	2 car, side-by-side	10
P4	1,747	3	3.5	78 sf	2 car, side-by-side	20
P5	1,788	3	3.5	87 sf	2 car, side-by-side	41
P6	1,948	4	3.5	87 sf	2 car, side-by-side	17
P7	2,093	4	3.5	93 sf	2 car, side-by-side	22
Total						140

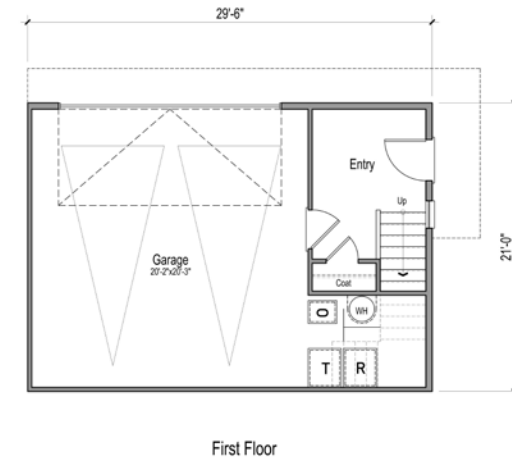
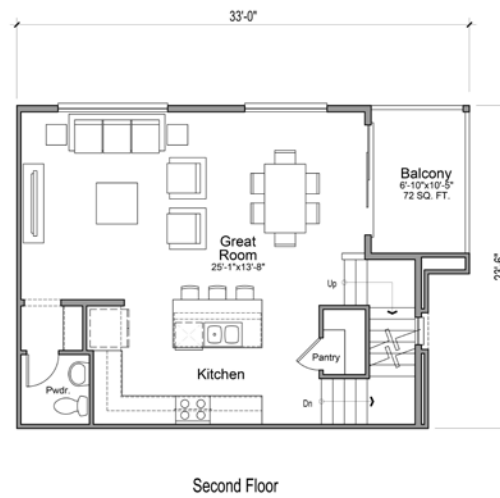
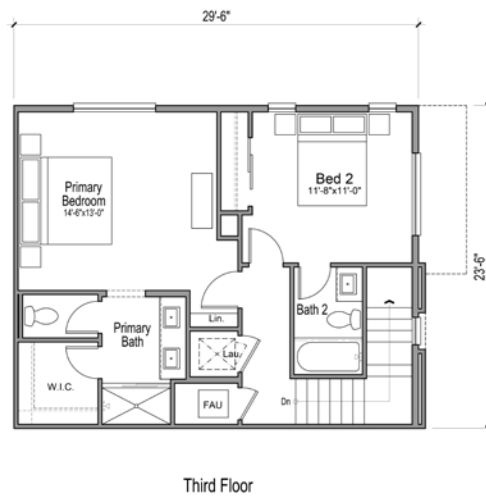
Table 3.2 - Building Type Summary									
Building Type	P1	P2	P3	P4	P5	P6	P7	Total Units per Building	Total Number of Buildings
4-Plex 'A'	-	-	-	-	4	-	-	4	1
7-Plex 'B'	1	2	1	2	1	-	-	7	3
8-Plex 'C'	1	1	2	2	2	-	-	8	7
4-Plex 'D'	-	-	-	-	1	1	2	4	2
5-Plex 'E'	-	-	-	-	2	1	2	5	3
6-Plex 'F'	-	-	-	-	2	2	2	6	6
Total									22

The conceptual location of each building type is illustrated in *Figure 3.1 – Conceptual Plotting Plan*. Conceptual floor plans and two (2) conceptual elevation styles are illustrated in Section 3.4 Massing and Scale - *Figures 3.2.7 through Figures 3.2.18*. All elevations have a Contemporary architectural style approach with coastal influences, including flat roofs, primary wall materials of stucco and smooth horizontal siding, accent materials including woodgrain horizontal siding, brick veneer, metal railings and light fixtures, and unique primary entry doors. Varying colors between the elevations aide in further articulating the massing and individuality of the buildings, while maintain a level of compatibility and theming throughout the community.

3.4 Massing and Scale

Massing and scale provide the visual identity between residential dwelling units and the pedestrian environment. The placement, size, and form of multi-family residential buildings within the planning area. The following design guidelines should be considered for the architecture form within the planning area:

- Massing design should include variation in wall planes through projections and recessions and in height through variations in wall plane and roofline heights.
- Combinations of one, one and one half, and two-story massing elements should be used to create visual interest and variation in the building.
- Break up long, unbroken surfaces on elevations by providing a change in plane at a minimum of every 25 feet.



