

RESOLUTION NO. 25-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OCEANSIDE APPROVING A GENERAL PLAN AMENDMENT
(GPA24-00002) FOR CERTAIN REAL PROPERTY LOCATED
AT 333 GARRISON STREET (APN 162-020-26-00)**

(Applicant: The True Life Companies, LLC)

WHEREAS, there was filed with this Council a verified petition on the forms prescribed by the Council requesting a General Plan Amendment (GPA24-00002) under the provisions of Section 65356 of the Government Code for the following:

a change in the General Plan Land Use designation from Civic Institutional (CI) to Medium Density C – Residential (MDC-R), as specified in Exhibit “A” and as depicted in Exhibit “B”.

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of August 2025 conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. 2025-P21 (5-0 vote) recommending approval of General Plan Amendment (GPA24-00002); and

WHEREAS, on December 3, 2025, the City Council held a duly noticed public hearing and heard and considered written evidence and oral testimony by all interested parties on the above identified GPA24-00002; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared and circulated for this project;

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

WHEREAS, based on such evidence and testimony, including but not limited to the report of the Planning Division, the City Council finds as follows:

1
2 **FINDINGS:**

3 **For the General Plan Amendment (GPA24-00002):**

4 To change the existing land use designation of the project site to allow for medium density
5 residential land use:

6 1. The re-designation of the project site from Civic Institutional to Medium Density C
7 Residential (MDC-R) would provide for a land use consistent with housing policies
8 contained in the adopted General Plan. The proposed land use would be sensitive to, and
9 compatible with, adjacent residential neighborhoods. The proposed designation of MDC-R
10 would be consistent with multifamily development in the vicinity of the project, where
11 current densities range from approximately 14 dwelling units per acre to 21 dwelling units
12 per acre. Pursuant to the PD Plan, the project would have a density of 16.9 dwelling units
13 per acre.

14 2. The proposed change in the land use designation of the subject property would provide for
15 the expansion of the City's housing supply consistent with policies of the Land Use Element
16 of the General Plan that encourage development of housing opportunities for persons from
17 all economic segments of the community.

18 NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approve
19 General Plan Amendment (GPA24-00002) subject to the following conditions of approval:

20 **Planning:**

21 1. This General Plan Amendment (GPA24-00002) approves only the change in land use
22 designation of the site as shown on the plans and exhibits presented to the City Council
23 for review and approval.

24 2. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
25 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
26 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
27 annul an approval of the City, concerning General Plan Amendment (GPA24-00002). The
28 City will promptly notify the applicant of any such claim, action or proceeding against the
City and will cooperate fully in the defense. If the City fails to promptly notify the

1 applicant of any such claim action or proceeding or fails to cooperate fully in the defense,
2 the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless
3 the City.

4 3. All mitigation measures identified in the MND and associated Mitigation, Monitoring,
5 and Reporting Program for the subject project shall be complied with as stated therein.

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this
9 3rd day of December, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15
16 _____
MAYOR OF THE CITY OF OCEANSIDE

17
18 ATTEST:

APPROVED AS TO FORM:

19
20
21 _____
CITY CLERK

22 _____
CITY ATTORNEY

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

THE LAND DESCRIBED IN CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 30, 2022 AS INSTRUMENT NO. 2022-0453728 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, SAID POINT BEING ON THE EAST AND WEST CENTER LINE OF SAID SECTION, DISTANT THEREON NORTH 89°30' 30" EAST 690.81 FEET FROM THE CENTER OF SAID SECTION, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO A.O. ELSTAD, ET UX, RECORDED MARCH 15, 1961 AS DOCUMENT NO. 46030 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 THE FOLLOWING COURSES:

CONTINUING ALONG SAID EAST AND WEST CENTER LINE, NORTH 89°30'30" EAST, 340.12 FEET TO THE NORTHWESTERLY LINE OF THAT 60.00 FEET EASEMENT DESCRIBED IN DEED TO RAY A. WILCOX, ET AL, RECORDED JANUARY 25, 1960 AS DOCUMENT NO. 15744 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, NORTH 29°25'43" EAST 385.59 FEET TO A LINE DRAWN PARALLEL WITH AND 6.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF THAT EASEMENT DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARALLEL LINE, NORTH 9°51'43" EAST 255.66 FEET TO A LINE DRAWN PARALLEL AND 60.00 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 0°16'43" EAST ALONG SAID PARALLEL LINE 205.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 66°52'17" WEST 295.00 FEET; THENCE SOUTH 25°44'30" WEST, 160.00 FEET;

THENCE SOUTH 35°44'30" WEST, 23.85 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF

SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606;

THENCE LEAVING SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, ALONG SAID PARALLEL LINE SOUTH $66^{\circ}52'17''$ EAST 283.00 FEET TO A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH $9^{\circ}51'43''$ EAST;

THENCE ALONG SAID PARALLEL LINE SOUTH $9^{\circ}51'43''$ WEST 297.82 FEET TO A LINE PARALLEL WITH AND 90.00 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 HAVING A BEARING OF NORTH $29^{\circ}25'43''$ EAST;

THENCE ALONG SAID PARALLEL LINE SOUTH $29^{\circ}25'43''$ WEST 392.01 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE LEAVING SAID NORTH AND SOUTH LINES SOUTH $19^{\circ}47'10''$ EAST, 118.86 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946;

THENCE ALONG SAID EASTERLY LINE NORTH $29^{\circ}25'43''$ EAST 129.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 162-020-26-00

