

*STAFF REPORT**CITY OF OCEANSIDE*

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DATE: September 13, 2023

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (RD22-00006) AND DENSITY BONUS (DB23-00001) FOR THE DEMOLITION OF TWO SINGLE-FAMILY HOMES AND CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT CONSISTING OF 180 APARTMENT UNITS, INCLUDING 18 DEED RESTRICTED LOWER INCOME UNITS, AND 4,996 SQUARE FEET OF COMMERCIAL SPACE ON THE NORTHWEST CORNER OF PIER VIEW WAY AND NORTH HORNE STREET – SUNSETS MIXED USE – APPLICANT: SUNSETS LP**

**SYNOPSIS**

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD22-00006) and Density Bonus (DB23-00001) for the demolition of two single-family homes and construction of a six-story mixed-use project consisting of 180 apartment units, including 18 deed-restricted lower income units, and 4,996 square feet of commercial space located on the northwest corner of Pier View Way and North Horne Street.

**BACKGROUND**

The project site consists of five legally created parcels totaling 0.70 acres and is located on the northwest corner of Pier View Way and North Horne Street within the Townsite Neighborhood Planning Area. The project site exists mainly as undeveloped land with two single family homes fronting Civic Center Drive. The site holds a General Plan designation of Downtown (D) and has a corresponding zoning designation of (D) Downtown Subdistrict 3. Surrounding uses include a mix of civic, commercial retail, and office with high density, multi-family residential uses being located throughout the area and concentrated to the north.

Prior to the proposed project currently under consideration, two other projects were proposed and approved for the project area. On May 20, 2020, the CDC approved a Development Plan (RD19-00004) and Conditional Use Permit (RCUP19-00003) for construction of a mixed-use project with 1,580 square feet of ground floor commercial and 76 residential units on a 0.47-acre lot. Subsequent to that approval, the applicant acquired two adjacent parcels containing two existing single family homes and submitted a revised application requesting a mixed-use development with 2,082 square-feet of

ground floor commercial, and 118 residential units on a 0.70-acre lot (RD20-00002; RCUP20-00001). That project revision was considered by the Downtown Advisory Committee (DAC) on July 22, 2020 and ultimately approved by the CDC on September 9, 2020. See map showing the project site boundaries below.



## **PROJECT DESCRIPTION**

The proposed project consists of a Development Plan to: 1) allow the demolition of two existing single-family residential structures and the construction of a six-story vertical mixed-use building with 180 apartment units and 4,996 square feet of commercial space; and 2) provide 18 affordable apartment units, 17 of which would be reserved for low-income qualifying households and one reserved for a very-low income household, pursuant to State Density Bonus Law. The units would range in size from 375 square feet to 750 square feet in a variety of one- and two-bedroom floorplans. The three level, 315-space parking garage would be designed with level 1 access available off of North Horne Street; access to levels 2 and 3 of the structure would be available off of the alley on the west side of the building (i.e. western portion of the property). The project has been designed with 10,112 square-feet of shared open space by providing a 9,716 square-foot roof deck with amenities and 396 square-foot pedestrian plaza on the first floor. There would also be an additional 15 on-street parking spaces available for the commercial use(s) located along the north side of Pier View Way, south side of Civic Center Drive, and west side of North Horne Street.

The applicant is also requesting approval of a Density Bonus to allow for the provision of 18 (or 10 percent) of the total apartment units reserved for lower income qualifying households (17 low-income units; one very low-income unit). The City does not currently have a maximum density established for mixed-use projects in the Downtown District. The applicant is proposing a density of 256 dwelling units/acre, which is allowed under current zoning regulations. It should be noted that the project applicant filed an SB 330

application with the City on July 5, 2022, effectively “locking in” the development standards in effect at that time.

Section 3032(M)(2) of the Zoning Ordinance requires the income restricted units to be proportional to a project’s market rate units with respect to square footage and bedroom count. Table 1 below outlines the applicant’s reservation requirement based on project’s proposed unit mix.

Table 1: Unit Mix

Unit Type	Unit Count by Type	% of Total Projected Units	Number of Income Restricted Units by Type
1 Bedroom	50	28%	5 Low Income
2 Bedroom	130	72%	12 Low Income 1 Very Low Income
Total	180	100%	18

Pursuant to State Density Bonus Law, the proposed project is entitled to one incentive/concession and unlimited waivers from development standards; however, the project applicant is not requesting any incentives/concessions as part of this project. Based on the proposed project’s design to accommodate the development at such density, the applicant is requesting waivers from the following seven development standards:

1. Setbacks
2. Building Height
3. Landscaping
4. Open Space
5. Required Façade modulation
6. Parking Dimensions
7. Courts in multifamily development

Table 2 below outlines the development standards for which waivers have been requested.

Table 2: Requested Waivers of Development Standards

Development Standard	Regulation per Zoning (D-2) Standard	Proposed Sunset Project	Notes
<b>Setbacks</b>			
<b>Front Setback</b>	10'	0	<b>Waiver</b>
<b>Side Setback</b>	10'	0	<b>Waiver</b>
<b>Corner Side Setback</b>	10'	0	<b>Waiver</b>

<b>Rear Setback</b>	5 feet	0	<b>Waiver</b>
<b>Maximum Height</b>	35 feet or 65 feet with CUP	95 feet - Top of Roof 86 feet - Top of guard rail on roof from grade	<b>Waiver</b>
<b>Minimum Site Landscaping</b>	25%	0%	<b>Waiver – project will provide landscaping in parkways.</b>
<b>Total Open Space</b>			
<b>Open Space per unit</b>	200 sf/unit	56 sf/unit	<b>Waiver</b>
<b>Private Outdoor Living Space</b>	48 sf/unit	10 units will have a 169 sf balcony for a combined total of 1,690 sf.	<b>Waiver</b>
<b>Courts</b>	<p>Courts Opposite Walls on the Same Site: The minimum depth shall be one-half the height of the opposite wall but not less than 16 feet opposite a living room and 10 feet opposite a required window of any habitable room.</p> <p>Courts Opposite Interior Property Line: The minimum depth of a court for a required window of a habitable room shall be 6 feet, measured from the property line.</p> <p>Court Dimensions: Courts shall be a minimum of 16 feet wide and shall be open to sky except for balconies 3 feet in width and less, provided that eaves may project 2 feet into a court.</p>	Courts are a minimum of 11 feet by 6 inches wide	<b>Waiver</b>



<b>Required Façade modulation</b>	25% of front and side elevation horizontal and/or vertical must be set back at least 5 feet from setback line	Project will be set back more than 2 feet along Horne, Pier View Way and Civic Center Drive for a total of 25.2%	<b>Waiver</b>
<b>Parking</b>			
<b>Ramp Grades</b>	Standards vary depending on Engineering Manual	Ramp grades into parking garage shall not exceed 20%.  Ramp grades over 15% shall have a minimum 8-foot transition slope.	<b>Waiver</b>
<b>Parking Stall Offset</b>	12-inch offset from walls or columns	0	Waiver with code
<b>Parking Space Dimensions</b>	Large Car: 8.5 feet x 18 feet deep  Small Car: 7.5 feet x 15 feet deep	Minimum 256 spaces must be Large Car; however, application is providing:  Large Car: 127 spaces  Small Car: 203 this includes 133 tandem spaces*	<b>Waiver – in lieu of providing a minimum of 256 Large Car dimensions, the development will offer the dimensions of Small Car as listed on Article 31 of the Zoning Ordinance.</b>

Additional details on these requested waivers are included in the July 26, 2023 DAC staff report included as Attachment 4.

## **ANALYSIS**

### **Key Planning Issues**

#### **1. General Plan Conformance**

The General Plan Land Use Map designation for the subject property is Downtown (D). The proposed project is consistent with this land use designation and the policies of the City's General Plan as follows:

Goal 1.16: Housing

Objective: To ensure that decent, safe and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of Oceanside.

Policy A: The City shall strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type and location of housing throughout Oceanside.

The proposed mixed-use project would include a total of 180 rental apartments, thereby adding to the variety of housing in the Downtown area.

Policy E: The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income.

The proposed project is requesting approval of a Density Bonus that would reserve 10 percent of the total number of units, which equates to 18 affordable units, 17 of which would be reserved for low-income tenants and one unit would be reserved for very low-income tenants. By providing affordable units, the project would provide housing opportunities in an area that would otherwise be unattainable for lower income households.

The Housing Crisis Act of 2018, as amended by Senate Bill 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units of occupied or vacant "Protected Units" unless the units are replaced with a unit that is of similar income level. This is determined by the Housing and Neighborhood Services Division, by collecting existing occupant information, or in the absence of income documentation, the affordability rate of the unit will default to the same proportionate level and rate of affordability as the city as a whole.

Since the project would demolish two existing detached residential structures, with one unit currently occupied by a moderate-income household and one currently vacant, with the income of previous occupants unknown and therefore presumed to be very low income, the project will include a condition of approval that will require one of the 18 low income units to be reserved for very low income households. The moderate-income unit is not subject to the current occupant protection requirements, related to first right of refusal and relocation assistance under California Government Code Section 66300(d)(2)(C).

In order to ensure that all units will be used towards housing, the project will include a condition of approval that will require all units proposed shall be rented for no less than 31 days; thus preventing any short term rentals on the property. In addition, Section

3032(M)(11) of the Zoning Ordinance prohibits any unit within a project benefiting from Density Bonus to be utilized as a short term rental.

### Goal 1.23     Architecture

Objective:     The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A:     Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Policy B:     Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed project consists of a high density residential building constructed in a modern, urban style design with quality materials. The design is in keeping with the variety of architectural designs in the surrounding and ever evolving downtown area. The project would decoratively incorporate extensive use of solar panels along the structure's vertical wall planes, with additional panels being located on the roof top. The proposed mixed use and building's zero-foot setback would activate the underutilized project site, reinforce a pedestrian relationship to the commercial spaces along North Horne Street, and emphasize the vibrancy of the downtown urban fabric at a key entry point to Downtown Oceanside.

## **2.     Downtown Zoning Ordinance Compliance**

The proposed project is subject to the Downtown District land use and development standards within Article 12 of the Zoning Ordinance. The project site is located within Downtown Subdistrict 3, which allows for office development, interspersed with residential standalone and/or mixed-use development, in response to market demands. The proposed project complies with Subdistrict 3 as it represents a mixed-use development that consists of ground floor commercial space and 180 residential units. The project also complies with the development standards of the City's Zoning Ordinance, except where the applicant is seeking waivers of the development standards consistent with State Density Bonus Law as previously highlighted in this report.

Details on Zoning Ordinance compliance are included in the July 26, 2023 DAC staff report included as Attachment 4.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is Categorically Exempt pursuant to Article 19 Categorical Exemptions, Section 15332 "In-fill Development Projects" of CEQA. The site is located in an urbanized area, and would not result in any significant environmental effects.

## **PUBLIC NOTIFICATION**

The applicant posted a Notice of Project Application sign on the property and a legal notice was published in the newspaper and notices were sent to property owners within a 1500-foot radius. Notices were also sent to individuals and/or organizations requesting notification, the applicant and other interested parties.

In addition, notices were sent to tenants within a 500-foot radius of the project site, exceeding the minimum 100-foot radius requirement for tenant noticing.

## **COMMISSION OR COMMITTEE REPORT**

On July 26, 2023, the DAC was presented with the project and after due consideration voted unanimously (7-0 vote) to recommend CDC approval of Development Plan (RD22-00006) and request for Density Bonus (DB23-00001).

There was discussion amongst the committee regarding the size of the apartments units, as the residential units would consist of 50 one-bedroom units that are proposed at 375 square feet, and 130 two-bedroom units that would be between 737 to 750 square feet. It was determined that the size of the units is similar to that of other units in the area and under the current market for rental units.

## **FISCAL IMPACT**

The applicant has paid all fees required for the consideration of this application.

## **CITY ATTORNEY'S ANALYSIS**

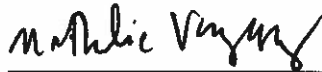
Pursuant to Oceanside Downtown Zoning Ordinance Article 12, the CDC is authorized to hold a public hearing and consider the evidence presented at the public hearing. After conducting the public hearing, the CDC shall approve, conditionally approve, or deny the project. The resolution has been reviewed and approved as to form by the City Attorney.



## **RECOMMENDATION**


Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD22-00006) and Density Bonus (DB23-00001) for the demolition of two single-family homes and construction of a six-story mixed-use project consisting of 180 apartment units, including 18 deed-restricted lower income units, and 4,996 square feet of commercial space located on the northwest corner of Pier View Way and North Horne Street.

PREPARED BY:



Nathalie Vazquez  
Associate Planner

SUBMITTED BY:



Jonathan Borrego  
City Manager

REVIEWED BY:

Darlene Nicandro, Development Services Director  
Sergio Madera, City Planner



ATTACHMENTS:

1. CDC Resolution
2. Reduced Plan Sets
3. Application materials (Description & Justification, Community Outreach Summary)
4. DAC Staff Report dated July 26, 2023
5. Notice of Exemption

**RESOLUTION NO.**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN (RD22-00006) AND DENSITY BONUS (DB23-00001) FOR THE DEVELOPMENT OF A MIXED-USE PROJECT LOCATED ON THE NORTHWEST CORNER OF PIER VIEW WAY AND NORTH HORNE STREET**

**(SUNSETS LP – APPLICANT)**

WHEREAS, on September 13, 2023, the Community Development Commission held a duly noticed public hearing to consider an application by Sunsets LP for a Development Plan (RD22-00006) and Density Bonus (DB23-00001) for the demolition of two single-family homes and construction of a six-story mixed-use project consisting of 180 apartment units, including 18 deed restricted lower income units, and 4,996 square feet of commercial space on a 0.70 acre parcel; and

WHEREAS, on July 26, 2023, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration voted unanimously (7-0 vote) to recommend approval of Development Plan (RD22-00006) and Density Bonus (DB23-00001) to the Community Development Commission for final action; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15332 "In-fill Development Projects" of the CEQA Guidelines; and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinance; and

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Public Facility (Commercial/Industrial)	Ord. No. 91-09 Reso. No. 15-R0638-1

Description	Authority for Imposition
Parks (Residential only)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Residential)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
School District Fee (Commercial/Industrial)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Multi-Family Residential)	Reso. No. 16-R0324-1 Reso. No. 12-R0626-1
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0638-1
Wastewater System Capacity Buy-in Fee (Non-Residential and Multi-Family Residential)	Reso. No. 87-97 Ord. No. 15-OR0479-1 City Code 37.7.37
Water System Capacity Buy-in Fee (Residential and Non-Residential)	Reso. No. 87-96 Ord. No. 15-OR0480-1 City Code 37.7.37
San Diego County Water Authority (Residential and Non-Residential)	SDWA Ord. 2017
Inclusionary Housing Administration Fee	Chapter 14C.9 of the MC Reso. No. 03-R175-1 Reso. No. 11-R0483-1

WHEREAS, the fees listed above have been identified by the City as being applicable to the project as proposed. Failure by the City to list an applicable fee above does not alleviate the developer from paying all applicable fees at the time when such fees become due; and

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law; and

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law; and

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction

1 described in this resolution begins on the effective date of this resolution and any such protest  
2 must be in a manner that complies with Section 66020; and

3 WHEREAS, the documents or other material which constitute the record of  
4 proceedings upon which the decision is based will be maintained by the City of  
5 Oceanside Development Services Department Planning Division, 300 North Coast  
6 Highway, Oceanside, California 92054; and

7 WHEREAS, studies and investigations made by the Community Development  
8 Commission reveal the following facts:

9 FINDINGS:

10 For the Development Plan (RD22-00006):

- 11 1. The proposed location of the use is in accord with the objectives of Article 12 (Downtown  
12 District) of the Zoning Ordinance and the purposes of Downtown Subdistrict D-3 in which the  
13 site is located. The development plan proposal for the construction of a six-story vertical  
14 mixed-use building, consisting of 4,996 sq. of commercial space and 180 apartment units, is  
15 within the Transit Oriented Development (TOD) Overlay District and will introduce positive  
16 design characteristics such as; high quality architectural design & materials, an  
17 attractive/pedestrian-friendly streetscape, and functional & appealing common open space  
18 areas. The project will also consolidate existing legal lots into a unified site design and install  
19 associated site improvements. The project is consistent with the intent of the Downtown  
20 District (D) and represents a development that is sensitive to the existing built environment  
21 and will result in a mixed-use project that provides an appropriate mix of commercial and  
22 residential with 162 market-rate units, 17 units dedicated for low-income families and one (1)  
23 unit dedicated for very low-income families within the core downtown area (18 total  
24 affordable units).
- 25 2. The Development Plan, as proposed, conforms to the General Plan of the City because the  
26 project is consistent with the Land Use and Housing Elements. The Regional Housing Needs  
27 Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates that the City  
28 of Oceanside will experience demand for 5,443 new dwelling units, including 718 low income  
units, over the next eight years. By contributing 180 rental dwelling units to the City's housing



1 stock, including 18 reserved for lower income households, the proposed project would help to  
2 meet the City's projected housing demand.

3 3. That the area covered by the Development Plan can be adequately, reasonably and  
4 conveniently served by existing and planned public services, utilities, and public facilities  
5 because the project site is situated within an urbanized area now served by existing public  
6 services, utilities, and public facilities and the proposal to establish 4,996 square feet of  
7 commercial with 180 dwelling units will have no significant adverse impacts on these services  
8 and facilities. The project will connect to existing public utilities and services located adjacent  
9 to the site and will not require any additional services or utilities beyond what exist as part of  
10 the overall development.

11 4. The six-story mixed-use project as proposed is compatible with existing and potential  
12 development on adjoining properties and in the surrounding area as the current trend of  
13 redevelopment in Oceanside is to bring forward high density vertical mixed-use development  
14 in order to support commercial establishments in the downtown area, enhance walkability, and  
15 support public transit service. The in-fill project is located in a highly urbanized area mainly  
16 consisting of a mix of civic and commercial retail and office uses with high density multi-  
17 family residential uses being located throughout the area. The project, as designed and sited,  
18 will be consistent with the surrounding built environment and will enhance the area by  
19 activating the streetscape with street-facing commercial areas.

20 5. That the site plan and physical design of the project is consistent with the policies  
21 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and the  
22 Development Guidelines for Hillsides, because the site while sloping from approximately 123  
23 feet on N Horne Street on the east to 112 feet on the alley on the west, contains no qualifying  
24 slopes as identified in the City's General Plan. Hillside guidelines are not applicable to this  
25 site. The proposed mixed-use project will be compatible with the adjacent land uses in the core  
26 downtown area and consistent with the pattern of redevelopment occurring throughout the  
27 area.