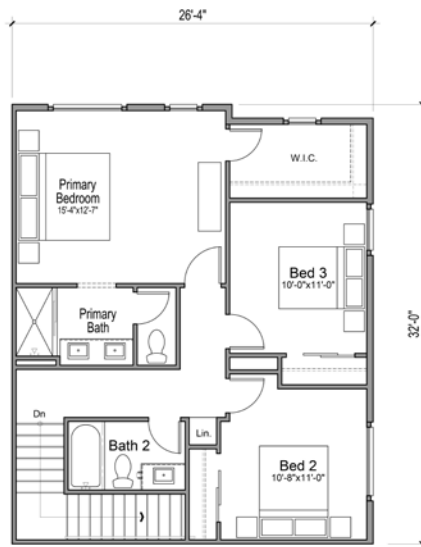
PLAN 1 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	150 SQ. FT.
SECOND FLOOR	615 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL	1,364 SQ. FT.

Figure 3.2.1 - Conceptual Architecture - Plan 1 Floor Plans



PLAN 4 (3 BED / 3.5 BATH) - NET		PLAN 2 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	347 SQ. FT.	FIRST FLOOR	128 SQ. FT.
SECOND FLOOR	698 SQ. FT.	SECOND FLOOR	619 SQ. FT.
THIRD FLOOR	702 SQ. FT.	THIRD FLOOR	631 SQ. FT.
TOTAL	1,747 SQ. FT.	TOTAL	1,378 SQ. FT.

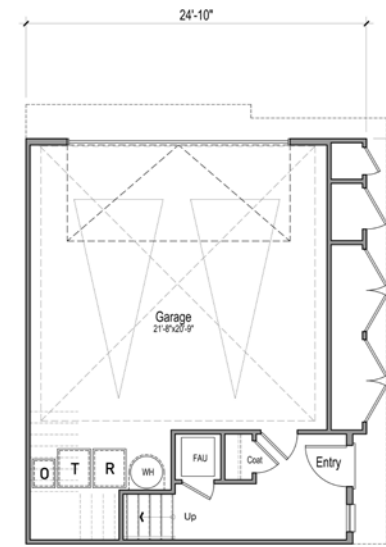
Figure 3.2.2 - Conceptual Architecture - Plans 2 and 4 Floor Plans



Third Floor



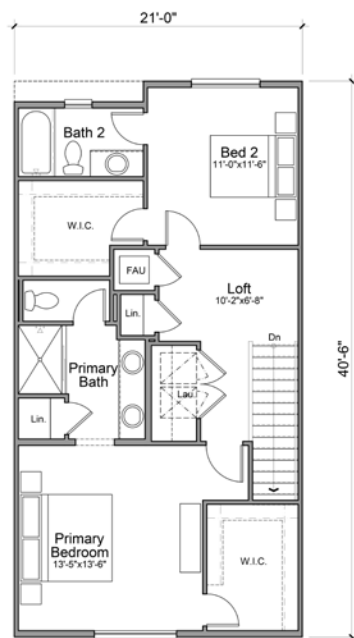
Second Floor



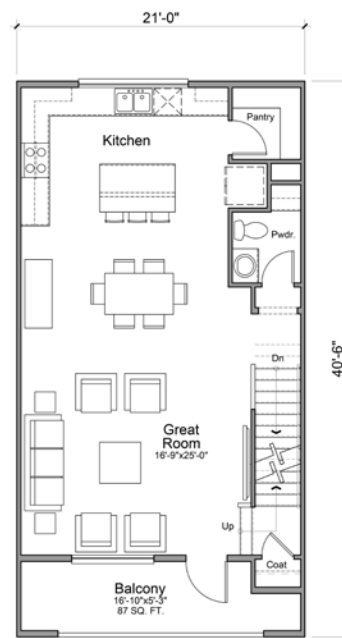
First Floor

PLAN 3 (3 BED / 2.5 BATH) - NET	
FIRST FLOOR	158 SQ. FT.
SECOND FLOOR	673 SQ. FT.
THIRD FLOOR	730 SQ. FT.
TOTAL	1,561 SQ. FT.

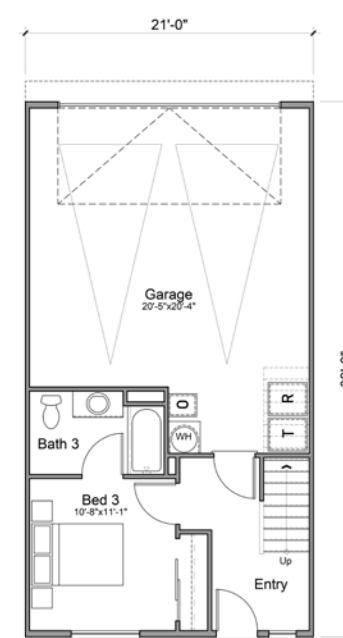
Figure 3.2.3 - Conceptual Architecture - Plan 3 Floor Plans



