

PROJECT: ROCKLEDGE BY THE SEA DEVELOPMENTS,
LLC PROJECT NUMBER: P19-00003 AND CUP19-00012

DESCRIPTION AND JUSTIFICATION:

WE ARE PROPOSING TO REQUEST FOR A TENTATIVE
PARCEL MAP TO SUBDIVIDE EXISTING LOTS INTO 3
LOTS, AND EXCEED THE BASE DENSITY.

THE LOTS ON DIXIE STREET IDENTIFIED AS

APN 148-272-19 AND 37.

IN HAVING THIS DONE, IT CREATES A SERIES OF MORE
CONSISTENTLY SIZED LOTS AND ENABLES A NEWLY
CREATED LOT TO BE FORMED THE PROCESS.

A. For the Development Plan:

1. That the site plan, physical design of the project, the
proposed location of the use are in accord with the
objectives of this ordinance and the purposes of the district
in which the site is located as they are proposed are
consistent with the purposes of the Zoning Ordinance.

**The splitting and merging of these lots is in accord with
the objectives of the Zoning Ordinance and consistent
with the purposes of the district the site is located in,
which is to preserve the character and quality of
residential neighborhoods as well as fostering
convenient, harmonious, and workable relationships
among land uses.**

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan will not be detrimental to the public health, safety or welfare of persons residing working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city

The splitting and merging of these lots is consistent with the General Plan of The City of Oceanside, as it promotes development in the form of a new residentially zoned lot, which is a key element as laid out in the General Plan.

3. That the proposed conditional use will comply with the provisions of this ordinance including any specific condition required for the proposed conditional use in the district in which it would be located.

That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

The splitting and merging of these lots will be covered and served by the existing and planned public services, utilities and public facilities. The proposed conditional use will comply with any specific condition required in the district it is in.

4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.

The splitting and merging of these lots is compatible with the existing and potential development of adjoining properties in the surrounding neighborhood. It is proposed that all three lots will be single family residence zoned lots.

5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of this ordinance.

The splitting and merging of these lots will be consistent with the policies contained in these sections

6. For properties located within the coastal zone: That the project is consistent with all applicable policies of the certified Land Use Plan.

This project is not within the Coastal Zone.

B. Our Requested Base Density Rate:

Per Article 10 – RS Zoning	
Base density allowed WITHOUT CUP	3.6 Dwelling Units (DU) per acre or less
Base density maximum allowed WITH CUP	Up to 5.9 DU per acre
Density proposed	4.4 DU per acre (4.4 > 3.6)