28 ////

1 For the Density Bonus Request (DB23-00001):

- 2 1. The affordable units will be reserved for tenancy by persons within the Low-income
- 3 category for 17 units and one (1) in the Very Low-Income.
- 4 2. The affordable units have been designed to be proportional to the project's market-rate
- 5 units in terms of floor plan, square footage, and exterior design. The 18 designated
- 6 affordable units (17 Low-Income and one (1) Very Low-Income) have the same or similar
- 7 floor area as all market-rate units in the development with the same bedroom count. The
- 8 affordable units will be interspersed throughout the complex and will have a similar
- 9 appearance as the market-rate units.
- 10 3. The restrictive covenant associated with the affordable units will be for a period of 55
- 11 years.
- 12 4. The maximum allowable rent for the project's affordable units comply with State Law for
- 13 the Low-income category.
- 14 5. The project's affordable units are intended to be part of the City's Affordable Housing
- 15 rental stock, available at affordable housing costs, as defined in Health and Safety Code
- 16 Section 50053.
- 17 6. The project's affordable units will be for rent. The units will be rented to individuals that
- 18 meet the criteria for the specified low-income households and very low-income households
- 19 as defined in Health and Safety Code Section 50053.
- 20 7. The project is subject to the yearly accounting requirement to the Neighborhood Services
- 21 Department for the affordable units as outlined in Section 3032(M)(9) of the Zoning
- 22 Ordinance.

23 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes  
24 effective upon its adoption.

25 NOW, THEREFORE, the Community Development Commission of the City of Oceanside  
26 does resolve as follows:

27 SECTION 1. That Development Plan (RD22-00006) and request for Density Bonus  
28 (DB23-00001) are hereby approved subject to the following conditions:

1 **Planning:**

- 2 1. This Development Plan (RD22-00006) and Density Bonus (DB23-00001) shall expire  
3 36 months from its approval, unless the project is implemented per the provisions of  
4 Article 43, Section 4308(B) of the Zoning Ordinance or the approval is extended  
5 pursuant to the provisions of Article 1, Section 150 of the Zoning Ordinance.
- 6 2. The approved entitlement for the 118-unit mixed-use project on this site (RD20-00002  
7 and RCUP20-00001) shall remain valid until the earlier of (i) the expiration date of  
8 those approvals (currently September 8, 2023 or as extended by the provisions of Article  
9 1, Section 150 of the Zoning Ordinance) or (ii) the date this current application (RD22-  
10 00006 and DB23-00001) has been approved and any and all legal challenges to the  
11 current approvals that are the subject of this Resolution are fully and finally resolved in  
12 favor of the project approval.
- 13 3. This Development Plan (RD22-00006) and Density Bonus (DB23-00001) approves only  
14 a six-story mixed-use project consisting of 4,996 sq. ft. of ground floor commercial  
15 space and 180 residential units, including 162 market-rate units, seventeen (17) low  
16 income affordable units, and one (1) very low-income affordable unit, being dispersed  
17 over floors two through six as shown on the plans and exhibits presented to the  
18 Community Development Commission for review and approval. No deviation from  
19 these approved plans and exhibits shall occur without Planning Division approval.  
20 Substantial deviations shall require a revision to the Development Plan and request for  
21 Density Bonus or a new Development Plan and request for Density Bonus.
- 22 4. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
24 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
25 or annul an approval of the City, concerning Development Plan (RD22-00006) and  
26 Density Bonus (DB23-00001). The City will promptly notify the applicant of any such  
27 claim, action or proceeding against the City and will cooperate fully in the defense. If  
28 the City fails to promptly notify the applicant of any such claim action or proceeding or

1 fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible  
2 to defend, indemnify or hold harmless the City.

3 5. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of  
4 the Construction Management Plan from the City Planner or their designee. The  
5 Construction Management Plan shall be implemented during the entire duration of  
6 construction of the Mixed-Use Project.

7 6. This project is subject to compliance with the provisions of the City's anti-graffiti  
8 (Ordinance No. 93-19/Section 20.25 of the City Code). These requirements, including  
9 the obligation to remove or cover with matching paint all graffiti within 24 hours, shall  
10 be noted on the Landscape Plan.

11 7. All units proposed as part of this project shall be rented for no less than 31-days.

12 8. Outdoor lighting shall be low emission, shielded, and directed away from neighboring  
13 properties.

14 9. Adjacent homeowners shall be notified of planned construction activities and times not  
15 less than two weeks prior to the start of work.

16 10. A covenant or other recordable document approved by the City Attorney shall be  
17 prepared by the property owner and recorded prior to issuance of a grading or building  
18 permit. The covenant shall provide that the property is subject to this resolution, and  
19 shall list the conditions of approval.

20 11. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
21 written copy of the applications, staff report and resolutions for the project to the new  
22 owner and or operator. This notification's provision shall run with the life of the project  
23 and shall be recorded as a covenant on the property.

24 12. Failure to meet any conditions of approval shall constitute a violation of the  
25 Development Plan and Density Bonus.

26 13. The project shall comply with all current zoning standards and City ordinances and  
27 policies in effect at the time building permits are issued unless expressly waived by this  
28 resolution or pursuant to state law. The approval of this project constitutes the  
applicant's agreement with all statements in the Description and Justification and other



materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

14. Elevations, siding materials, colors, roofing materials, and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Division and Planning Division.

15. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. This information shall be shown on the building plans.

16. Prior to issuance of a Certificate of Occupancy (C of O), the project shall prepare a Parking Management Plan (PMP) and Security Management Plan (SMP) that shall be subject to the review and approval of the City Planner. The PMP & SMP shall be recorded with the CC&Rs or as a supplement to previously recorded CC&Rs. The SMP and/or PMP shall include the following provisions:

- a) Security: The SMP will address on-site security, site management, hours-of-operation, and specific security measures that will provide appropriate security for all employees and visitors.
- b) Maintenance: The SMP shall address, but not be limited to, anti-graffiti measures for the building exterior, landscaping, parking lots, sidewalks, walkways, and overall site maintenance measures. The SMP shall ensure that a high standard of maintenance is maintained on the project site at all times. Maintenance provisions shall include periodic sweeping/cleaning of parking lots, sidewalks and other concrete surfaces at sufficient intervals to maintain a clean appearance. Wastewater, sediment, trash or other pollutants shall be collected on an as-needed basis and shall be properly disposed, and shall not be discharged off the property or into the City's storm drain system.
- c) Any graffiti within the project shall be removed within 24 hours of discovery of the occurrence by property management staff. Any new paint used to cover graffiti shall match the existing color

- 1 d) The SMP will include an acknowledgement that the City of Oceanside has not  
2 adopted a view preservation ordinance and that views may be subject to change  
3 with maturing off-site trees/landscaping and future off-site building.
- 4 e) The PMP shall address how parking will be assigned and managed for both the  
5 residential units and commercial spaces to ensure that parking is not pushed off-  
6 site. On-site parking for this project includes the parking garage and on-street  
7 parking spaces on the contiguous street frontage of the site that are counted  
8 towards the nonresidential parking spaces for this Mixed-Use Development as  
9 permitted by code.
- 10 17. Any project entrance signs shall meet the requirements of the Sign Ordinance and be  
11 approved by the City Planner.
- 12 18. The developer is prohibited from entering into any agreement with a cable television  
13 franchisee of the City, which gives such franchisee exclusive rights to install, operate,  
14 and or maintain its cable television system in the development.
- 15 19. This project shall comply with all provisions of the City's Affirmative Fair Housing  
16 Marketing Agreement policy. Such agreement shall be submitted to and approved by  
17 the Housing and Neighborhood Services Director prior to the issuance of a building  
18 permit for the project.
- 19 20. A letter of clearance from the affected school district in which the property is located  
20 shall be provided as required by City policy at the time building permits are issued.
- 21 21. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water  
22 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,  
23 shall be reviewed and approved by the City Engineer and City Planner prior to the  
24 issuance of building permits. Landscaping shall not be installed until bonds have been  
25 posted, fees paid, and plans signed for final approval.
- 26 22. Construction of the proposed project shall comply with the California Administrative  
27 Code. The building must be designed for a minimum exterior-to-interior noise reduction  
28 resulting in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This  
noise reduction could be achieved using standard construction methods, including but

not limited to mechanical ventilation, double-paned windows and acoustically insulated doors where they face roadways.

23. Any trash, debris, or waste material found onsite during grading or cleanup operations shall be disposed of off-site in accordance with local, state, and federal regulations. Any buried trash/debris or materials containing petroleum encountered shall be evaluated prior to removal and disposal.

24. In the event any subsurface archaeological or cultural resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA) and a Luiseño Native American Monitor, shall be brought in to determine the significance of the archaeological or cultural resources and implement appropriate mitigations prior to commencement of earthwork.

25. The applicant shall comply with the requirements of Section 3047, Renewable Energy Facilities, of the Zoning Ordinance. If supplying 50 percent of the project's anticipated energy demand on-site proves infeasible, the applicant shall work with staff to come up with an acceptable alternative. The applicant shall work with staff to ensure that the requirements of Section 3047(A) are met prior to issuance of a Certificate of Occupancy and/or the final inspection for the project or to the satisfaction of the City Planner.

26. The project shall comply with the requirements of Section 3048, Electric Vehicle and Charging Facilities, of the Zoning Ordinance.

27. The project shall comply with the requirements of Section 3049, Urban Forestry Program, of the Zoning Ordinance. The project must also provide a Landscape and Tree Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.

1 28. The residential and commercial aspects of this project shall be developed and opened  
2 simultaneously as a single mixed-use project. No deferral of the commercial use shall be  
3 permitted as the project's approval was for a mixed-use project.

4 **Housing:**

5 29. This project is subject to the provisions of Chapter 14C of the City Code regarding  
6 Inclusionary Housing. Prior to issuance of any building permit, the Housing and  
7 Neighborhood Services Director shall certify, that the proposed development has  
8 complied with these requirements.

9 30. Pursuant to the Housing Crisis Act of 2019, amended by SB 8, codified in California  
10 Govt Code 66300 (d): A proposed housing development project shall provide at least as  
11 many residential dwelling units as the greatest number of residential dwelling units  
12 existing on the project site within the past 5 years and must also replace all existing or  
13 demolished "protected" units. Furthermore, the project is subject to occupant protection  
14 requirements as set forth in California Government Code Section 66300(d)(2)(C).

- 15 • Create at least as many residential units as demolished (two residential units);
- 16 • Create as many restricted affordable units of equivalent size (2 bdrm/2ba) and of the  
17 same or lower income category as will be demolished (one very low-income  
18 residential unit);
- 19 • Provide all occupants the right to occupy their units until six months before the start  
20 of construction activities on the new project. If demolition of the unit does not  
21 proceed, then the occupant may return to the unit; and,
- 22 • Replacement units may be counted towards satisfaction of set-aside units for the  
23 purposes of meeting the State Density Bonus (California Govt Code Section 65915)  
24 or Oceanside City Code Chapter 14C requirements.

25 31. Density Bonus/Inclusionary Housing Requirements: In order to obtain the density bonus,  
26 incentives/concessions, and waivers under the City's Comprehensive Zoning Ordinance  
27 Section 3032 and California Government Code Section 65915 (collectively known as  
28 "Density Bonus" law) and to satisfy the reserved affordable housing requirements for  
low and moderate-income households under Oceanside City Code Chapter 14C, the



1 occupancy of 18 of the 180 rental apartment units shall be restricted for occupancy by  
2 Very Low- and Low-Income Households, one unit and 17 units respectively, as defined  
3 in California Health and Safety Code Section 50105, at an Affordable Housing Cost, as  
4 set forth in Section 50053 of the California Health and Safety Code for a period of not  
5 less than 55 years. To demonstrate compliance with Density Bonus law, Chapter 14C,  
6 and any housing and occupant protection obligations under Density Bonus law, the  
7 Housing Crisis Act of 2019 or the Mello Act, an Affordable Housing Agreement, along  
8 with the approved site development plan and a deed of trust securing such covenants, as  
9 approved by the City Attorney and the Housing and Neighborhood Services Director,  
10 shall be recorded against the title of the property and the relevant terms and conditions  
11 recorded as a deed restriction, regulatory agreement or other enforceable instrument. The  
12 Agreement will be recorded prior to the approval of any final or parcel map or issuance  
13 of a building permit for the first dwelling unit of the Project. The Agreement shall be  
14 binding to all future owners and successors in interest.

15 32. Occupancy & Monitoring of Affordability Covenants: A monitoring fee will be required  
16 at the time Certificate of Occupancy is issued for the first housing unit of the Project.  
17 The fee will be collected for the total number of restricted units as defined in the  
18 Affordable Housing Agreement and/or the Regulatory Agreement for monitoring of  
19 compliance with the applicable restrictions on an annual basis.

20 33. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing Plan  
21 (AFHMP) shall be submitted for review and acceptance by the Housing and  
22 Neighborhood Services Department at least 6 months before issuance of the Certificate  
23 of Occupancy for the first dwelling unit of the Project utilizing Form HUD-935.2A -  
24 Affirmative Fair Housing Marketing Plan (Multifamily Housing) or HUD-935.2B -  
25 Affirmative Fair Housing Marketing Plan (Single Family Housing). The purpose of this  
26 affirmative fair housing marketing program is to target and outreach to specific groups  
27 who may need differing efforts in order to be made aware of and apply for the available  
28 affordable housing opportunities. The affirmative fair housing marketing program  
should identify the demographic groups within the housing market area which are least

likely to apply for housing without special outreach efforts and an outreach program which includes special measures designed to attract those groups, in addition to other efforts designed to attract persons from the total population. All marketing materials must include the applicable fair housing logos, including the Equal Housing Opportunity and Accessibility logos.

**Building:**

34. The 2022 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2023, and remains in effect until the effective date of the 2022 triennial edition which will be January 1, 2026.

35. Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).
- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code. The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.

- 1 36. Where mixed occupancy buildings contain incidental use areas, the following shall  
2 apply:
- 3 • Clearly identify on plans whether there are any incidental use areas that are separated  
4 from other portions of the building pursuant to CBC.
  - 5 • The protection used for incidental use areas may include automatic fire sprinklers,  
6 fire-resistance rated construction, or both. Identify such protection in the incidental  
7 use areas on each floor plan.
- 8 37. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:
- 9 • Clearly identify on plans whether nonseparated uses will be utilized pursuant to CBC  
10 508.3.
  - 11 • Clearly acknowledge on the plans that the use of nonseparated occupancies requires  
12 the most restrictive provisions of CBC 403 and Chapter 9 to apply to the entire  
13 building.
  - 14 • The adjoining nonseparated uses must be clearly identified on all floor plans,  
15 including the boundary of such areas
  - 16 • The project must be designed to meet the requirements of the more restrictive  
17 occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other)
  - 18 • Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more than  
19 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.
- 20 38. Where mixed occupancy buildings contain separated uses, the following shall apply:
- 21 • Clearly identify on plans the boundary of each adjoining occupancy that will be  
22 separated pursuant to CBC 508.4
  - 23 • Fire-resistance rated walls used to separate adjoining occupancies shall be  
24 constructed as fire barriers in accordance with Section 707; fire partitions shall not be  
25 allowed. (CBC 508.4.4.1)
  - 26 • Fire-resistance rated floor-ceiling assemblies used to separate adjoining occupancies  
27 shall comply with CBC 711. (CBC 711.2.4.1)
- 28

- Where mixed occupancy buildings contain accessory areas, the aggregate area of all accessory areas within a single occupancy shall not exceed 10% of the floor area of the primary occupancy. (CBC 508.2.3)
39. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
  40. Submit an exit analysis plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc. (CBC 1001.1)
  41. Means of egress doors shall be readily distinguishable from the adjacent construction and finish such that the doors are easily recognizable as doors. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CFC 1010.1)
  42. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.
  43. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
  44. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.
  45. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
  46. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line
  47. Exterior walls of all buildings shall comply with CBC table 705.2

- 1 48. 705.2 Projections: Cornices, eave overhangs, exterior balconies and similar projections  
2 extending beyond the exterior wall shall conform to the requirements of this section and  
3 Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall  
4 comply with Sections 1021 and 1027, respectively. Projections shall not extend any  
5 closer to the line used to determine the fire separation distance than shown in Table  
6 705.2.
- 7 49. 1023.7 Interior Exit Stairway and Ramp Exterior Walls - Exterior walls of the interior  
8 exit stairway or ramp shall comply with the requirements of Section 705 for exterior  
9 walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway  
10 or ramps and the walls or openings are exposed by other parts of the building at an angle  
11 of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm)  
12 horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating  
13 of not less than 1 hour. Openings within such exterior walls shall be protected by  
14 opening protectives having a fire protection rating of not less than 3/4 hour. This  
15 construction shall extend vertically from the ground to a point 10 feet (3048 mm) above  
16 the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.
- 17 50. Site development, parking, access into buildings and building interiors shall comply  
18 WITH ALL CURRENT State of California Accessibility Code where required. No  
19 Accessible parking shown on current plans. You must clearly show compliance on the  
20 plans.
- 21 51. Buildings or portions of buildings and facilities within the scope of this chapter shall be  
22 accessible to persons with disabilities. Each building on a building site shall be  
23 considered separately when determining the requirements contained in this chapter,  
24 except when calculating the number of units which must comply with Section  
25 1102A.3.1. Dwelling units within a single structure separated by firewalls do not  
26 constitute separate buildings.
- 27 52. Newly-constructed covered multifamily dwellings as defined in this chapter, include, but  
28 are not limited to, the following:

- Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Lodging houses, as defined in Chapter 2 of the California Building Code, used as a residence with more than 3 but not more than 5 guest rooms.
- Congregate residences, as defined in Chapter 2 of the California Building Code, with 3 or more sleeping units.
- Dwellings with 3 or more efficiency units, as defined in Chapter 2 of this code, or Section 17958.1 of the California Health and Safety Code.
- Shelters for homeless persons, not otherwise subject to the disabled access provisions of the Division of the State Architect-Access Compliance (DSA-AC).
- Dormitories, as defined in Chapter 2 of this code, with 3 or more guest rooms as defined in Chapter 2 of the California Building Code.
- Timeshare dwellings with 3 or more units, not considered a place of public accommodations or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Other Group R occupancies in covered multifamily dwellings which are regulated by the Office of the State Fire Marshal. See Section 1.11.
- Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

1102A.3.2 - Multistory dwelling units in buildings with one or more elevators

53. Multistory dwelling units contained in buildings with elevators shall comply with this section. For multistory dwelling units in buildings with elevators, the story of the unit

that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:

- At least 1 powder room or bathroom shall be located on the primary entry level.
- At least 1 kitchen shall be located on the primary entry level.
- All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

#### 1109A.3 - Required accessible parking spaces

54. Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

#### 1109A.7 - Location of accessible parking spaces

55. The location of accessible parking spaces shall comply with the following:

- Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility. Please illustrate compliance on the plans.
- When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
- When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
- Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
- Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.