Third Floor



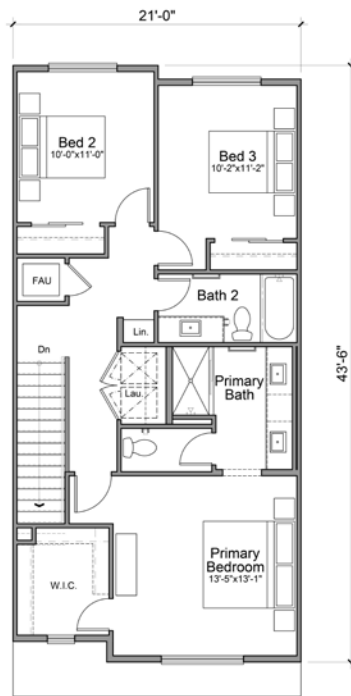
Second Floor



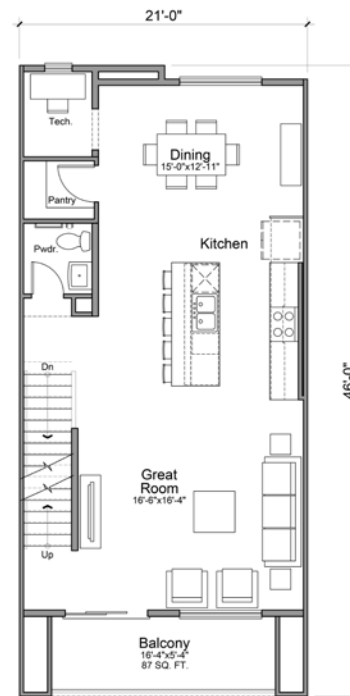
First Floor

PLAN 5 (3 BED / 3.5 BATH) - NET	
FIRST FLOOR	333 SQ. FT.
SECOND FLOOR	698 SQ. FT.
THIRD FLOOR	756 SQ. FT.
TOTAL	1,788 SQ. FT.

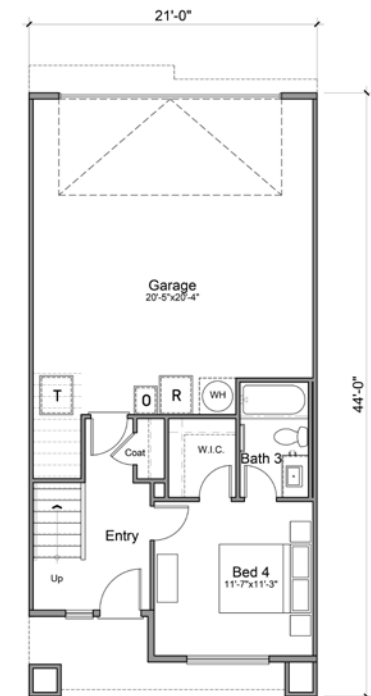
Figure 3.2.4 - Conceptual Architecture - Plan 5 Floor Plans



Third Floor



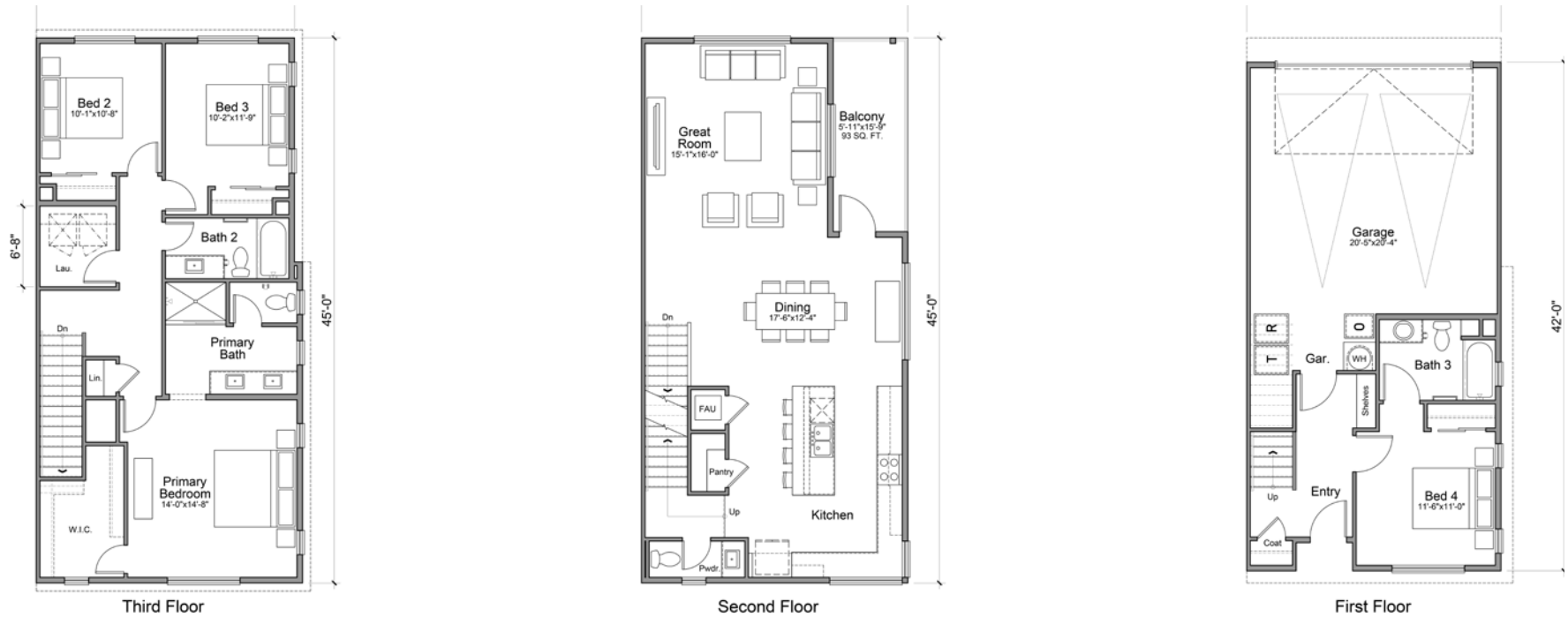
Second Floor



First Floor

PLAN 6 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	355 SQ. FT.
SECOND FLOOR	786 SQ. FT.
THIRD FLOOR	807 SQ. FT.
TOTAL	1,948 SQ. FT.

Figure 3.2.5 - Conceptual Architecture - Plan 6 Floor Plans



PLAN 7 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	373 SQ. FT.
SECOND FLOOR	838 SQ. FT.
THIRD FLOOR	883 SQ. FT.
TOTAL	2,093 SQ. FT.

Figure 3.2.6 - Conceptual Architecture - Plan 7 Floor Plans



Figure 3.2.7 - Conceptual Architecture - 4-Plex Building Floor Plan "A"



Figure 3.2.8 - Conceptual Architecture - 4-Plex Building Elevation "A"



Figure 3.2.9 - Conceptual Architecture - 7-Plex Building Floor Plan "B"



LEFT



FRONT



RIGHT



REAR

Figure 3.2.10 - Conceptual Architecture - 7-Plex Building Elevation "B"



Figure 3.2.11 - Conceptual Architecture - 8-Plex Building Floor Plan "C"



Figure 3.2.12 - Conceptual Architecture - 8-Plex Building Elevation “C”