- Exception: When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would
56. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.
57. City of Oceanside Enforces the 2019 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check.
58. 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
59. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that:
- Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
  - Indicates if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
  - Identifies diversion facilities where construction and demolition waste material collected will be taken.
  - Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.
60. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.
61. The construction documents and/or site plan should indicate the location and required number of designated parking stalls. These parking spaces should be marked “CLEAN

AIR/VANPOOL/EV.” The markings should be visible when a clean air vehicle is parked. In other words, if the front of the vehicle goes into the parking stall first, the markings should be visible at the back end of the vehicle. Lettering should be at least 8 inches high. The CLEAN AIR/VANPOOL/EV parking stalls may be located anywhere on the site and do not require a preferential location. Refer to Table 5.106.5.2 in CAL Green to ensure that the correct number of designated parking stalls is provided. Include all parking spaces in the calculation. 2019 Cal Green Section 5.106.5.2

62. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).

63. This Building shall meet the mid-rise requirements of the City of Oceanside Municipal Code.

64. Elevator car must be to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.

65. An enclosed elevator lobby – separating the elevator shaft enclosure doors from each floor with fire partitions. – shall be provided at each floor where an elevator shaft enclosure connects more than two stories in A, E, H, I, L, R-1, R-2, and R-2.1 occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC 3006.3).

66. Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE) in compliance with California Building Code (CBC) and California Electrical Code (CEC).

67. Multiple charging space requirements. [N] When multiple charging spaces are required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with CEC. Construction plans and specifications shall comply with CGBSC 5.106.5.3.2

68. Per City of Oceanside Municipal Code section 6.25: It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or

1 repair of any Building or structure or the grading or excavation of land during the  
2 following hours:

- 3 • Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.
- 4 • All day Sunday; and
- 5 • On any federal holiday.

6 **Exceptions.**

- 7 • An owner/occupant or resident/tenant of residential property may engage in a  
8 home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on  
9 Sundays and  
10 holidays provided the project is for the benefit of said residential property and is  
11 personally carried out said owner/occupant or resident/tenant.
- 12 • The Building official may authorize extended or alternate hours of construction  
13 for the following circumstances:
  - 14 i. Emergency work
  - 15 ii. Adverse weather conditions
  - 16 iii. Compatibility with store Business hours.
  - 17 iv. When the work is less objectionable at night than during daylight hours.
  - 18 v. Per the direction of the City Manager's office for projects that have been  
19 determined that rapid completion is in the best interest of the general  
20 public.

21 **Engineering:**

- 22 69. Prior to the demolition of any existing structure or surface improvements on site, a  
23 grading plan application shall be submitted to the Engineering Division and erosion  
24 control plans shall be approved by the City Engineer. No demolition shall be permitted  
25 without an approved erosion control plan.
- 26 70. Design and construction of all improvements shall be in accordance with the City of  
27 Oceanside's Engineers Design and Processing Manual, City Ordinances, standard  
28 engineering and specifications of the City of Oceanside, and subject to approval by the  
City Engineer.

- 1 71. All right-of-way alignments, street dedications, exact geometrics and widths shall be  
2 designed, dedicated, and constructed or replaced in accordance with the City of  
3 Oceanside Engineers Design and Processing Manual, and as required by the City  
4 Engineer.
- 5 72. Owner/developer shall provide an updated Title Report dated within 6 months of the  
6 grading plan application submittal.
- 7 73. The approval of the development plan/project shall not mean that closure, vacation, or  
8 abandonment of any public street, right of way, easement, or facility is granted or  
9 guaranteed to the owner/developer. The owner/developer is responsible for applying for  
10 all closures, vacations, and abandonments as necessary. The application(s) shall be  
11 reviewed and approved or rejected by the City of Oceanside under separate process(es)  
12 per codes, ordinances, and policies in effect at the time of the application. The City of  
13 Oceanside retains its full legislative discretion to consider any application to vacate a  
14 public street or right of way.
- 15 74. Owner/developer shall submit to the City for processing a covenant attesting to the  
16 project's development conditions. The approved covenant shall be recorded at the  
17 County prior to the issuance of a grading permit
- 18 75. All public improvement requirements shall be covered by a Development Improvement  
19 Agreement and secured with sufficient improvement securities or bonds guaranteeing  
20 performance and payment for labor and materials, setting of survey monuments, and  
21 warranties against defective materials and workmanship before the approval of the  
22 public improvement plans.
- 23 76. Prior to the issuance of any building permits, all improvements including landscaping,  
24 landscaped medians, frontage improvements shall be under construction to the  
25 satisfaction of the City Engineer.
- 26 77. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including  
27 landscaping, landscaped medians, frontage improvements shall be completed to the  
28 satisfaction of the City Engineer.

- 1 78. Prior to the issuance of a grading permit, a Lot Merger application shall be processed  
2 and filed with the City of Oceanside. The Lot Merger shall not be in effect until all  
3 required documents are recorded at the County, which includes a Certificate of  
4 Compliance and Grant Deeds.
- 5 79. A traffic control plan shall be prepared in accordance with the City's traffic control  
6 guidelines and approved by the City Engineer prior to the start of work within the public  
7 Right-of-Way. Traffic control safety and implementation for construction or re-  
8 construction of streets shall be in accordance with construction signing, marking, and  
9 other protection as required by Caltrans' Traffic Manual and City Traffic Control  
10 Guidelines. Traffic control plan implementation and hours shall be in accordance with  
11 the approved traffic control plans.
- 12 80. Vehicular access rights to North Horne Street, Pier View Way, and Civic Center Drive  
13 shall be relinquished to the City from all abutting lots except at the proposed  
14 driveway(s). Process an access relinquishment application with the City prior to the  
15 issuance of a grading permit, and record the approved document prior to the grading  
16 plan As-Built.
- 17 81. An Encroachment Removal Agreement (ERA) application shall be submitted to the City  
18 for proposed private improvements (Biofiltration Basin and pedestrian fencing) located  
19 within the City's ROW along North Horne Street. The ERA shall be submitted for  
20 review prior to the issuance of a grading permit and recorded at the County prior to  
21 improvement plan As-Built.
- 22 82. North Horne Street, Pier View Way, and Civic Center Drive shall be constructed with  
23 new curb and gutter and sidewalk. Sidewalk improvements (construct/replace) shall  
24 comply with current ADA requirements.
- 25 83. An ADA-compliant pedestrian ramp shall be constructed at the corner of the Civic  
26 Center Drive/North Horne Street and Pier View Way/North Horne Street intersection,  
27 and other locations as required by the City Engineer.
- 28 84. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must be  
located entirely within the public right-of-way (ROW). Pedestrian ramps not located

entirely within the City's ROW shall be provided with a ROW dedication through a separate ROW dedication application and shown on the improvement plans and grading plans. The ROW dedication shall be submitted prior to the approval of the grading plans and recorded prior to the grading plan As-Builts.

85. Minimum curb return radius at pedestrian ramp and driveway locations shall comply with the City of Oceanside Engineers Design and Processing Manual.

86. North Horne Street, Pier View Way, and Civic Center Drive shall be provided with a 10-foot minimum parkway between the face of curb and Right-of-Way line, and the design shall be displayed on the improvement plans.

87. Sight distance requirements at the project driveway(s) or street shall conform to the sight distance criteria as provided by Caltrans. The owner/developer shall provide a plan and profile of the line of sight for each direction of traffic at each proposed driveway on the grading plans.

88. Proposed vertical improvements adjacent to alley roadways at a height greater than 30 inches and that would have the potential to obstruct the driver's line-of-sight are not allowed. Existing vertical obstructions should be removed or lowered, if practical. Such obstructions may include buildings, hedges, trees, bushes, un-mowed grass, tall crops, walls, fences, and terrain itself.

89. Maintenance responsibilities for private driveways, parking lots, and roadways are the responsibility of the property owner.

90. A pavement evaluation report shall be submitted for the proposed onsite pavement with the grading plan application. Pavement sections for all public and private roadways, driveways and parking areas shall be based upon approved soil test requirements and traffic indices identified within the City of Oceanside Engineers Design and Processing Manual. The pavement design is to be prepared by the owner/developer's geotechnical engineering firm and be approved by the City Engineer prior to the issuance of a grading permit. Roadway alignments and geometric layouts shall be in conformance with the City of Oceanside Engineers Design and Processing Manual.

- 1 91. A pavement evaluation report shall be submitted for offsite street and/or alley pavements  
2 with the grading plan application. The owner/developer shall contract with a  
3 geotechnical engineering firm to perform a field investigation of the existing pavement  
4 on all streets adjacent to the project boundary. The limits of the study shall be half-street  
5 width along the project's North Horne Street, Pier View Way, and Civic Center Drive  
6 frontage. The field investigation shall be performed according to a specific boring plan  
7 prepared by a licensed Geotechnical Engineer and approved by the City Engineer prior  
8 to the issuance of a grading permit. In the absence of an approved boring plan, the field  
9 investigation shall include a minimum of one pavement boring per every one hundred  
10 (100) linear feet of street frontage.
- 11 92. Should the study conclude that the existing road pavement does not meet current  
12 pavement thickness requirements set forth in the City of Oceanside Engineers Design  
13 and Processing Manual, the Owner/developer shall remove and reconstruct the existing  
14 pavement section in accordance with City requirements. Otherwise, the City Engineer  
15 shall determine whether the Owner/developer shall: 1) Repair all failed pavement  
16 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-  
17 value testing and submit a study that determines if the existing pavement meets current  
18 City standards/traffic indices.
- 19 93. Proposed public improvements located within the City's ROW or onsite shall be  
20 displayed on separate public improvement plans in accordance with the City's Engineers  
21 Design and Processing Manual.
- 22 94. Any existing public or private improvements that are being joined to and that are already  
23 damaged or damaged during construction of the project, shall be repaired or replaced as  
24 necessary by the developer to provide a competent and stable connection, and to the  
25 City's satisfaction.
- 26 95. Full width and depth alley improvements, including the installation of a longitudinal  
27 concrete ribbon gutter, shall be shown on separate public improvement plans and  
28 designed in accordance with the City of Oceanside Engineers Design and Processing  
Manual.



- 1 96. A precise grading plan, which includes proposed onsite private improvements, shall be  
2 prepared, reviewed, secured and approved prior to the issuance of any building permit.  
3 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,  
4 gutters, medians, striping, and signage, footprints of all structures, walls, drainage  
5 devices and utility services. Parking lot striping and any on site traffic calming devices  
6 shall be shown on the precise grading plans.
- 7 97. The project shall provide and maintain year-round erosion control for the site. Prior to  
8 the issuance of a grading permit, an approved erosion control plan, designed for all  
9 proposed stages of construction, shall be secured by the owner/developer with cash  
10 securities or a Letter-of-Credit and approved by the City Engineer; a Certificate of  
11 Deposit will not be accepted for this security.
- 12 98. Owner/developer shall develop and submit a draft neighborhood-notification flier to the  
13 City for review. The flier shall contain information on the project, construction schedule,  
14 notification of anticipated construction noise and traffic, and contact information. Prior  
15 to the issuance of a grading permit, the approved flier shall be distributed to area  
16 residents, property owners, and business owners located within a 500-foot radius area of  
17 the project.
- 18 99. Owner/developer shall monitor, supervise and control all construction and construction-  
19 supportive activities, so as to prevent these activities from causing a public nuisance,  
20 including but not limited to, ensuring strict adherence to the following:
- 21 a) Dirt, debris and other construction material shall not be deposited on any public  
22 street or into the City's storm water conveyance system.
- 23 b) All grading and related site preparation and construction activities shall be limited  
24 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related  
25 construction activities shall be conducted on Saturdays, Sundays or legal holidays  
26 unless written permission is granted by the City Engineer with specific limitations  
27 to the working hours and types of permitted operations. All on-site construction  
28 staging areas shall be located as far as possible (minimum 100 feet) from any  
existing residential development. As construction noise may still be intrusive in

1 the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits  
2 "any disturbing excessive or offensive noise which causes discomfort or  
3 annoyance to reasonable persons of normal sensitivity."

4 c) The construction site shall accommodate the parking of all motor vehicles used  
5 by persons working at or providing deliveries to the site. An alternate parking site  
6 can be considered by the City Engineer in the event that the lot size is too small  
7 and cannot accommodate parking of all motor vehicles.

8 d) Owner/developer shall complete a haul route permit application (if required for  
9 import/export of dirt) and submit to the City of Oceanside Transportation  
10 Engineering Section forty-eight hours (48) in advance of beginning of work.

11 Hours of hauling operations shall be dictated by the approved haul route permit.

12 100. It is the responsibility of the owner/developer to evaluate and determine that all soil  
13 imported as part of this development is free of hazardous and/or contaminated material  
14 as defined by the City and the County of San Diego Department of Environmental  
15 Health. Exported or imported soils shall be properly screened, tested, and documented  
16 regarding hazardous contamination.

17 101. The approval of the development plan shall not mean that proposed grading or  
18 improvements on adjacent properties (including any City properties/right-of-way or  
19 easements) is granted or guaranteed to the owner/developer. The owner/developer is  
20 responsible for obtaining written permission to grade or construct on adjacent properties  
21 prior to the issuance of a grading permit. Should such permission be denied, the  
22 development plan shall be subject to going back to public hearing or subject to a  
23 substantial conformity review.

24 102. Prior to the issuance of a grading permit, a comprehensive soil and geologic  
25 investigation shall be conducted for the project site. All necessary measures shall be  
26 taken and implemented to assure slope stability, erosion control, and soil integrity; and  
27 these measures shall be incorporated as part of the grading plan design. No grading shall  
28 occur at the site without a grading permit.

- 1 103. Where proposed off-site improvements, including but not limited to slopes, public utility  
2 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own  
3 expense, obtain all necessary easements or other interests in real property and shall  
4 dedicate the same to the City of Oceanside as required. Owner/developer shall provide  
5 documentary proof satisfactory to the City of Oceanside that such easements or other  
6 interest in real property have been obtained prior to the issuance of any grading, building  
7 or improvement permit for this development/project. Additionally, the City of  
8 Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole  
9 expense a title policy insuring the necessary title for the easement or other interest in real  
10 property to have vested with the City of Oceanside or the owner/ developer, as  
11 applicable.
- 12 104. Use of adjacent properties for construction without permission is prohibited. Developer  
13 is required to obtain written permission from adjacent property owners allowing access  
14 onto their site. There shall be no trespassing, grading, or construction of any kind on  
15 adjacent properties without permission. "Failure to comply will result in the revocation  
16 of the grading permit." This written permission shall be provided to the City prior to the  
17 issuance of a grading permit.
- 18 105. Landscape and irrigation plans for disturbed areas shall be submitted to the City  
19 Engineer prior to the issuance of a grading permit and approved by the City Engineer  
20 prior to the issuance of building permits. Landscaping plans, including plans for the  
21 construction of walls, fences or other structures at or near intersections, must conform to  
22 intersection sight distance requirements. Frontage and median landscaping shall be  
23 installed and established prior to the issuance of any certificates of occupancy. Securities  
24 shall be required only for landscape items in the public right-of-way. Any project fences,  
25 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for  
26 and built from the approved landscape plans. These features shall also be shown on the  
27 precise grading plans for purposes of location only. Plantable, segmental walls shall be  
28 designed, reviewed and constructed from grading plans and landscape/irrigation  
design/construction shall be from landscape plans. All plans must be approved by the

1 City Engineer and a pre-construction meeting held prior to the start of any  
2 improvements.

3 106. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high  
4 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose  
5 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an  
6 arterial street or state highway.

7 107. The drainage design shown on the conceptual grading/site plan, and the drainage report  
8 for this development plan is conceptual only. The final drainage report and design shall  
9 be based upon a hydrologic/hydraulic study that is in accordance with the latest San  
10 Diego County Hydrology and Drainage Manual, and is to be approved by the City  
11 Engineer prior to the issuance of a grading permit. All drainage picked up in an  
12 underground system shall remain underground until it is discharged into an approved  
13 channel, or as otherwise approved by the City Engineer.

14 108. The project's drainage system shall not connect or discharge to another private  
15 stormdrain system without first obtaining written permission from the owner of the  
16 system. The written permission letter shall be provided to the City prior to the issuance  
17 of a grading permit. The owner/developer shall be responsible for obtaining any off-site  
18 easements for storm drainage facilities.

19 109. All public storm drains shall be shown on separate public improvement plans. Public  
20 storm drain easements shall be dedicated to the City where required.

21 110. Drainage facilities shall be designed and installed to adequately accommodate the local  
22 storm water runoff, and shall be in accordance with the San Diego County Hydrology  
23 Manual and the City of Oceanside Engineers Design and Processing Manual, and to the  
24 satisfaction of the City Engineer.

25 111. Storm drain facilities shall be designed and constructed to allow inside travel lanes of  
26 streets classified as a Collector or above, to be passable during a 100-year storm event.

27 112. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and disposed  
28 of in accordance with all state and federal requirements, prior to discharging of  
stormwater into the City drainage system.

- 1 113. The project is categorized as a stormwater-Priority Development Project (PDP). A final  
2 Storm Water Quality Management Plan (SWQMP) and Operation & Maintenance  
3 (O&M) Plan shall be submitted to the City for review at the final engineering phase.  
4 Both documents are to be approved prior to the issuance of a grading permit.
- 5 114. The O&M Plan shall include an approved and executed Maintenance Mechanism  
6 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the  
7 O&M Plan shall include the designated responsible party to manage the storm water  
8 BMP(s), employee training program and duties, operating schedule, maintenance  
9 frequency, routine service schedule, specific maintenance activities, copies of resource  
10 agency permits, cost estimate for implementation of the O&M Plan, a non-refundable  
11 cash security to provide maintenance funding in the event of noncompliance to the  
12 O&M Plan, and any other necessary elements. The owner/developer shall complete and  
13 maintain O&M forms to document all operation, inspection, and maintenance activities.  
14 The owner/developer shall retain records for a minimum of 10 years. The records shall  
15 be made available to the City upon request.
- 16 115. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance  
17 Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair  
18 and replace the Storm Water Best Management Practices (BMPs) structures identified in  
19 the projects approved SWQMP, as detailed in the O&M Plan, in perpetuity.  
20 Furthermore, the SWFMA will allow the City with access to the site for the purpose of  
21 BMP inspection and maintenance, if necessary. The Agreement shall be approved by the  
22 City Attorney's Office and recorded at the County Recorder's Office prior to the  
23 issuance of a precise grading permit. A non-refundable **Security in the form of cash**  
24 shall be required prior to issuance of a precise grading permit. The amount of the non-  
25 refundable security shall be equal to 10 years of maintenance costs, as identified by the  
26 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer  
27 shall prepare the O&M cost estimate.
- 28 116. The BMPs described in the project's approved SWQMP shall not be altered in any way,  
unless reviewed and approved by the City Engineer. The determination of whatever

1 action is required for changes to a project's approved SWQMP shall be made by the City  
2 Engineer.

3 117. Prior to receiving a temporary or permanent occupancy permit, the project shall  
4 demonstrate that all structural BMPs, including Storm Water Pollutant Control BMPs  
5 and Hydromodification Management BMPs, are constructed and fully operational, are  
6 consistent with the approved SWQMP and the approved Precise Grading Plan, and are  
7 in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).