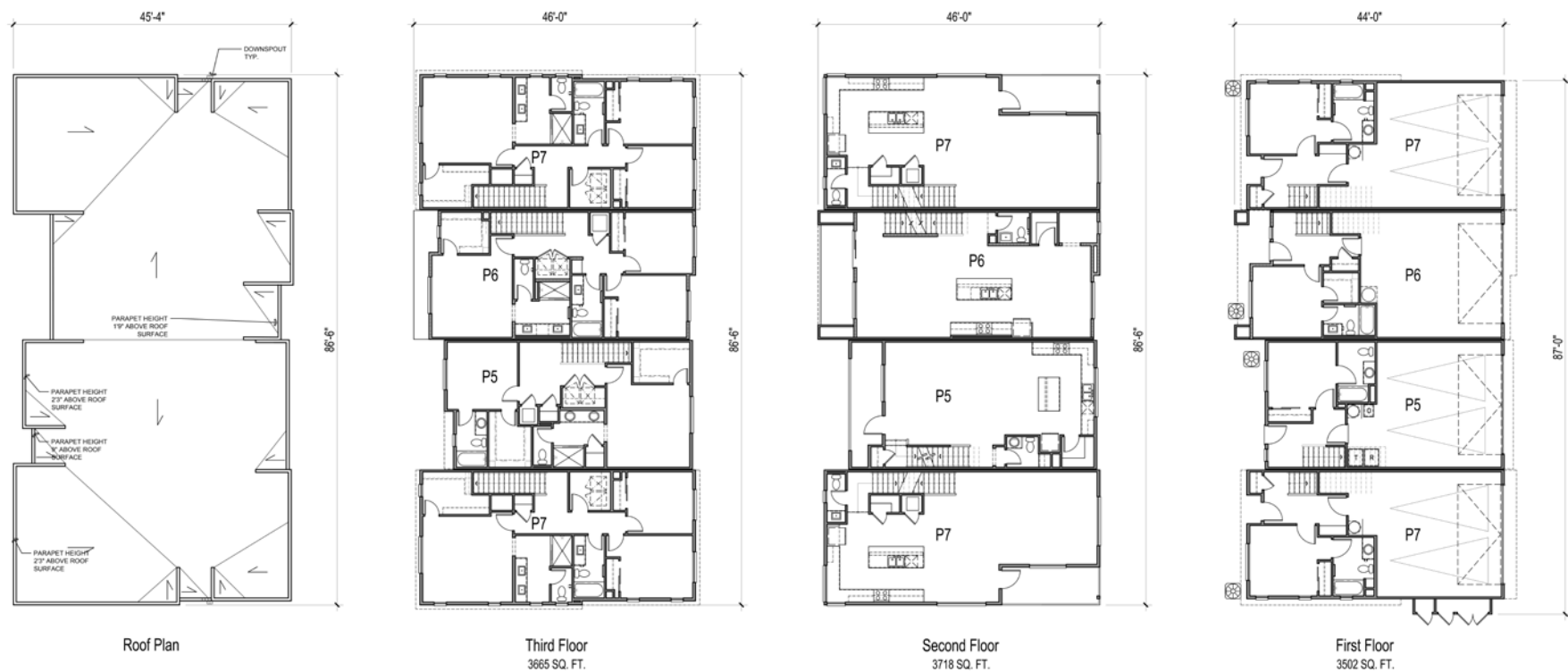


Figure 3.2.13 - Conceptual Architecture - 4-Plex Building Floor Plan "D"



LEFT



FRONT



RIGHT



REAR

Figure 3.2.14 - Conceptual Architecture - 4-Plex Building Elevation "D"



Figure 3.2.15 - Conceptual Architecture - 5-Plex Building Floor Plan "E"



Figure 3.2.16 - Conceptual Architecture - 5-Plex Building Elevation "E"



Figure 3.2.17 - Conceptual Architecture - 6-Plex Building Floor Plan "F"



Figure 3.2.18 - Conceptual Architecture - 6-Plex Building Elevation "F"

3.5 Building Materials, Accents, and Colors

Materials are a key factor in defining an architectural style, conveying a sense of quality and permanence, and reflecting and contributing to a community's overall character. Building color is also an integral component in unifying building architecture, creating variation, and building on the foundation of the overall community aesthetic. The following guidelines should be considered when selecting materials and colors:

- Select material and colors that are appropriate for each facade, and contribute to enhancing the overall visual theme, matching the theme of the specific style of home to which they are applied;
- Use materials and colors to accentuate changes in massing, define individual units, and complement architectural materials and features;
- Choose colors and materials that complement each other, complement neighboring developments, and add depth to the community;
- Use varied color palettes to distinguish individual buildings within the planning area to improve the overall visual interest;
- Appropriate materials include siding, stucco, brick veneer, tile, and stone veneer. Metal and fiber cement accents and trims are acceptable within the planning area.
- Choose colors to achieve a reasonable representation of a particular architectural style lending authenticity to the final product.
- Accents colors should complement the palette of the main structure and be secondary in nature within the overall design.

Figure 3.3.1 – Color and Material Scheme 1 (Elevations A, B, C) and Figure 3.3.2 – Color and Material Scheme 2 (Elevations D, E, F) provide conceptual material and color schemes chosen to accompany the architecture shown in Figures 3.2.1 through 3.2.18. Alternative material and color schemes may be allowed so long as they are determined to be acceptable by the Development Services Department.

COLOR LEGEND - TYPE 'A'		MATERIAL LEGEND - TYPE 'A'	
(A)	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE	1	PARAPET ROOF
(B)	STUCCO/SIDING 2: SW 9621 CLEAN SLATE	2	SLIDING DOOR
(C)	STUCCO/SIDING 3: SW 7035 AESTHETIC WHITE	3	STUCCO, LIGHT SAND FINISH
(D)	STUCCO/SIDING 4: SW 7076 CYBERSPACE	4	SMOOTH NICKEL GAP HORIZONTAL SIDING
(E)	ENTRY DOOR 1 / METAL RAILING: SW 7076 CYBERSPACE	5	VINYL WINDOWS
(F)	ENTRY DOOR 2: SW 7578 BORSCHT	6	FIBER CEMENT TRIM
(G)	GARAGE DOOR: SW 9621 CLEAN SLATE	7	FOAM TRIM W/ STUCCO OVER
(I)	BRICK VENEER: ENDICOTT MEDIUM IRONSPOT #77	8	ENTRY DOOR
(J)	STUCCO/SIDING 5: SW 9081 REDEND POINT	9	SECTIONAL GARAGE
		10	LIGHT FIXTURE
		11	METAL RAILING
		12	UTILITY DOOR
		13	MODULAR BRICK VENEER - STACK BOND

Figure 3.3.1 - Color and Material Scheme 1 (Elevations A, B, C)