8 118. All new extension services for the development of the project, including but not limited  
9 to, electrical, cable and telephone, shall be placed underground as required by the City  
10 Engineer and current City policies.

11 119. Prior to the approval of plans and the issuance of a grading permit, owner/developer  
12 shall obtain all necessary permits and clearances from public agencies having  
13 jurisdiction over the project due to its type, size, location, or infrastructure impact. The  
14 list of public agencies includes, but is not limited to, Public Utility Companies, the  
15 California Department of Transportation (Caltrans), the City of Carlsbad, the City of  
16 Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of Engineers, the  
17 California Department of Fish & Game, the U. S. Fish and Wildlife Service, the San  
18 Diego Regional Water Quality Control Board, and the San Diego County Health  
19 Department.

20 120. Owner/developer shall comply with all the provisions of the City's cable television  
21 ordinances, including those relating to notification as required by the City Engineer.

22 121. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned  
23 to test proposed excavated material to determine suitability for deposit on city beaches  
24 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be  
25 provided as part of the project geotechnical report which is required prior to approval of  
26 the grading plan and issuance of the grading permit.

27 122. Suitable beach replenishment material shall be at least 75% sand with no more than a  
28 10% difference in sand content between material at the source and discharge site.  
Replenishment material shall contain only clean construction materials suitable for use

1 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete  
2 washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from  
3 construction or dredging or disposal shall be allowed to enter into or be placed where it  
4 may be washed by rainfall or runoff into waters of the United States. Any and all excess  
5 or unacceptable material shall be completely removed from the site/work area and  
6 disposed of in an appropriate upland site.

7 123. If the sediment to be exported is determined to be suitable beach replenishment material  
8 and is approved by the regulatory agencies, the developer's contractor will coordinate  
9 with the City's Coastal Zone Administrator for further discussion and direction on  
10 placement.

11 124. **Coordination is required to occur a minimum of eight weeks in advance** of the need  
12 to place approved excavated material on the beach.

13 125. If shoring is required for the construction of the proposed development, the shoring  
14 design plans shall be included within the grading plan set, and the structural design  
15 calculations shall be submitted with the grading plan application.

16 126. All existing overhead utility lines along the property frontage on the alley including the  
17 existing power poles, and all new extension services for the development of this project,  
18 including but not limited to, electrical, cable and telephone, shall be placed underground  
19 per Section 3023 of the Zoning Ordinance, and Section 901.G. of the Subdivision  
20 Ordinance, as required by the City Engineer and current City policy.

21 127. Approval of this development project is conditioned upon payment of all applicable  
22 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside  
23 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park  
24 fees, reimbursements, drainage impact fees, and other applicable charges, fees and  
25 deposits shall be paid prior to the issuance of any building permits, in accordance with  
26 City Ordinances and policies. The owner/developer shall also be required to join into,  
27 contribute, or participate in any improvement, lighting, or other special district affecting  
28 or affected by this project.



- 1 128. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
2 project will be subject to prevailing wage requirements as specified by Labor Code  
3 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
4 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
- 5 129. In the event that there are discrepancies in information between the conceptual plan and  
6 the conditions set forth in the project's entitlement resolution (Conditions of Approval),  
7 the project's entitlement resolution shall prevail.

8 **Transportation:**

- 9 130. For all proposed close curb cuts, the project shall replace with curb and gutter per City's  
10 standards. The replacement curb shall match with the existing conditions. This  
11 improvement shall be completed prior to the issuance of occupancy and to the  
12 satisfaction of the City Traffic Engineer.
- 13 131. A traffic control plan shall be prepared according to the City traffic control guidelines  
14 and approved to the satisfaction of the City Engineer prior to the start of work within the  
15 public Right-of-Way. Traffic control during construction of streets that have been  
16 opened to public traffic shall be in accordance with construction signing, marking and  
17 other protection as required by the Caltrans Traffic Manual and City Traffic Control  
18 Guidelines. Traffic control plan implementation and hours shall be in accordance with  
19 the approved traffic control plans.
- 20 132. Streetlights shall be maintained and installed on all public streets (street name required)  
21 per City Standards. The system shall provide uniform lighting, and be secured prior to  
22 occupancy. The owner/developer shall pay all applicable fees, energy charges, and/or  
23 assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also  
24 agree to the formulation of, or the annexation to, any appropriate street lighting district.

25 **Landscaping:**

- 26 133. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
27 and Specifications for Landscape Development (latest revision), Water Conservation  
28 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
ordinances, including the maintenance of such landscaping shall be submitted, reviewed

1 and approved by the City Engineer prior to the issuance of building permits.  
2 Landscaping shall not be installed until bonds have been posted, fees paid, and plans  
3 signed for final approval. In addition, a refundable cash deposit for the preparation of the  
4 final As-built/ Maintenance Guarantee shall be secured with the City prior to the final  
5 approval of the landscape construction plan. A landscape pre-construction meeting shall  
6 be conducted by the landscape architect of record, Public Works Inspector, developer or  
7 owner's representative and landscape contractor prior to commencement of the  
8 landscape and irrigation installation. The following landscaping items shall be required  
9 prior to plan approval and certificate of occupancy:

- 10 a) Final landscape plans shall accurately show placement of all plant material such  
11 as but not limited to trees, shrubs, and groundcovers.
- 12 b) Landscape Architect shall be aware of all utility, sewer, water, gas and storm  
13 drain lines and utility easements and place planting locations accordingly to meet  
14 City of Oceanside requirements.
- 15 c) Final landscape plans shall be prepared under the direct supervision of a  
16 Registered Landscape Architect (State of California), with all drawings bearing  
17 their professional stamp and signature.
- 18 d) All required landscape areas both public and private (including trees and palms in  
19 the public rights-of-way) shall be maintained by owner, project association or  
20 successor of the project (including public rights-of-way along North Freeman  
21 Street, Windward Way and adjacent alley) the landscape areas shall be  
22 maintained per City of Oceanside requirements.
- 23 e) The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be  
24 released until the as-built drawings have been approved on the original approved  
25 Mylar landscape plan and the required maintenance period has been successfully  
26 terminated.
- 27 f) Proposed landscape species shall fit the site and meet climate changes indicative  
28 to their planting location. The selection of plant material shall also be based on  
cultural, aesthetic, and maintenance considerations. In addition, proposed

landscape species shall be low water users as well as meet all fire department requirements.

- g) All planting areas shall be prepared and implemented to the required depth with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
- h) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
- i) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- j) Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
- k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1<sup>st</sup> submittal of working drawings.
- l) For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.
- m) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
- n) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive

1 material. All drip systems shall be adequately filtered and regulated per the  
2 manufacturer's recommended design parameters.

- 3 o) All irrigation improvements shall follow the City of Oceanside Guidelines and  
4 Water Conservation Ordinance.
- 5 p) The landscape plans shall match all plans affiliated with the project.
- 6 q) Landscape construction drawings are required to implement approved Fire  
7 Department regulations, codes, and standards at the time of plan approval.
- 8 r) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
9 required, shall match the grading and improvement plans, comply with Storm  
10 Water Management Plan (SWMP), Hydromodification Plan, or Best Management  
11 Practices and meet the satisfaction of the City Engineer.
- 12 s) Existing landscaping on and adjacent to the site shall be protected in place and  
13 supplemented or replaced to meet the satisfaction of the City Engineer.
- 14 t) All pedestrian paving (both decorative and standard) shall comply with the most  
15 current edition of the American Disability Act.

16 134. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
17 and within any adjoining public parkways shall be permanently maintained by the  
18 owner, his assigns or any successors-in-interest in the property. The maintenance  
19 program shall include: a) normal care and irrigation of the landscaping b) repair and  
20 replacement of plant materials (including interior trees and street trees) c) irrigation  
21 systems as necessary d) general cleanup of the landscaped and open areas e)  
22 maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls,  
23 fences, etc. f) pruning standards for street trees shall comply with the International  
24 Society of Arboriculture (ISA) *Standard Practices for Tree Care Operations – ANSI*  
25 *A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning*  
26 *Guidelines, Appendix F* (most current edition). Failure to maintain landscaping shall  
27 result in the City taking all appropriate enforcement actions including but not limited to  
28 citations. This maintenance program condition shall be recorded with a covenant as  
required by this resolution.

1 135. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
2 approval, the resolution of approval shall govern.

3 **Fire:**

4 136. Hydrants required within 400' of all exterior walls of the structure.

5 137. Fire sprinklers required per 2022 NFPA 13 standards.

6 138. Fire sprinklers must have a dedicated fire line to the buildings.

7 139. Fire alarm system required per 2022 NFPA 72.

8 140. Dedicated FACP room in main lobby required.

9 141. Dedicated fire riser room with exterior access.

10 142. FDC must be located on the address side of the street.

11 143. Hydrant must be within 40' of the FDC.

12 144. At least one elevator car shall be of such size and arrangement to accommodate a 24  
13 inch by 84-inch ambulance gurney or stretcher with not less than 5-inch radius corners,  
14 in the horizontal, open position.

15 145. A minimum of 5 feet required around the structure for emergency access.

16 146. Smoke and carbon monoxide detectors are required per 2022 California Fire Code.

17 147. Temporary standpipes shall be installed when the progress of construction is more than  
18 40 feet in height above the lowest level of fire department vehicle access. Fire  
19 department hose connections shall be provided at accessible locations adjacent to usable  
20 stairs. Standpipes shall be extended as construction progresses to within one floor of the  
21 highest point.

22 148. Prior to delivery of combustible materials or start of combustible construction, the  
23 approved, permanent water supply (fire hydrants) must be installed, tested and placed in  
24 service prior to delivery of combustible materials or start of combustible construction.

25 149. Fire extinguishers are required and shall be included on the plans submitted for plan  
26 check.

27 150. Addresses must be clearly visible and legible from Horne St.

28 151. The building must support adequate radio coverage operating on the 800MHz  
Countywide Communication System. When tested, if the 800MHz signal strength

- 1 readings (RSSI) fall below 65 in any portion of the building, either above or below grade  
2 as measured by an 800 MHz portable radio, the purchase and installation of one or more  
3 bidirectional amplifier radio coverage enhancers is required.
- 4 152. Pre-Con meeting required prior to combustible materials dropped on site.
- 5 153. Knox box required at main entrance and at the fire riser room. A copy of each key used  
6 for accessing utility rooms, fire protection equipment, and elevators shall be provided.
- 7 154. Knox key switches required on all vehicle access gates.
- 8 155. *For the purposes of determining the applicability of the Citywide Public Safety*  
9 *Community Facilities District (CFD) to residential occupancies, any new development*  
10 *or change in occupancy classified as an R occupancy in the most recently adopted*  
11 *California Building and/or California Fire codes with 16 or more dwelling or sleeping*  
12 *units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT]*  
13 *will be collected) will be required to annex into the CFD as a condition of development.*  
14 *Additionally, for properties converted from a facility where TOT has been previously*  
15 *collected, the property will be required to annex into the CFD as a condition of*  
16 *development. These projects include residential projects over 16 units in size that meet*  
17 *the following criteria:*
- 18 a) *Projects which are subject to a General Plan Amendment*  
19 *necessary to accommodate residential uses*
- 20 b) *Mixed-Use projects proposed on commercially-zoned land,*  
21 *including mixed-use projects in the Downtown District*
- 22 c) *Residential projects exceeding base density allowances*
- 23 d) *Assisted Living or Skilled Nursing facilities of any size*
- 24 156. GIS-formatted preplan will be prepared and provided to the Oceanside Fire Department  
25 prior to final inspection. Contact the Community Risk Reduction Division at 951-435-  
26 4101 for more details.
- 27 157. A Fire Master Plan shall be provided to the Oceanside Fire Department prior to final  
28 inspection. Contact the Community Risk Reduction Division at 951-435-4101 for more  
details.

1 158. Any building that is determine to be 4 or more stories must comply with the City of  
2 Oceanside Mid-Rise Ordinance.

3 ***Sec. 11.19. - Mid-rise buildings.***

4 159. In addition to other applicable provisions of the California Fire Code, the City Code,  
5 other laws and regulations, and any policies of the Fire Code Official, the provisions of  
6 this article apply to every newly constructed mid-rise building of any type construction,  
7 or any mid-rise building which undergoes a complete renovation that requires the  
8 complete vacancy of the building to complete the renovation.

- 9 • *Exception:* Vehicle parking garages, towers, steeples and other similar occupancies  
10 that are not used for continuous human occupancy.
- 11 • *Building access.* Building access must be provided and approved by the Fire Code  
12 Official.
- 13 • *Automatic fire sprinklers/standpipes.* Every mid-rise building must be protected  
14 throughout by an automatic fire sprinkler system that is designed and installed in  
15 conformance with the adopted edition of NFPA 13 and in accordance with the  
16 following: Shutoff valves and a water-flow alarm device must be provided for each  
17 floor. Each shutoff valve and flow device must be electronically supervised.

18 1. Every mid-rise building must be provided with a class I standpipe system that is  
19 interconnected with the fire sprinkler system. The system must consist of two  
20 and one-half-inch (2½") hose valves that must be located in each stair enclosure  
21 on every floor level. Two (2) hose outlets must also be located on the roof,  
22 outside of each stair shaft enclosure that penetrates the roof. The standpipe  
23 system must be designed, installed, and tested in accordance with 2019 edition  
24 of NFPA 14.

- 25 • *Smoke detection.* Smoke detectors must be provided in accordance with this section.  
26 Smoke detectors must be connected to an automatic fire alarm system installed in  
27 accordance with the adopted edition of NFPA 72. The actuation of any detector  
28 required by this section will operate the emergency voice alarm signaling system and  
will place into operation all equipment necessary to prevent the circulation of smoke



1 through air return and exhaust ductwork. Smoke detectors must be located as  
2 follows:

- 3 1. In every mechanical equipment, electrical, transformer, telephone equipment,  
4 unmanned computer equipment, elevator machinery or similar room and in all  
5 elevator lobbies. Elevator lobby detectors must be connected to an alarm  
6 verification zone or be listed as a releasing device.
- 7 2. In the main return-air and exhaust-air plenum of each air-conditioning system  
8 having a capacity greater than 2,000 cubic feet per minute. Such devices must be  
9 located in a serviceable area downstream of the last duct inlet.
- 10 3. At each connection to a vertical duct or riser serving two (2) or more stories from  
11 a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2  
12 occupancies, a smoke detector is allowed to be used in each return-air riser  
13 carrying not more than five thousand (5,000) cubic feet per minute and serving  
14 not more than ten (10) air inlet openings.
- 15 4. In all corridors serving as a means of egress.
  - 16 ii. *Fire alarm system.* An approved and listed, automatic and manual, fully  
17 addressable and electronically supervised fire alarm system must be  
18 provided in conformance with the California Fire Code and California  
19 Building Code.
  - 20 iii. *Emergency voice alarm communication system.* An emergency voice  
21 alarm communication system shall be designed and installed in accordance  
22 with NFPA 72 and California Building Code 907.5.2.2, and its  
23 subsections, and 11B-215.
  - 24 iv. *Locking of stairway doors.* All stairway doors that are locked to prohibit  
25 access from the interior of the stairway must have the capability of being  
26 unlocked simultaneously, without unlatching, upon a signal from the main  
27 fire panel area. Upon failure of normal electrical service, or activation of  
28 any fire alarm, the locking mechanism must automatically retract to the  
unlocked position.

**Water Utilities:**

160. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
161. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.
162. The property owner shall maintain private water and wastewater utilities located on private property.
163. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.
164. Minimum separation between water services and sewer laterals shall be 10 feet.
165. Water facilities, backflows or meters, shall have a minimum 10' separation from trees. Palm tree minimum separation is lowered to 5' from water facilities.
166. Each new residential dwelling unit or commercial suite shall be metered individually.
167. For new buildings with multiple residential dwelling units; the City has accepted, as an alternative, a public master meter for each building provided there is a private sub-meter for each individual dwelling unit. The Building Owner would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters.
168. The commercial spaces that are associated with and support the residential units may be served by the residential domestic water meter(s). Any commercial space that will operate as a separate business and serve the public shall have its own separate dedicated commercial water meter.
169. Provide a separate irrigation water meter with reduced pressure principle backflow device for common area landscaping. Meter shall be managed and paid for by the Property Owner of the development. An address assignment will need to be completed for the meter, and can be processed through the City Planning Department.

- 1 170. Per the latest approved California Fire Code, all new residential units shall be equipped  
2 with fire sprinkler system.
- 3 171. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire  
4 protection shall have a dedicated fire service connection to a public water main with a  
5 double check detector backflow assembly. Location of the backflow assembly must be  
6 approved by Fire Department.
- 7 172. Hot tap connections will not be allowed for size on size connections, and connections that  
8 are one (1) pipe size smaller than the water main. These connections shall be cut-in tees  
9 with three valves for each end of the tee. Provide a connection detail on the improvement  
10 plans for all cut-in tee connections.
- 11 **The following conditions shall be met prior to the approval of engineering design plans.**
- 12 173. Any water and/or sewer improvements required to develop the proposed property will need  
13 to be included in the improvement plans and designed in accordance with the *Water,*  
14 *Sewer, and Recycled Water Design and Construction Manual.*
- 15 174. All public water and/or sewer facilities not located within the public right-of-way shall be  
16 provided with easements sized according to the *Water, Sewer, and Recycled Water Design*  
17 *and Construction Manual.* Easements shall be constructed for all weather access.
- 18 175. No trees, structures or building overhang shall be located within any water or wastewater  
19 utility easement.
- 20 176. Recycled water is anticipated to be supplied through an 8-inch pipeline in Pier View Way  
21 in the near future. When recycled water becomes available, this property will be required to  
22 convert its irrigation supply to recycled water. The irrigation system shall be designed in  
23 anticipation of a future recycled water service and meter from Pier View Way. The system  
24 design shall meet the recycled water requirements of the City's Water, Sewer, and  
25 Recycled Water Design and Construction Manual.
- 26 177. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities  
27 Department for an independent review and pay a separate recycled water review fee. The  
28 review shall include the processing, plan submittal, permitting, inspection, and testing of  
the proposed irrigation system for approval by the State Water Resources Control Board /

San Diego County Department of Environmental Health and Quality for on-site recycled water use. If Development is responsible for the irrigation or maintenance of any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter and service shall be required for this irrigation system. Local regulations do not permit a single irrigation meter to service landscaping areas across property lines.

178. If the City determines that the anticipated recycled water main in Pier View will **not** be constructed in the near future, then the developer shall pay a recycled water impact fee, per City of Oceanside Ordinance No. 14-OR0565-1, since the proposed project is not within 75 feet of a recycled water main. The impact fee shall be established by submitting a formal letter requesting the City to determine this fee, which is based on 75% of the design and construction cost to construct a recycled water line fronting the property in N. Horne Street.