COLOR LEGEND - TYPE 'B'		MATERIAL LEGEND - TYPE 'B'	
(A)	STUCCO 1: SW 7667 ZIRCON	1	PARAPET ROOF
(B)	STUCCO 2: SW 6554 LITE LAVENDER	2	SLIDING DOOR
(C)	STUCCO 3 / METAL RAILING: SW 6033 BATEAU BROWN	3	STUCCO, LIGHT SAND FINISH
(D)	STUCCO 4: SW 7076 CYBERSPACE	4	SMOOTH NICKEL GAP HORIZONTAL SIDING
(E)	STUCCO 5: SW 7066 GRAY MATTERS	5	VINYL WINDOWS
(F)	WINDOW TRIM: SW 7757 HIGH REFLECTIVE	6	FIBER CEMENT TRIM
(G)	SIDING 1: SW 9132 ACACIA HAZE	7	FOAM TRIM W/ STUCCO OVER
(H)	SIDING 2: SW 9108 DOUBLE LATTE	8	ENTRY DOOR
(I)	ENTRY DOOR: SW 6306 CORDIAL	9	SECTIONAL GARAGE
(J)	GARAGE DOOR: SW 9621 CLEAN SLATE	10	LIGHT FIXTURE
		11	METAL RAILING
		12	UTILITY DOOR
		13	WOODGRAIN SHIPLAP HORIZONTAL SIDING
		14	STUCCO, SMOOTH FINISH

Figure 3.3.2 - Color and Material Scheme 2 (Elevations D, E, F)

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4 - General Plan and Zoning Consistency

4.1 Permitted Uses

The permitted uses under this Oceanside Garrison Street Planned Development Plan are defined in Section 1020(C) of the Zoning Ordinance and included herein as follows:

1. Multiple Unit Structures (MUS). A structure or a group of structures containing two or more dwelling units on a single property. Subdivision of the property may exist to permit ownership of air space in the form of a dwelling unit with an undivided share in common elements. The property may also be divided for the purpose of ownership in the form of a stock cooperative.

4.2 General Plan

The project requires an amendment to the City's General Plan land use designation. The current General Plan land use designation is Civic Institutional (CI) and Medium Density Residential-C (MDC-R), which does not allow for residential uses on the entire property. The General Plan land use amendment will change the land use designation for the entire property to Medium Density Residential – C (MDC-R) to allow for housing to be developed on the site at an appropriate scale for the area and the size of the parcel. The proposed General Plan land use designation will be consistent with that of the adjacent residential developments in the surrounding area that include Medium Density Residential – B (MDR-B), Medium Density Residential – C (MDC-R), and Residential Suburban (RS). Upon amendment of the General Plan to designate the entire property as Medium Density Residential – C (MDC-R), the project will be consistent with the General Plan as outlined in Section 4.3 – Consistency with General Plan below.

4.3 Consistency with General Plan

The City's General Plan Land Use Element, Section 2.3 contains objectives and policies for 'Residential Development' throughout the City. The stated 'Residential Development' objective for the City identified in Section 2.3 is:

To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well-balanced and organized City.

To meet this 'Residential Development' objective, the City has policies within the same General Plan Land Use Element Section 2.3. As stated previously, the proposed General Plan land use designation for the entire property is Medium Density Residential – C (MDC-R). The proposed density for the project is within the density range identified for the Medium Density Residential – C (MDC-R) land use designation identified on Table LU-1 – Residential Land Use Designation of the Land Use Element.

Table 4.1 - Project Density	
Allowed General Plan Density Range	Proposed Project Density
Medium Density Residential – C (MDC-R): 15.1 to 20.9 du/ac	16.9 du/ac

The Medium Density Residential-C (MDC-R) land use designation allows for a base density of 15.1 dwelling units per acre and a maximum density of 20.9 dwelling units per acre. As identified in the City Zoning Ordinance, Article 3, Section 330 – Definitions, density is defined and calculated as:

The average number of residential dwelling units per gross developable acre of land expressed as "units per acre". Density is calculated by dividing the number of residential dwelling units by the total number of gross developable acres of land. Lands considered undevelopable per Section 1.25 or the Land Use Element of the General Plan shall not be included in density calculations.

Section 1.25 of the General Plan Land Use Element states that undevelopable lands include:

... slopes in excess of forty percent (40%) with a minimum elevation differential of twenty-five (25) feet.

Based on the definition above, the project's gross acreage for calculating density is 8.317 acres, giving the project a density of 16.9 dwelling units per acre, as there are no slopes in excess of 40% with a minimum elevation differential of 25 feet.

To exceed the base density of 15.1 dwelling units per acre for the Medium Density Residential – C (MDC-R) designation, the project must provide superior design features. The project includes the following characteristics that provided enhanced design features of superior quality:

- Exceeding development standards for parking, open space, and landscaping;
- Superior architectural design and materials;
- Superior landscape design and materials;
- Superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and
- Infrastructure improvements beyond what is necessary to serve the project and its population.