179. The developer paid a hydraulic modeling fee for the City to update and analyze the existing downtown water and sewer hydraulic models based on the current 180-unit project development plan. The City's hydraulic modeling Consultant will utilize the models to determine if the existing water and sewer systems can provide adequate services to the development. The analysis is currently underway and results are pending. If the analysis shows that off-site water and/or sewer improvements are required to provide adequate service to the development, then those improvements shall be incorporated into the conditions of approval, and completed at the developer's expense. Off-site improvements may include replacing sewer infrastructure that is in poor condition that would be exacerbated by the development. The Developer previously paid the sewer hydraulic modeling fee for an analysis that was based on a 118-unit development, which was later re-analyzed for a 180-unit development.

180. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed necessary shall be shown on building plans at each building sewer in an appropriate location and shall be maintained in accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved Engineering Plans with reference to Building Plans for design and detail.

- 1 181. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-  
2 OR0021-1 relating to food service establishments shall be on each building sewer when  
3 deemed necessary in an appropriate outside location and shall be maintained by the  
4 property owner. The grease interceptor shall be shown on Engineering Plans with  
5 reference to Building Plans for design and detail.
- 6 182. Connections to public sewer main with 6-inch or larger sewer lateral will require a new  
7 sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled*  
8 *Water Design and Construction Manual*.
- 9 183. Connection to an existing sewer manhole will require rehabilitation of the manhole per  
10 City standards. Rehabilitation may include, but not be limited to, re-channeling of the  
11 manhole base, surface preparation and coating the interior of the manhole, and replacing  
12 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 13 184. A separate irrigation meter and connection with an approved backflow prevention device  
14 is required to serve common landscaped areas and shall be displayed on the plans.
- 15 185. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and  
16 reduced pressure principle backflow device on Landscape Plans.
- 17 186. Provide stationing and offsets for existing and proposed water service connections and  
18 sewer laterals on the plans.
- 19 187. When an existing water meter is to be upsized, the water service line from the main must  
20 be at least the same size as the meter. If the existing water service connection is less than  
21 the proposed meter size, then the Owner/Developer may be required to abandon the  
22 existing water service and show on engineering and building plans the location and size  
23 of the new service connection to public main.
- 24 188. Subterranean parking structures shall be designed with a drainage system that conveys  
25 runoff to the City's Storm Drain System and shall comply with the California Regional  
26 Water Quality Control Board Order No. 2013-0001.
- 27 189. Any unused water services or sewer laterals by the proposed development or  
28 redevelopment, shall be abandoned in accordance with Water Utilities requirements. If

1 an existing water meter is abandoned then a credit will be applied towards future buy-in  
2 fees in the amount of the buy-in fee of the existing meter.

3 **The following conditions of approval shall be met prior to building permit issuance.**

4 190. Show location and size of existing and proposed water meter(s) on site plan of building  
5 plans. Show waterline from proposed meter to connection point to building.

6 191. Indicate the size and location of the private water sub-meters.

7 192. Show location and size of existing and proposed sewer lateral(s) from property line or  
8 connection to sewer main to connection point at building.

9 193. Provide a fixture unit count table and supply demand estimate per the latest adopted  
10 California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).

11 194. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size  
12 sewer lateral for property.

13 195. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then  
14 building plans must show sizing calculations per the latest California Plumbing Code,  
15 the location, the make and model, and plumbing schematic showing the required  
16 appurtenances at each building sewer lateral.

17 196. If a Sand and Oil Separator is required, then building plans must show drainage fixture unit  
18 count and calculations per the latest California Plumbing Code to size oil and sand  
19 separator and show on plans the location, make and model of separator, inlet/outlet piping,  
20 and a plumbing schematic of the separator along with the required appurtenances at each  
21 building sewer lateral.

22 197. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to  
23 be paid to the City at the time of Building Permit issuance per City Code Section 32B.7.

1 PASSED AND ADOPTED by the Community Development Commission of the City of  
2 Oceanside, California, this 13 day of September, 2023, by the  
3 following vote:

4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:

8

9

CHAIRMAN

10

11 ATTEST:

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

12

13

SECRETARY

  
GENERAL COUNSEL

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## NEW MIXED USE BUILDING WITH UNDERGROUND PARKING

<b>TOTAL</b>	<b>50</b>	<b>130</b>	<b>180</b>
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## SUMMARY TABLE

**TOTAL AREA OF SOLAR PV PANELS = 24,534 SF**

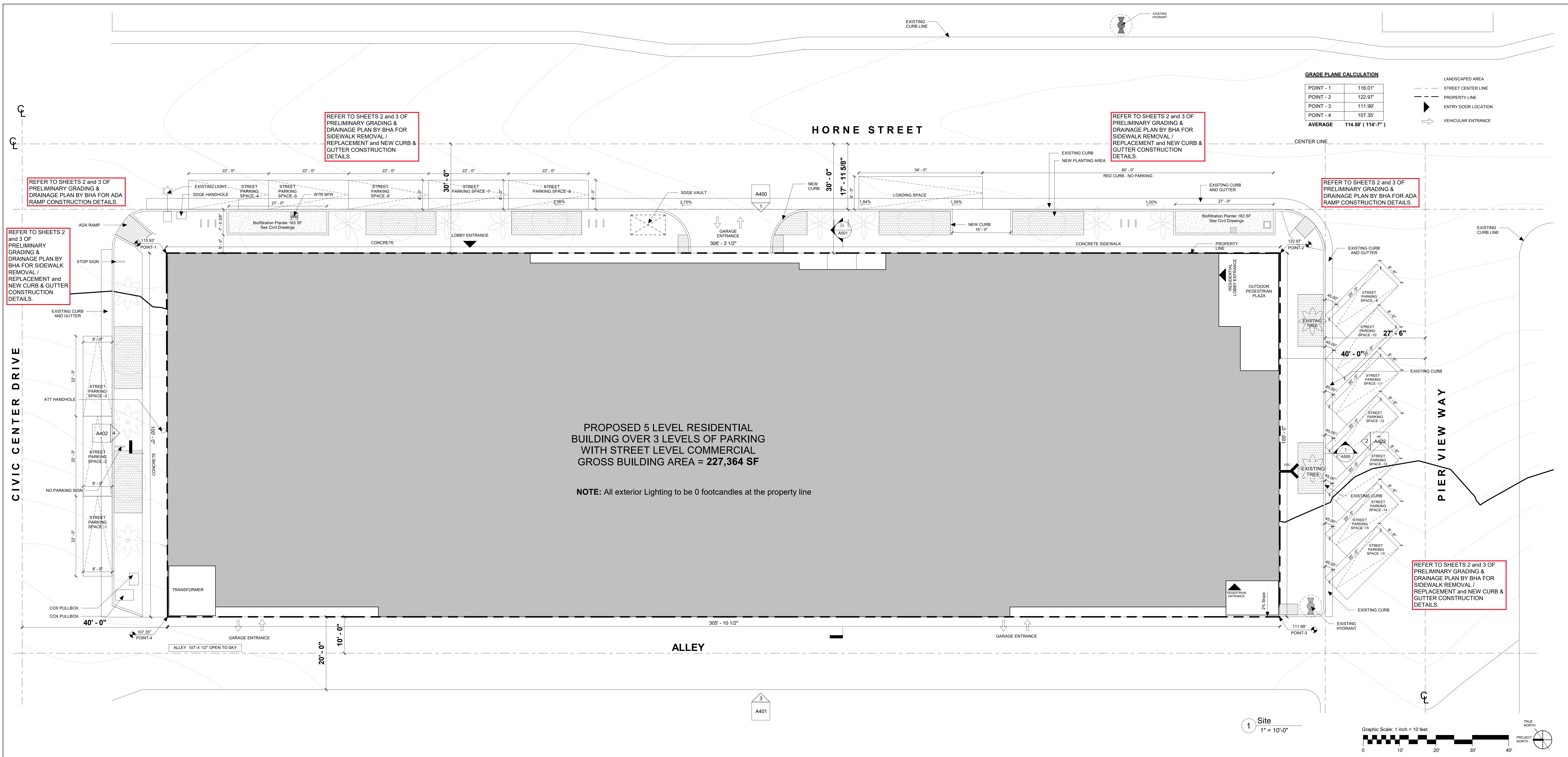
**BICYCLE SPACES = 193**

**TOTAL EV PARKING SPACES = 36**

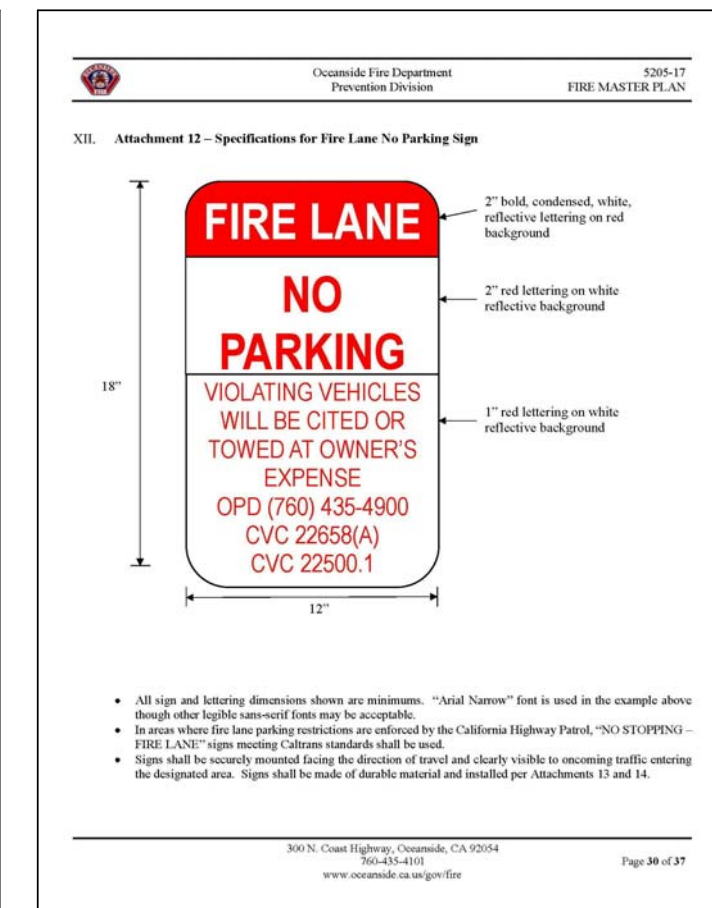
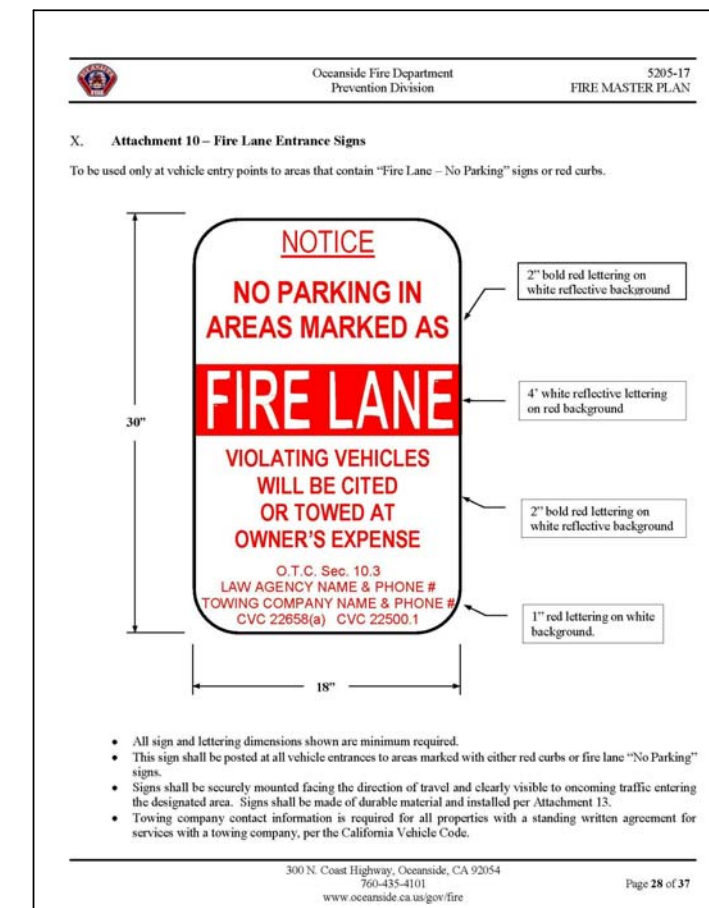
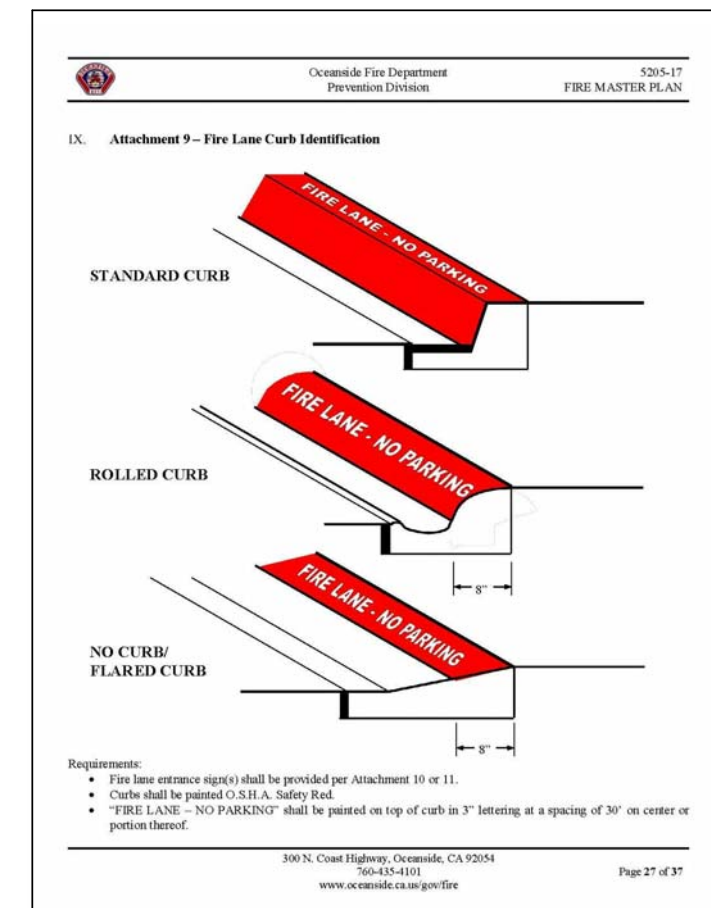
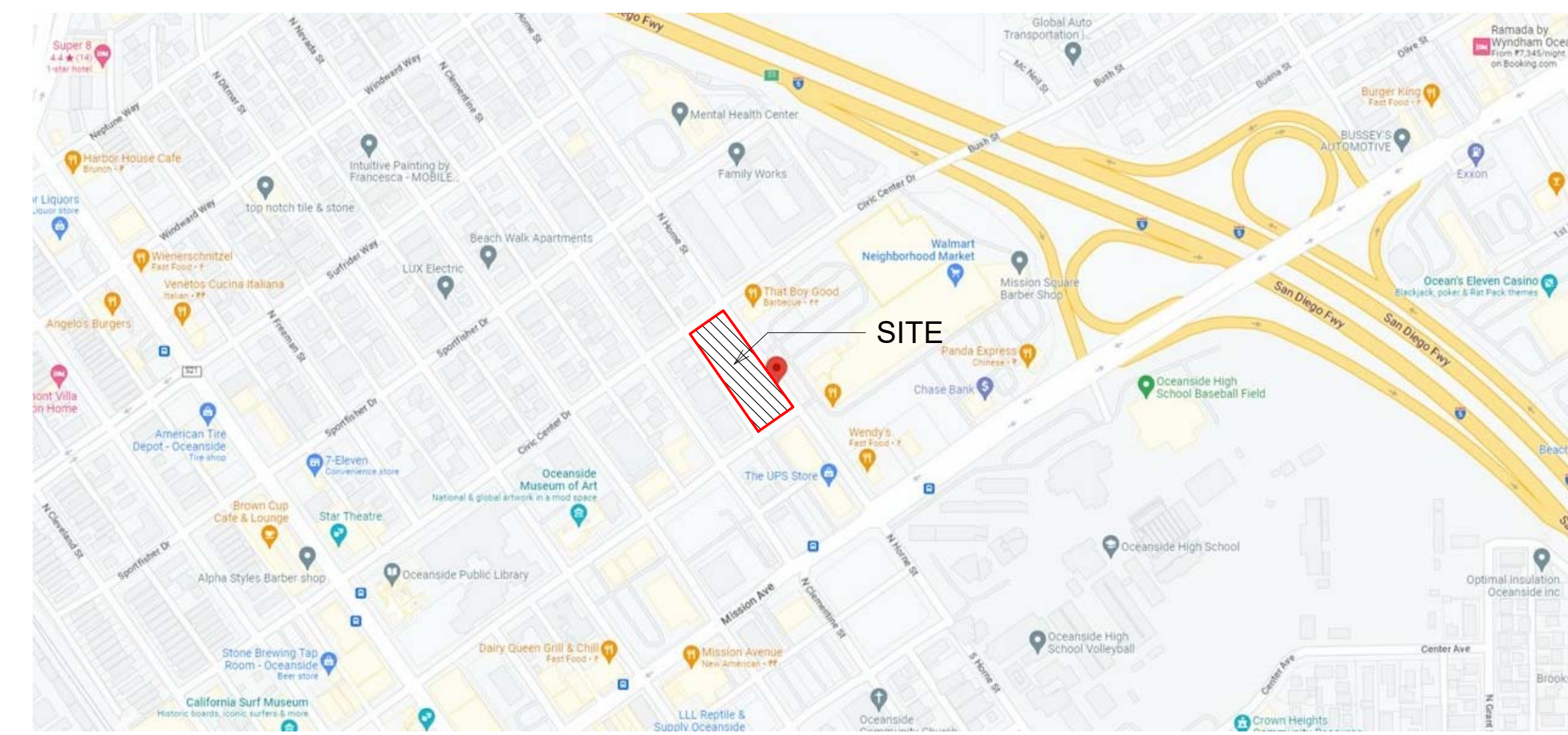
**TOTAL PRIVATE STORAGE UNITS: 168**