The Land Use Element also identifies long range policy direction including goals, policies, and objectives that broadly are designed to:

- Provide for the consistent, significant, long-term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community;
- Provide the continual long-term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity; and
- Provide continual evaluation of the state of the environment and formulation of a program of planned management, wise utilization and preservation of natural resources to ensure the health, safety, and welfare of the present and future generations.

The Oceanside Garrison Street Planned Development Plan is consistent with and achieves the above Land Use Element long range policy direction as follows:

- The Oceanside Garrison Street Planned Development Plan provides a balanced development by taking a site that is already graded and improved with minimal to no environmental sensitivities and proposes to utilize the property to its highest and best use. Quality site planning and architectural design provides for an attractive residential community. Existing adjacent uses are respected through building placement and setbacks, such as respecting the existing slopes located in various areas of the planning area and meeting or exceeding slope setbacks. Housing diversity is maximized by a range of unit types and sizes that will appeal to different buyer segments while still filling the needs locally for quality entry-level housing.
- The proposed project maintains community connection by remaining ungated with walls limited to the project exterior to create a community that is open to the surrounding neighborhoods. Walkways, quality architecture, and enhanced landscape design have been utilized to maximum pedestrian connectivity and to encourage walkability through increased visual interest;
- New housing opportunities created by the project will provide high quality, sustainable development that will be designed to meet the current California Building Code requirements, which are the most stringent in the country for water, material, and energy efficiency, among others. The Oceanside Garrison Street Planned Development Plan also implements strategies identified in the City's Climate Action Plan to reduce greenhouse gas emissions (GHG) by including elements that support active modes of transportation and the use of electric vehicles. Proximity to transit and the walkable design of the community have the potential to reduce VMT for improved air quality; and
- The Oceanside Garrison Street Planned Development Plan provides architectural and landscape design guidelines to ensure a distinct community with a variety of amenities.

The proposed Oceanside Garrison Street Planned Development Plan is consistent with the adopted Land Use Element of the General Plan, as the Oceanside Garrison Street Planned Development Plan and the Development Plan will be approved concurrently with a General Plan Amendment. This amendment will change the land use designation of the entire property to Medium Density Residential – C (MDC-R), which allows for housing developments up to 20.9 dwelling units per acre and is consistent with the type of housing proposed on the property and consistent with the type of residential uses located within the vicinity. The Development Plan proposed meets applicable goals and objectives designated by the Land Use Element of the General Plan related to residential land use designations (2.31, Policy A), residential density ranges (2.32, Policy B), residential unit types consistent with residential designations (2.33, Policy A and D), and residential unit types (2.34 – Multifamily Unit Dwellings, Multiple Unit Structures).

In addition, the project proposes a density of 16.9 dwelling units per acre which, although above the base density, is within the allowed range for the land use. The project is located adjacent to existing residential neighborhoods and has appropriately located and oriented buildings in order to minimize any potential impacts on surrounding development. Additionally, a variety of high-quality architectural styles are proposed, with a range of floor plans and sizes, along with amenities that provide for a desirable community for entry-level home buyers to find attainable housing within the City. The Development Plan proposed supports goals and objectives of the Housing Element of the General Plan related to production of housing for the community (Goal 1), the development of a variety of housing opportunities (Goal 2), and the provision of housing opportunities for persons of moderate income (Goal 3).

4.4 Zoning Ordinance

The project requires an amendment to the City's Zoning designation. The current Zoning designation for the property is Public and Semipublic (PS) and Medium Density C (RM-C), which does not allow for residential uses on the entire property. The Zoning Ordinance amendment will change the Zoning designation of the property to Planned Development District (PD), with this Oceanside Garrison Street Planned Development Plan serving as the regulating document going forward. Article 17 of the Zoning Ordinance details the requirements for a Planned Development and includes a number of sections which govern the development of projects within this zoning designation.

Section 1702 - Land Use Regulations

Section 1702 of the Zoning Ordinance states that no use, other than the existing use at the time of establishment of a PD District, shall be permitted except in accordance with a valid Planned Development Plan or Specific Plan. No other uses are proposed other than those included within this Planned Development Plan.

Section 1703 - Development Regulations

Section 1703 of the Zoning Ordinances identifies the following regulations applicable to development of a project within a PD District:

- Minimum Area: The minimum net area of a PD District shall be 4 acres. The proposed planning area has a developable area of approximately 8.317 acres.
- Residential Unit Density: The residential density allowed by the PD District shall not exceed the maximum density permitted by the General Plan. The Project proposes a General Plan Amendment to Medium Density Residential - C (MDC-R) for the entire property, which would be 15.1 to 20.9 dwelling units per acre. The proposed project is consistent with this allowed density range with a density of 16.9 dwelling units per acre.
- Performance Standards: The performance standards prescribed by Section 3024 of the Zoning Ordinance shall apply. Section 3024 defines performance standards regarding noise, vibration, dust, odors, glare, and combustible, explosive, radioactive, and hazardous materials that apply to all use classifications in all zoning districts. The project shall comply with all standards set forth in Section 3024.