A000	Project Info	A306	5th Floor
A100	Site Plan	A307	6th Floor
A100.1	Fire Master Plan	A308	Roof / Pool Deck
.	Survey	A400	Elevation
.	Survey	A401	Elevation
A201	Building Areas by Use	A402	Elevation
A202	Gross Area Plans	A500	Section
A203	Area Schedules	A501	Section
A204	Building Code Compliance Building Heights and Areas-Construction Type and Occupancy	A600	Enlarged Unit Plans
A205	Building Data Per Building Code ( Fire Protection )	A700	Window Schedules
A206	Building Data Per Building Code ( Egress )	A701	Door Schedules
A207	Building Code Compliance ( Fire Protection - Exterior Walls )	A702	Door Schedules
A208	Module Layout Plan	A900	Level - P3 ( Overall )
A300	Level - P3	A901	Level - P2 ( Overall )
A301	Level - P2	A902	Level - P1/1st Floor ( Overall )
A302	1st Floor / P1	A903	2nd Floor ( Overall )
A303	2nd Floor	A904	3rd Floor ( Overall )
A304	3rd Floor	A905	4th Floor ( Overall )
A305	4th Floor	A906	5th Floor ( Overall )
		A907	6th Floor ( Overall )
		A908	Roof / Pool Deck Overall
		A1000	View Angles
		A1001	Articulation diagrams
		A1002	Articulation diagrams
		A1003	Articulation diagrams









280'-0" TO EXISTING HYDRANT ON PIER VIEW WAY

290'-0" TO EXISTING HYDRANT ON CLEMENTINE

THIS IS A "MID-RISE-BUILDING" AS DEFINED BY THE CITY OF OCEANSIDE FIRE CODE SEC. 11.18 AND 11.19  
THE LOWEST POINT OF ENTRY TO THE TYPE III BUILDING IS THE STAIR EXIT AT CIVIC CENTER DRIVE AT ELEV. 110.0'  
THE HIGHEST FLOOR HAVING HUMAN OCCUPANCY IS FLOOR 6, AT ELEV. 182'. WHICH IS 72'-0" ABOVE THE LOWEST POINT OF ENTRY.  
SINCE THIS DISTANCE IS LESS THAN 75', THIS BUILDING MEETS THE DEFINITION OF A MID-RISE-BUILDING

1. FIRE ACCESS ROADS HAVE AN UNOBSTRUCTED WIDTH OF 35'-0"
2. FULLY SPRINKLERED PER NFPA 13
3. ELECTRONICALLY SUPERVISED CONTROL VALVE AND WATER FLOW ALARM DEVICE IS PROVIDED TO EACH FLOOR.
4. BUILDING IS EQUIPPED WITH A GLASS1 STANDPIPE SYSTEM PER NFPA 14 THAT IS INTERCONNECTED WITH THE FIRE SPRINKLER SYSTEM
5. BUILDING IS EQUIPPED WITH SMOKE DETECTION PER NFPA 72
6. BUILDING IS EQUIPPED WITH AN ELECTRONICALLY SUPERVISED FIRE ALARM SYSTEM WITH CONTROL PANEL IN THE MAIN LOBBY.
7. BUILDING IS EQUIPPED WITH AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 72, CBC 907.2.2 AND CBC 11B-2.1.
8. ALL STAIRWAY DOORS THAT ARE LOCKED TO PROHIBIT ACCESS FROM THE INTERIOR OF THE STAIRWAY MUST HAVE THE CAPABILITY OF BEING UNLOCKED SIMULTANEOUSLY, WITHOUT UNLATCHING, UPON A SIGNAL FROM THE MAIN FIRE PANEL AREA.

6. ALL STAIRWAY DOORS THAT ARE LOCKED TO PROHIBIT ACCESS FROM THE INTERIOR OF THE STAIRWAY MUST HAVE THE CAPABILITY OF BEING UNLOCKED SIMULTANEOUSLY, WITHOUT UNLATCHING, UPON A SIGNAL FROM THE MAIN FIRE PANEL AREA.

Graphic Scale: 1" = 15'

TRUE NORTH

PROJECT NORTH

PROVIDE PORTABLE FIRE EXTINGUISHERS  
1. IN ALL DWELLING UNITS WITH A MINIMUM RATING OF 1-A-10-B-C [CFC 906.1.1 EXCEPTION 1];  
2. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION;  
3. AT AREAS FOR EXTERIOR LUMBER STORAGE;  
4. AT LOCATIONS WITH OPEN FLAMES OR TORCHES;  
5. AT ROOFING OPERATIONS  
6. AT ANY OTHER LOCATION LISTED IN CFC TABLE 906.1

NEW 180 UNIT RESIDENTIAL APARTMENT  
BUILDING WITH UNDERGROUND PARKING

TYPE I-A FLOOR AREA: 86,080 SF  
BUILDING AREA: 29,218 SF  
1 STORY + 2 BASEMENT LEVELS  
S2 + R2 OCCUPANCY  
FULLY SPRINKLERED  
MAX. HEIGHT ABOVE GRADE PLANE = 23'

TYPE III-A FLOOR AREA: 227,383 SF  
BUILDING AREA: 28,942 SF  
5 STORIES  
R2 OCCUPANCY  
FULLY SPRINKLERED  
MAX. HEIGHT ABOVE GRADE PLANE = 82'

**315 ONSITE PARKING SPACES**

FIRE MASTER PLAN NOTES

1. SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 24 HOURS IN ADVANCE. CALL THE OCEANSIDE FIRE PREVENTION BUREAU AT (760) 435-4101, MONDAY THROUGH FRIDAY.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION ON-SITE. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 76,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS SHALL BE OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS IN A WILDLAND INTERFACE AREA, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION.
4. AN ORIGINAL, APPROVED, SIGNED, WET-STAMPED FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
5. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
6. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE FIRE DEPARTMENT PRIOR TO USE.
7. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
8. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
9. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STAIRWELL BEFORE REACHING 35 FEET IN HEIGHT.
10. APPROVED VEHICLE ACCESS FOR FIRE/FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY PAVED ROADS, EITHER TEMPORARY OR PERMANENT, CAPABLE OF SUPPORTING 76,000 POUNDS UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
11. IN BUILDINGS REQUIRED TO HAVE STAIRPISPS, NOT LESS THAN ONE STAIRPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STAIRPISPS SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE PROVIDED AT ALL BUILDING LOCATIONS ADJACENT TO USABLE STAIRS. STAIRPISPS SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO THE FIRST FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING

1. FIRE LANE WIDTHS SHALL BE MEASURED AT TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS, AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.)
2. THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED FIRE MASTER PLAN.
3. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE OCEANSIDE FIRE DEPARTMENT FIRE LANE REQUIREMENTS. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
4. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED. ADDRESS NUMBERS SHALL BE ILLUMINATED AT NIGHT.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCEANSIDE FIRE DEPARTMENT REQUIREMENTS.
6. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, AND FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
8. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
9. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED Humps, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE FIRE DEPARTMENT.
10. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HERE-IN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

INFORMATION.

11. PROVIDE FIRE EXTINGUISHERS PER CODE.

12. KNOX BOXES WILL BE REQUIRED ON ALL GATES AND MAIN ENTRANCE OF THE STRUCTURE. ALL VEHICLE ACCESS GATES SHALL BE PROVIDED WITH KNOX ELECTRONIC KEY SWITCHES.

13. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED. ALARMS SHALL RECEIVE MAIN POWER SUPPLY FROM THE BUILDING AND BE SUPPLIED WITH BATTERY BACKUP.

14. A LIGHTED DIRECTORY MAP, MEETING CURRENT FIRE DEPARTMENT STANDARDS, SHALL BE INSTALLED AT THE DRIVEWAY ENTRANCE. ALTERNATIVE LOCATIONS AND TYPES ARE SUBJECT TO APPROVAL OF THE FIRE CODE OFFICIAL.

15. ALL CENTRAL STATION-MONITORED FIRE DETECTION SYSTEMS AND FIRE SPRINKLER SYSTEMS SHALL HAVE AN APPROVED EMERGENCY KEY ACCESS BOX ON-SITE IN AN APPROVED LOCATION. THE OWNER OR OCCUPANT SHALL PROVIDE AND MAINTAIN CURRENT KEYS FOR THE STRUCTURE(S) FOR FIRE DEPARTMENT PLACEMENT IN THE BOX, AND SHALL NOTIFY THE FIRE DEPARTMENT IN WRITING WHEN THE BUILDING IS RE-KEYED.

16. ADDRESS NUMERALS SHALL BE PLACED ON THE BUILDING AT APPROPRIATE LOCATION(S), PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY WHEN APPROACHING FROM EITHER DIRECTION. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE FOLLOWING MINIMUM SIZE STANDARDS: 6" HIGH WITH A 1/2" STROKE FOR MULTI-RESIDENTIAL BUILDINGS AND 12" HIGH WITH A 1" STROKE FOR COMMERCIAL AND INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE CODE OFFICIAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.

17. BUILDING SHALL SUPPORT THE USE OF EMERGENCY RADIO COVERAGE. PROVIDE BA(BI-DIRECTIONAL AMPLIFIER) COVERAGE ENHANCERS MUST BE MAINTAINED AS A CONDITION OF OCCUPANCY AND TESTED ANNUALLY.

18. SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT, IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT CONTAIN FUEL FIRED EQUIPMENT. A SPRINKLER SHALL BE INSTALLED ABOVE THE EQUIPMENT; HOWEVER, SPRINKLERS SHALL NOT BE REQUIRED IN THE REMAINDER OF THE SPACE.

19. CPVC PIPE MUST BE SPECIFICALLY LISTED FOR FIRE PROTECTION OR FIRE SPRINKLER USE BY THE MANUFACTURER. ALL CONDITIONS OF LISTINGS MUST BE MET, AND FINAL ACCEPTANCE OF MATERIALS AT THE DISCRETION OF THE FIRE CODE OFFICIAL.

20. DUCT OR AREA DETECTORS USED FOR PLUMBIUM DETECTION, WHEN LOCATED IN AREAS WHICH ARE NOT READILY VISIBLE, SHALL HAVE A REMOTE VISUAL INDICATOR INSTALLED IN THE CEILING VISIBLE FROM THE FLOOR AREA AND ADJACENT TO THE DETECTOR. DETECTORS WHICH ARE NOT READILY ACCESSIBLE FROM THE FLOOR SHALL HAVE A REMOTE TEST SWITCH. LOCATIONS FOR BOTH REMOTE VISUAL INDICATORS AND REMOTE TEST SWITCHES SHALL BE APPROVED BY THE FIRE DEPARTMENT. ACTIVATION OF A DUCT DETECTOR SHALL ENUNCIATE A SUPERVISORY SIGNAL ONLY TO THE FIRE DEPARTMENT FIRE CONTROL CENTER.

21. ANY COMPANY PROVIDING MONITORING FOR ANY ELECTRONIC MONITORING SYSTEM, FIRE SUPPRESSION, OR DETECTION SYSTEM SHALL POST AN APPROVED VISIBLE SIGN AT ALL CONTROL VALVES, CONTROL PANELS AND MONITORING PANELS. THE SIGN SHALL STATE THE NAME OF THE MONITORING COMPANY, THE 24-HOUR PHONE NUMBER OF THE CENTRAL STATION, AND INSTRUCTIONS TO CALL THE CENTRAL STATION BEFORE DOING ANY WORK OR TESTING ON ANY SYSTEM BEING MONITORED.

22. FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE LOCATED WITHIN FORTY (40) FEET OF A FIRE HYDRANT, AND NO CLOSER THAN FORTY (40) FEET FROM THE BUILDINGS THEY SUPPLY OR OTHER LOCATIONS AS APPROVED BY THE FIRE CODE OFFICIAL. THE FDC OR FDCS SHALL ALSO BE LOCATED ON THE SAME SIDE OF THE ACCESS ROAD OR DRIVEWAY AS THE BUILDING IT SERVES AND MARKED WITH THE ADDRESS AND AREA SUPPLIED BY THE FDC.

1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

2. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL TO THE FIRE DEPARTMENT IS REQUIRED.

PROVIDE PORTABLE FIRE EXTINGUISHERS

1. IN ALL DWELLING UNITS WITH A MINIMUM RATING OF 1-A;10-B-C [CFC 906.1.1 EXCEPTION 1];

2. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION;






3. AT AREAS FOR EXTERIOR LUMBER STORAGE;




4. AT LOCATIONS WITH OPEN FLAMES OR TORCHES;

5. AT ROOFING OPERATIONS


6. AT ANY OTHER LOCATION LISTED IN CFC TABLE 906.1

POINT - 1	116.01'
POINT - 2	122.97'
POINT - 3	111.99'
POINT - 4	107.35'
<b>AVERAGE</b>	<b>114.58' ( 114'-7")</b>

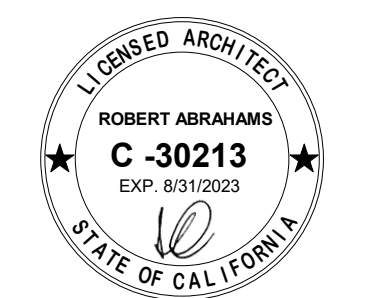
 LANDSCAPED AREA  
 STREET CENTER LINE  
 PROPERTY LINE  
 ENTRY DOOR LOCATION  
 VEHICULAR ENTRANCE

	FIRE HYDRANTS
	FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE (FDC/PIV)
	CURB PAINTED OSHA SAFETY RED, "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" LETTERING AT A SPACING OF 30" ON CENTER OR PORTION THEREOF.

**FIRE LANE - NO PARKING SIGN**  
(MAX. 3' FROM THE START OF FIRE  
LANE AND NO MORE THAN 50' APART  
AND FACING VEHICLES IN THE  
DIRECTION OF TRAVEL)

 FIRE DEPT ACCESS ROAD WITH A MINIMUM DIMENSION OF 35'-0" AND AN UNOBSTRUCTED HEIGHT OF 13'-6" AND A GRADE NOT TO EXCEED 12%

**Bob Abrahams Architect Inc.**  
731 Indiana Avenue, Venice, CA 9029



RD22-00006

SUNSETS, LP

941-587-0210

[illegible]

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

Fire Master Plan

Project Number 0351-4

Date 05/04/2023

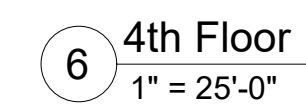
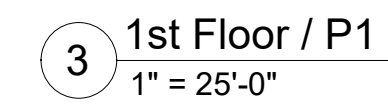
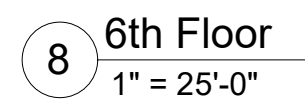
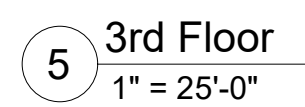
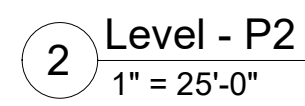
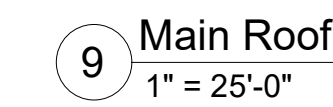
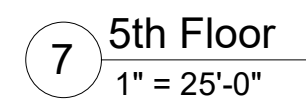
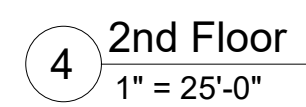
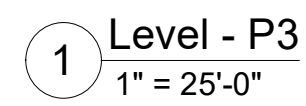
Drawn by VB

Checked by BOBA








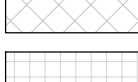
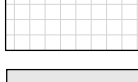
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Scale As indicated



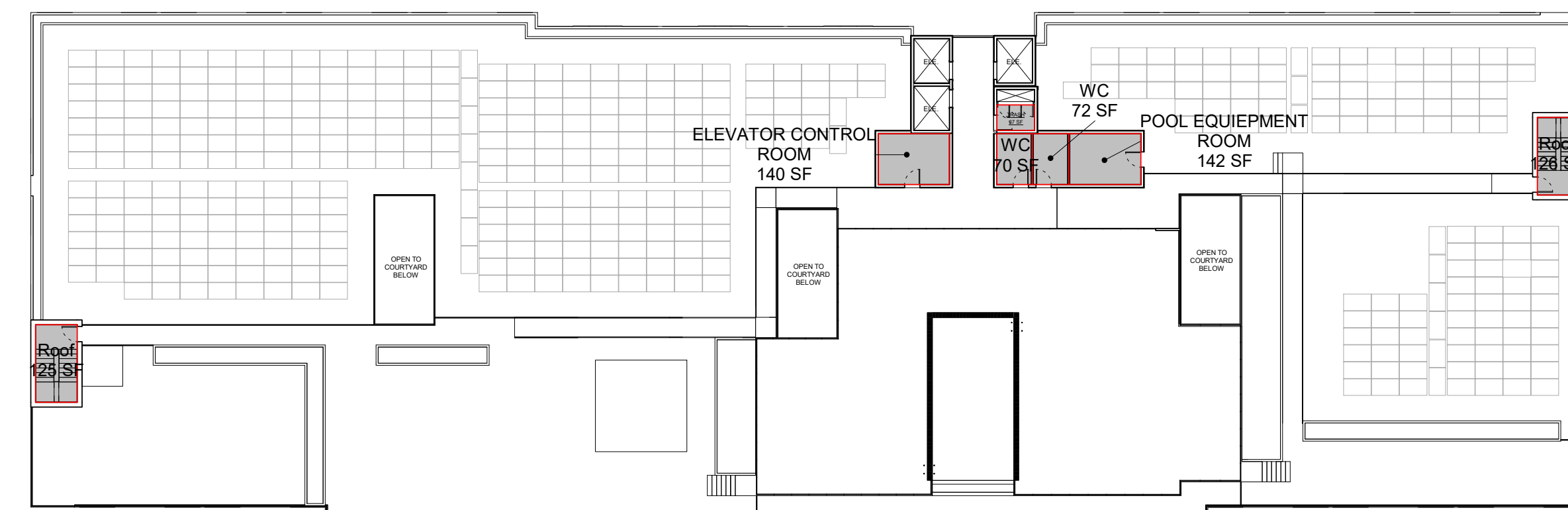
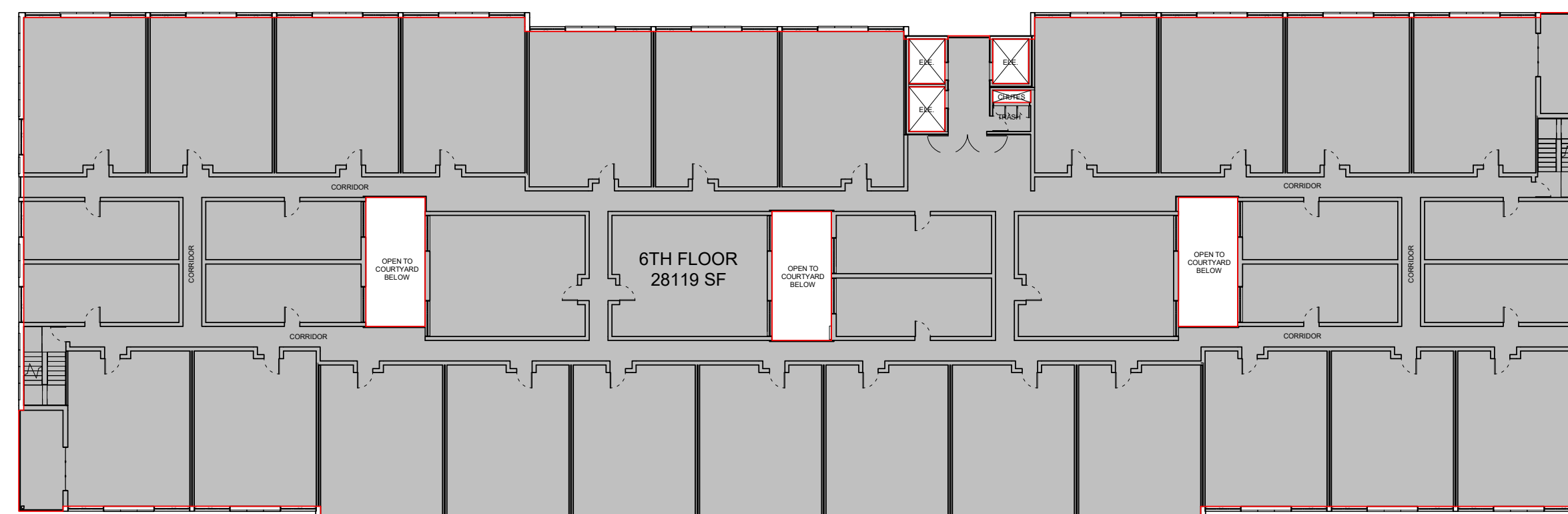
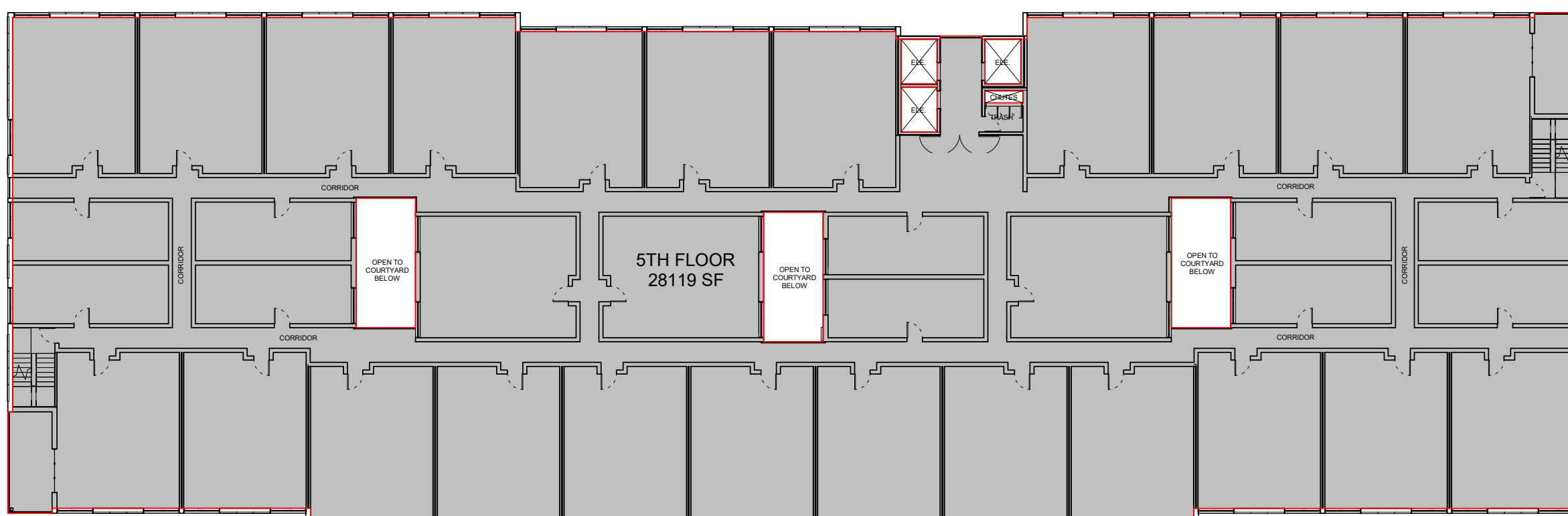
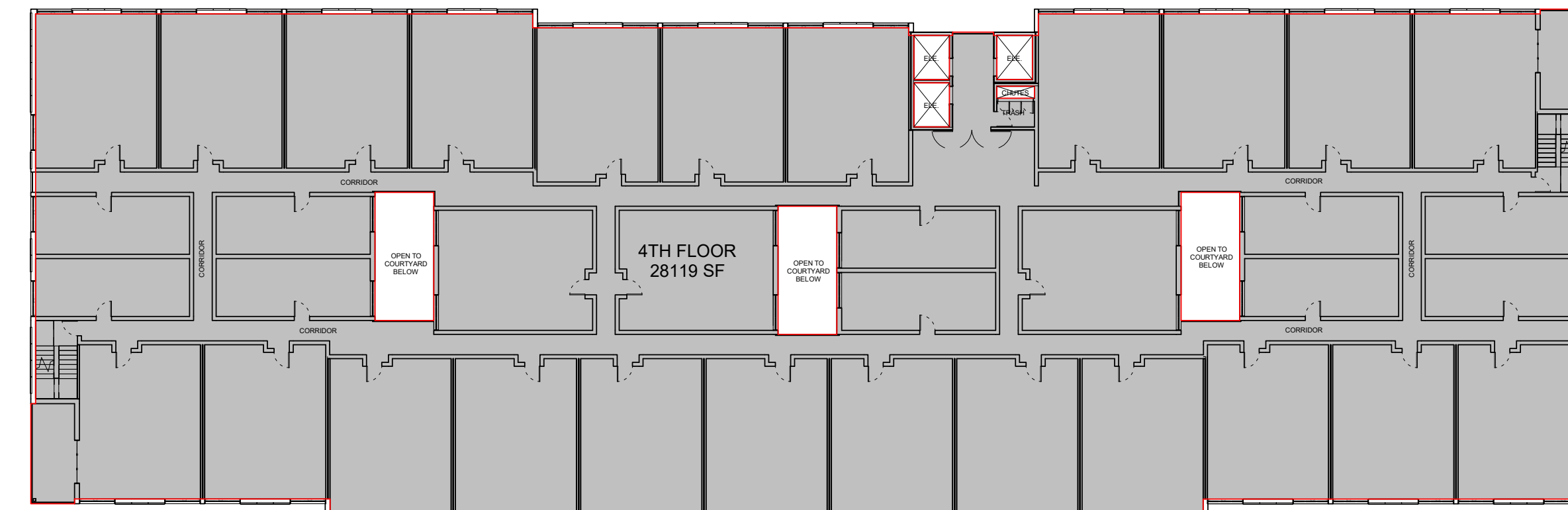
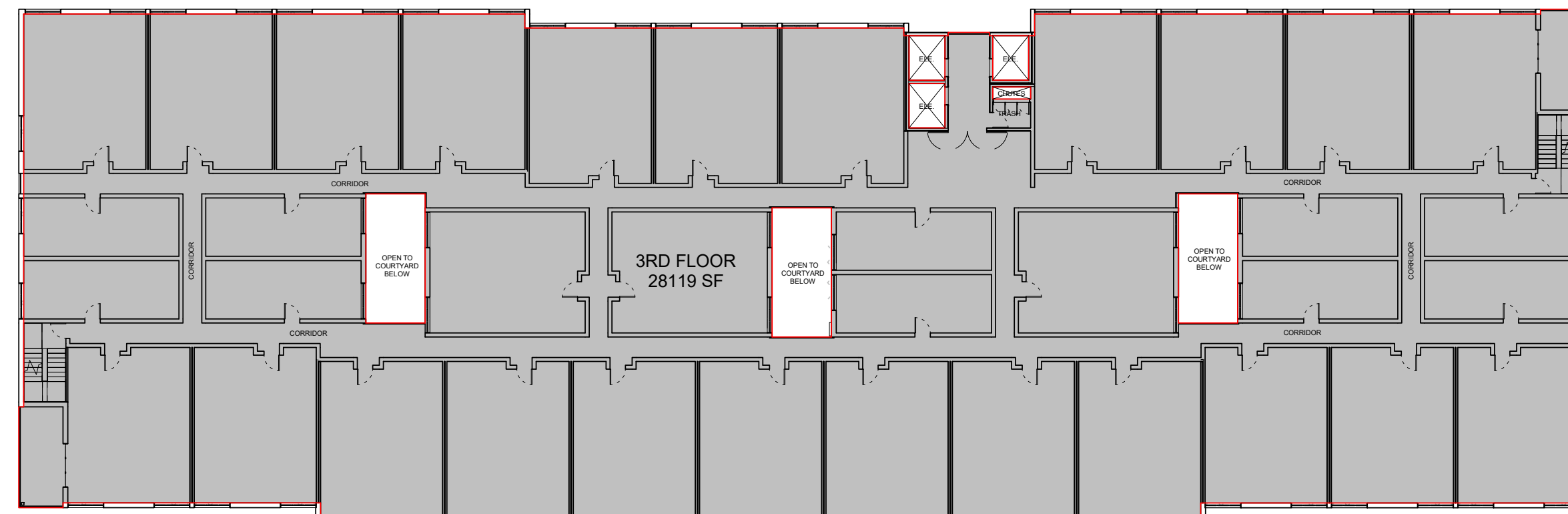
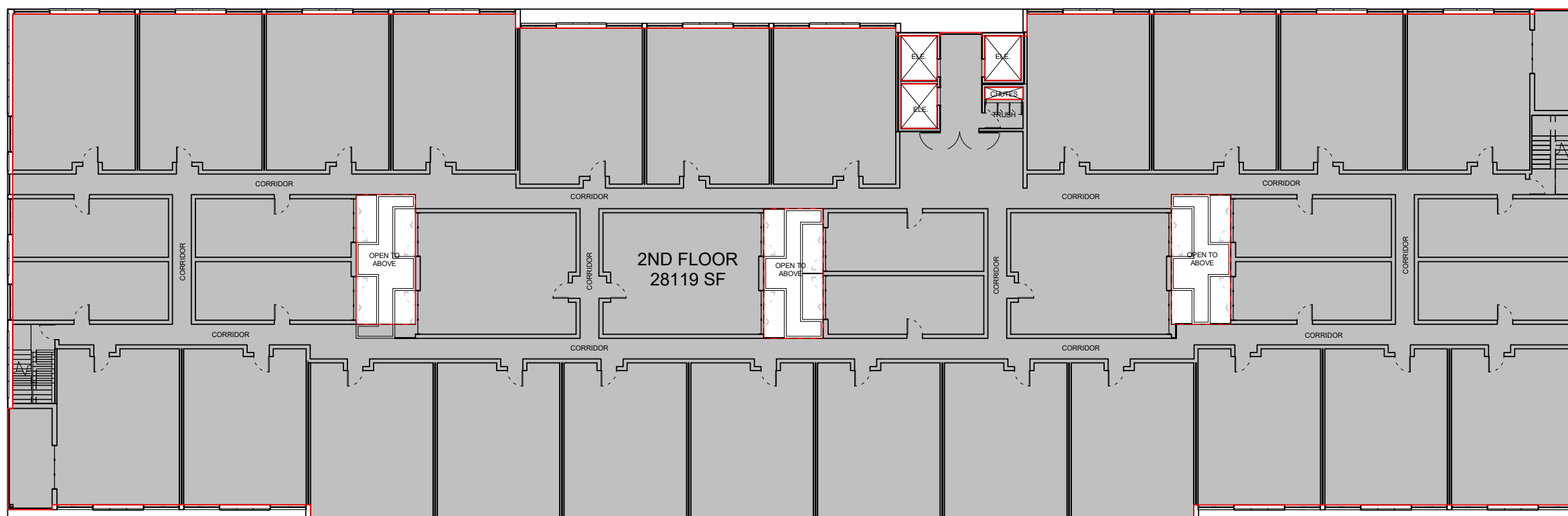
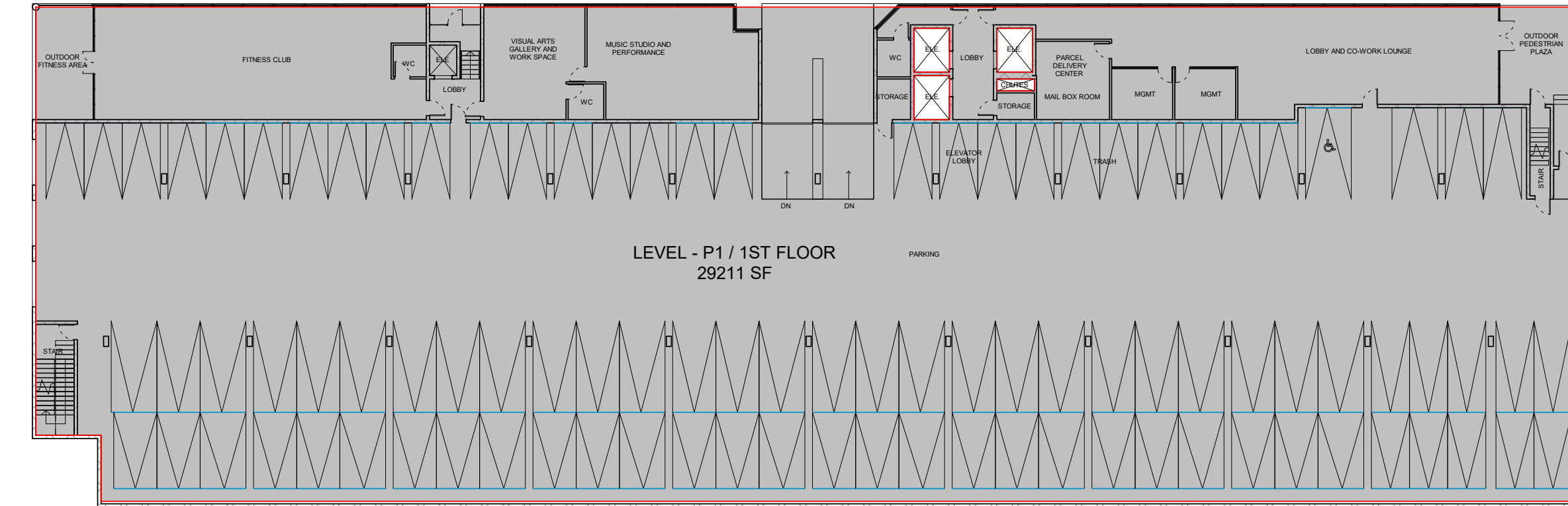
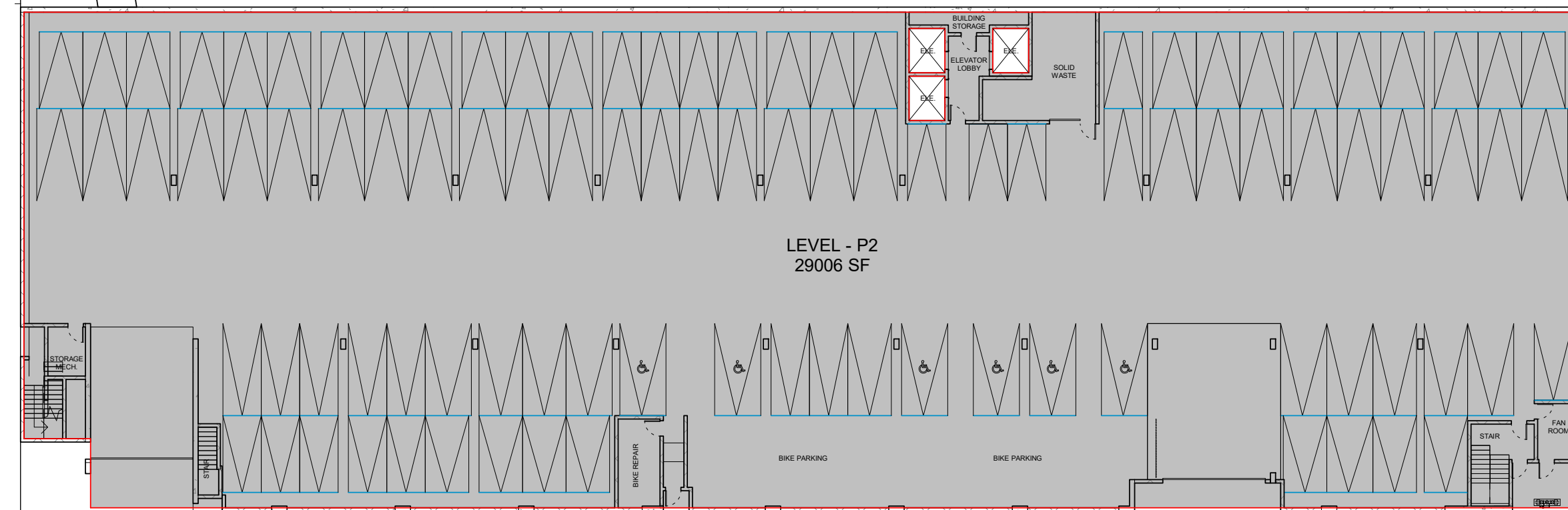
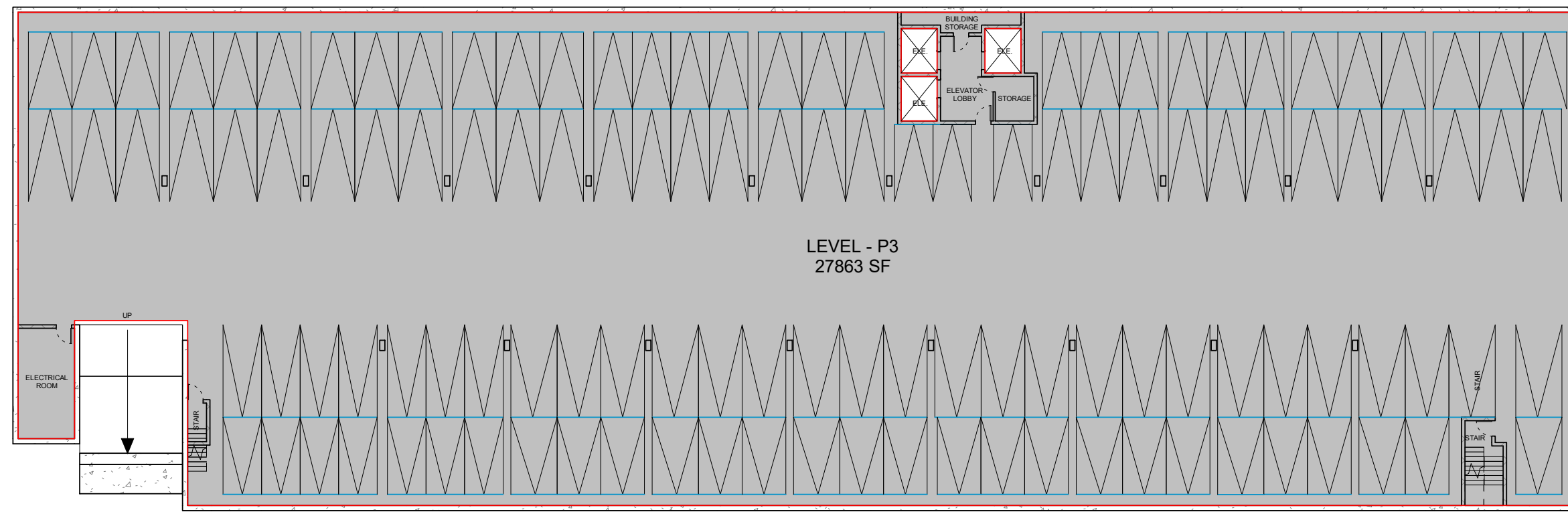


LEGEND

	RESIDENTIAL UNITS	= 115,860 SF
	COMMERCIAL SPACE	= 1,478 SF
	STORAGE UNITS	= 30,296 CF
	FLEX COMMERCIAL (PERSONAL IMPROVEMENT SERVICES, RESIDENT AMENITY)	= 3,518 SF
	UTILITY	= 1,620 SF
	PRIVATE OUTDOOR LIVING SPACE	= 1,690 SF
	SHARED OPEN SPACE	= 10,112 SF
	CIRCULATION ELEMENTS	= 28,013 SF
	PARKING	= 73,181 SF

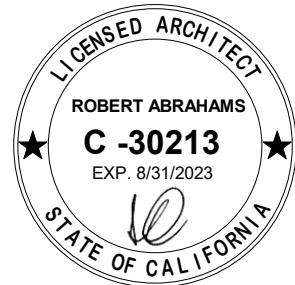






Bob Abrahams Architect Inc.