4.5 Consistency with Zoning and Findings

Section 1706.A of the Zoning Ordinance establishes the required findings that the Planning Commission is required to consider in order to make a recommendation for approval of a Planned Development Plan. The following identifies the required findings and consistency analysis of this Oceanside Garrison Street Planned Development Plan:

1. *The Planned Development Plan or Specific Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development.*

The proposed Oceanside Garrison Street Planned Development Plan is consistent with the adopted Land Use Element of the General Plan, as the Oceanside Garrison Street Planned Development Plan and the Development Plan will be approved concurrently with a General Plan Amendment. This amendment will change the land use designation of the entire property to Medium Density Residential – C (MDC-R), which allows for housing developments up to 20.9 dwelling units per acre and is consistent with the type of housing proposed on the property and consistent with the type of residential uses located within the vicinity. The Development Plan proposed meets applicable goals and objectives designated by the Land Use Element of the General Plan related to residential land use designations (2.31, Policy A), residential density ranges (2.32, Policy B), residential unit types consistent with residential designations (2.33, Policy A and D), and residential unit types (2.34 – Multifamily Unit Dwellings, Multiple Unit Structures).

In addition, the project proposes a density of 16.9 dwelling units per acre which, although above the base density, is within the allowed range for the land use. The project is located adjacent to existing residential neighborhoods and has appropriately located and oriented buildings in order to minimize any potential impacts on surrounding development. Additionally, a variety of high-quality architectural styles are proposed, with a range of floor plans and sizes, along with amenities that provide for a desirable community for entry-level home buyers to find attainable housing within the City. The Development Plan proposed supports goals and objectives of the Housing Element of the General Plan related to production of housing for the community (Goal 1), the development of a variety of housing opportunities (Goal 2), and the provision of housing opportunities for persons of moderate income (Goal 3).

2. *The Planned Development Plan or Specific Plan and the Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved.*

The proposed Oceanside Garrison Street Planned Development Plan will enhance the potential for superior design in comparison with development permitted under the base district standards and regulations. The proposed project provides compensating benefits that achieve superior design within the community by providing (a) an exceedance of development standards for parking, open space, and landscaping; (b) superior architectural design and materials; (c) superior landscape design and materials; (d) superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and (e) infrastructure improvements beyond what is required by the City to serve the project and its population, as identified within the Planned Development Plan. The Oceanside Garrison Street Planned Development Plan allows for more creative site design, with new homes that will be high-quality construction and will be designed to meet current California Building Code requirements. The proposed project is able to blend into the existing fabric of the area by integrating on-site pedestrian and vehicular circulation with the existing off-site circulation located along Garrison Street, thereby providing an integrated street network. Multiple amenities are located throughout the development that creates an environment that encourages neighbor interaction and community gatherings. Architectural styling and detail reflect a contemporary approach with coastal influences that balances the needs of modern construction techniques.

3. *Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan and the Development Plan.*

The proposed project complies with all applicable base district regulations, including setback requirements. As such, no deviations are requested or necessary. In addition to meeting base standards, the proposed project provides benefits that achieve superior design by providing (a) an exceedance of development standards for parking, open space, and landscaping; (b) superior architectural design and materials; (c) superior landscape design and materials; (d) superior recreational facilities and amenities including active turf area to allow for a variety of activities, a playground structure, a cornhole game area, a dog run, picnic tables and seating areas, walkways, and a linear park with five informal lawn play areas; and (e) infrastructure improvements beyond what is required by the City to serve the project and its population. The project will also assist the City in meeting a portion of its RHNA Housing Element goals and supports relevant Climate Action Plan and Smart Growth policies of the City.

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

The proposed Oceanside Garrison Street Planned Development Plan includes adequate provisions for utilities, services, and emergency vehicle access. Moreover, the project site is located within an urbanized area served by existing public utilities (water, sewer, storm drain, electric, telecommunications) and services, which has been determined to have adequate capacity to serve the project. Refer to Water and Sewer System Analyses by Dexter Wilson Engineering, dated April 2025, and Tentative Plan Drainage Study by Hunsaker & Associates, dated April 2025, for additional information. As designed, all buildings and site improvements are accommodated by the necessary utilities and services to serve the development. Trash and other services will be able to circulate through the community to service and meet the needs of the future residents as necessary. In addition, emergency vehicle access is provided through Private Drive 'A', a primary road, as well as a secondary access point that is accessible only to emergency vehicles at the City's pump station access road, allowing for adequate emergency vehicle access to service the community.