31 Indiana Avenue, Venice, CA 9029



CITY FILE NO:

RD22-00006

DEVELOPER

SUNSETS, LP

P.O. Box 531 Rancho Santa Fe, CA 92067

941-587-0210

[illegible]

## SUNSETS

## Luxury Apartments

990 PIER VIEW WAY

OCEANSIDE, CALIFORNIA

## Gross Area Plans

Project Number 0351-4

Date 05/04/2023

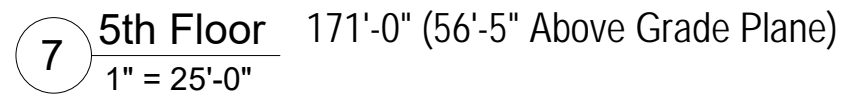
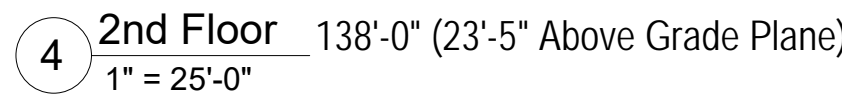
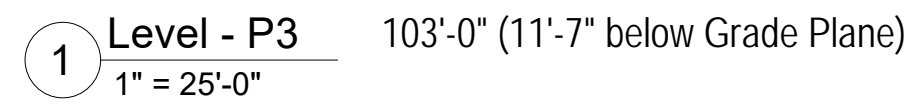
Drawn by VB

Checked by BOBA

A202

Scale  $1" = 25'-0"$

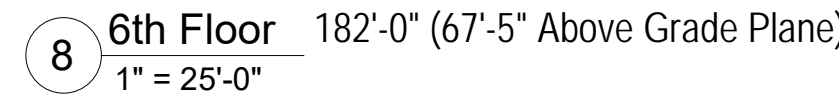
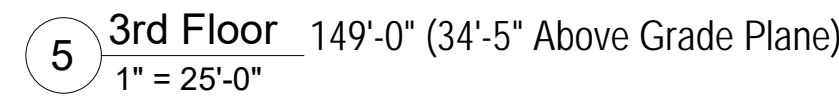
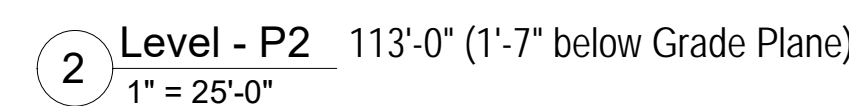




FLOOR LEVEL	S2 OCCUPANCY	R2 OCCUPANCY	TOTAL
LEVEL-P3	27,594	787	28,381
LEVEL-P2	27,366	1,638	29,004
1ST FLOOR /P1	22,999	6,219	29,218
2ND FLOOR	0	28,942	28,942
3RD FLOOR	0	28,067	28,067
4TH FLOOR	0	28,067	28,067
5TH FLOOR	0	28,067	28,067
6TH FLOOR	0	28,067	28,067
MAIN ROOF	0	980	980
	<b>77,959 SF</b>	<b>150,834 SF</b>	<b>228,793 SF</b>

FLOOR LEVEL	TYPE I-A	TYPE V-A	TOTAL
LEVEL-P3	28,381	0	28,381
LEVEL-P2	29,004	0	29,004
1ST FLOOR/P1	29,218	0	29,218
2ND FLOOR	0	28,942	28,942
3RD FLOOR	0	28,067	28,067
4TH FLOOR	0	28,067	28,067
5TH FLOOR	0	28,067	28,067
6TH FLOOR	0	28,067	28,067
MAIN ROOF	0	980	980
	<b>86,603 SF</b>	<b>142,190 SF</b>	<b>228,793 SF</b>

**NOTE: RESIDENTIAL AREAS INCLUDE CORRIDORS AND AMENITY AREAS**



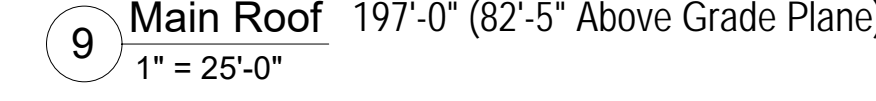
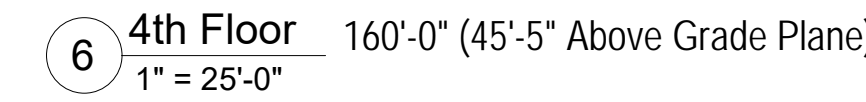
POINT - 1	116.01'
POINT - 2	122.97'
POINT - 3	111.99'
POINT - 4	107.35'
<b>AVERAGE</b>	<b>114.58' ( 114'-7"</b>

FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4 )

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA GREEN BUILDING CODE

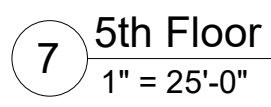
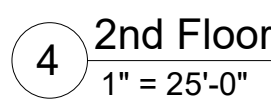
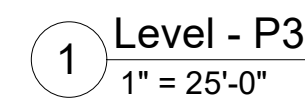
3 1st Floor / P1 123'-0" (8'-5" Above Grade Plane)  
1" = 25'-0"



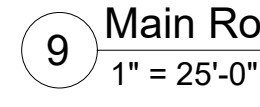
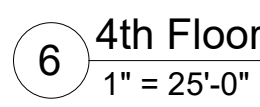
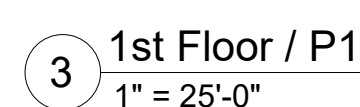
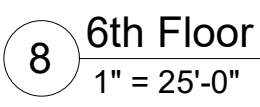
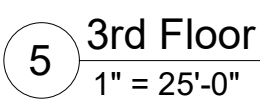
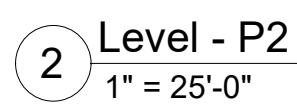
BUILDING CHARACTERISTICS		ALLOWABLE AREA FACTOR OF 1 STORY (WITHOUT HEIGHT INCREASE) PER TABLE 506.2	ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (WITHOUT AREA INCREASE) PER TABLE 504.3	ALLOWABLE BUILDING HEIGHT IN STORIES (WITHOUT AREA INCREASE) PER TABLE 504.4
-----	Building 1 S2 + R2 Occupancy Fully Sprinklered Type I-A Max. Area of one story = 29,218 S.F. Max. Height above Grade Plane = 23'-5" Number of stories: 1+ 2 Basements	Unlimited	Unlimited	Unlimited
-----	Building 2 R2 Occupancy Fully Sprinklered Type III-A Max. Area of one story = 10,138 S.F. Max. Height above Grade Plane = 82'-5" Number of stories: 5	72,000 S.F	85'-0"	5
-----	Building 3 R2 Occupancy Fully Sprinklered Type III-A Max. Area of one story = 18,804 S.F. Max. Height above Grade Plane = 82'-5" Number of stories: 5	72,000 S.F	85'-0"	5



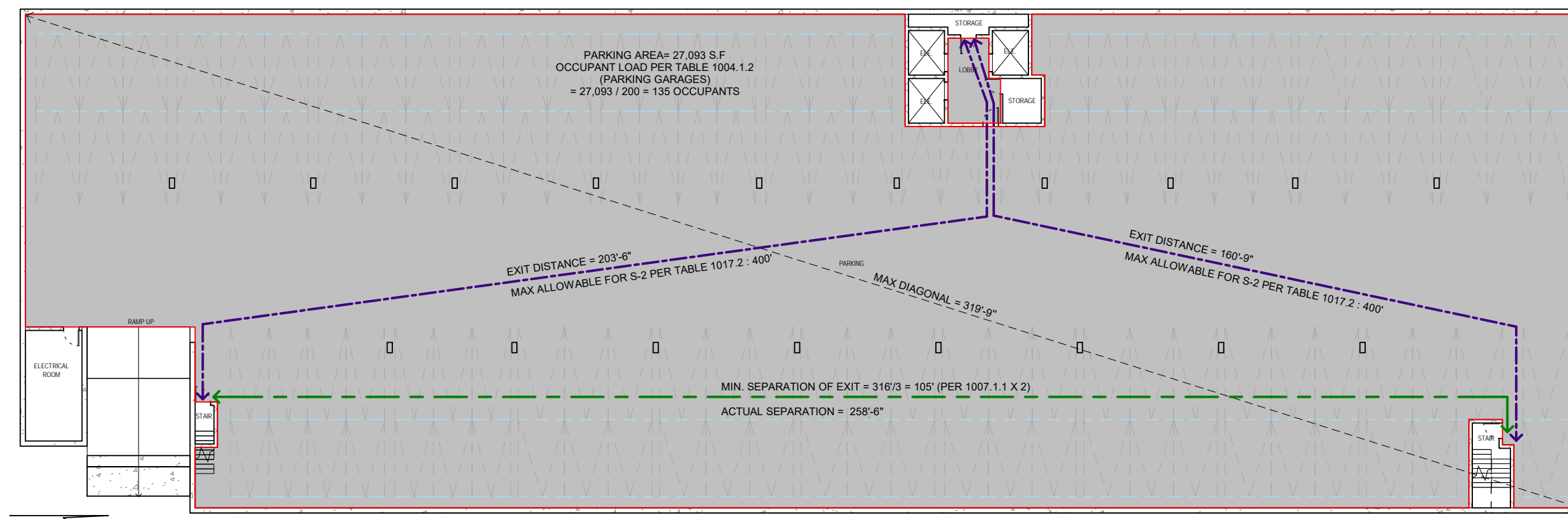




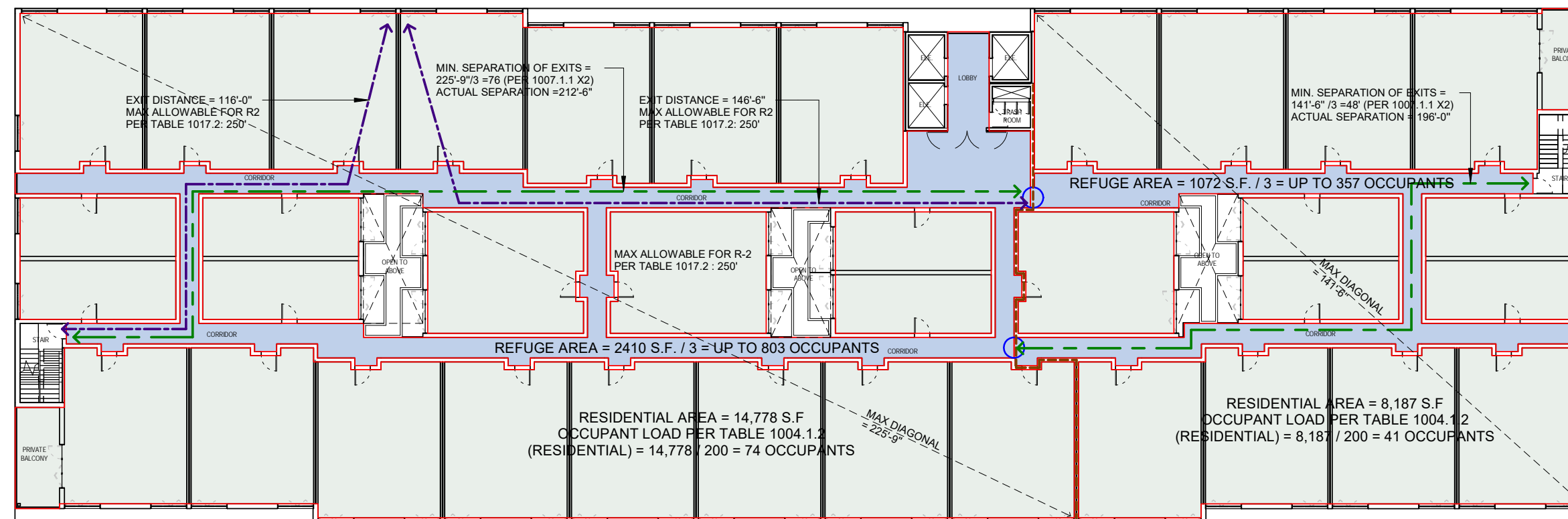
- ## **FIRE PROTECTION SYSTEMS**
- Building shall be fully sprinklered per NFPA 13
- Occupant Notification system shall be provided and shall automatically activate upon a sprinkler waterflow (907.2.9.1 x2)
- Each dwelling unit shall be provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C





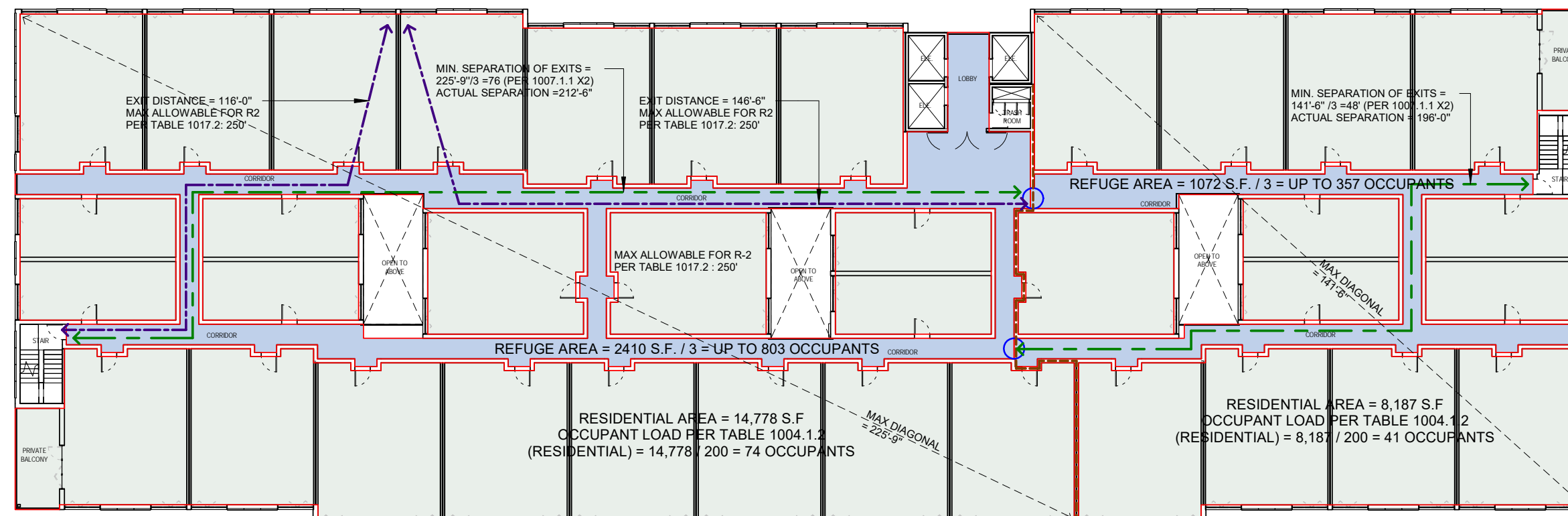


1 Level - P3  
1" = 25'-0"



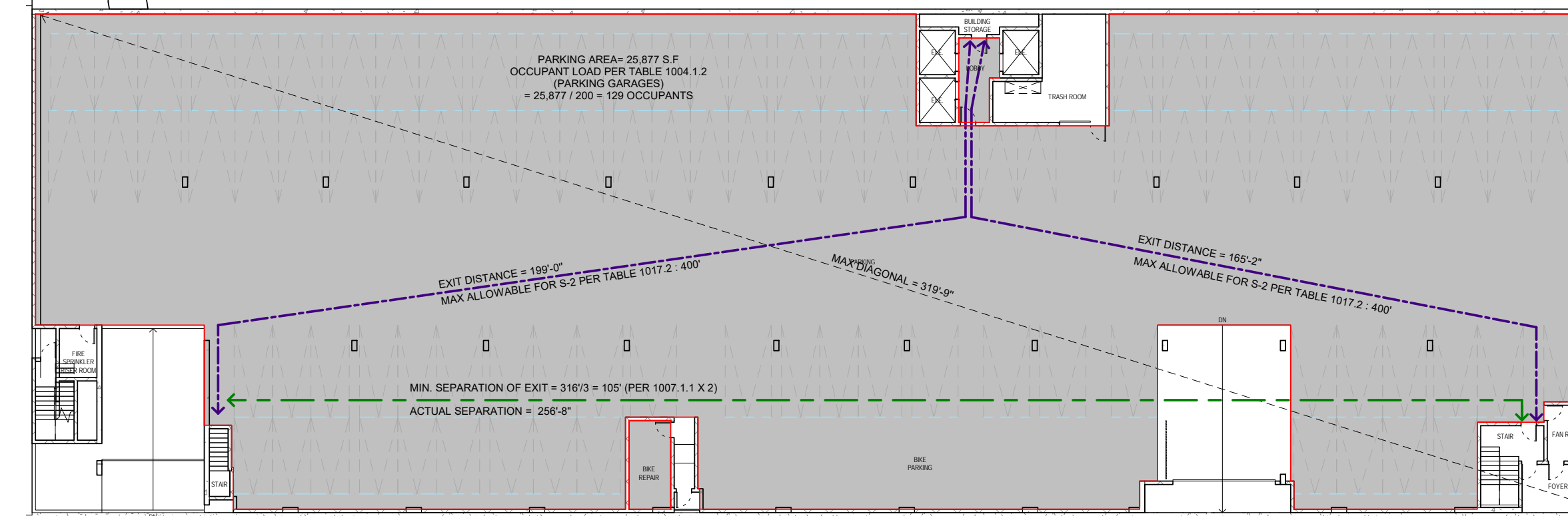
4 2nd Floor  
1" = 25'-0"

REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 =  $115 \times 0.3 = 34.5"$   
REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 =  $115 \times 0.2 = 23"$

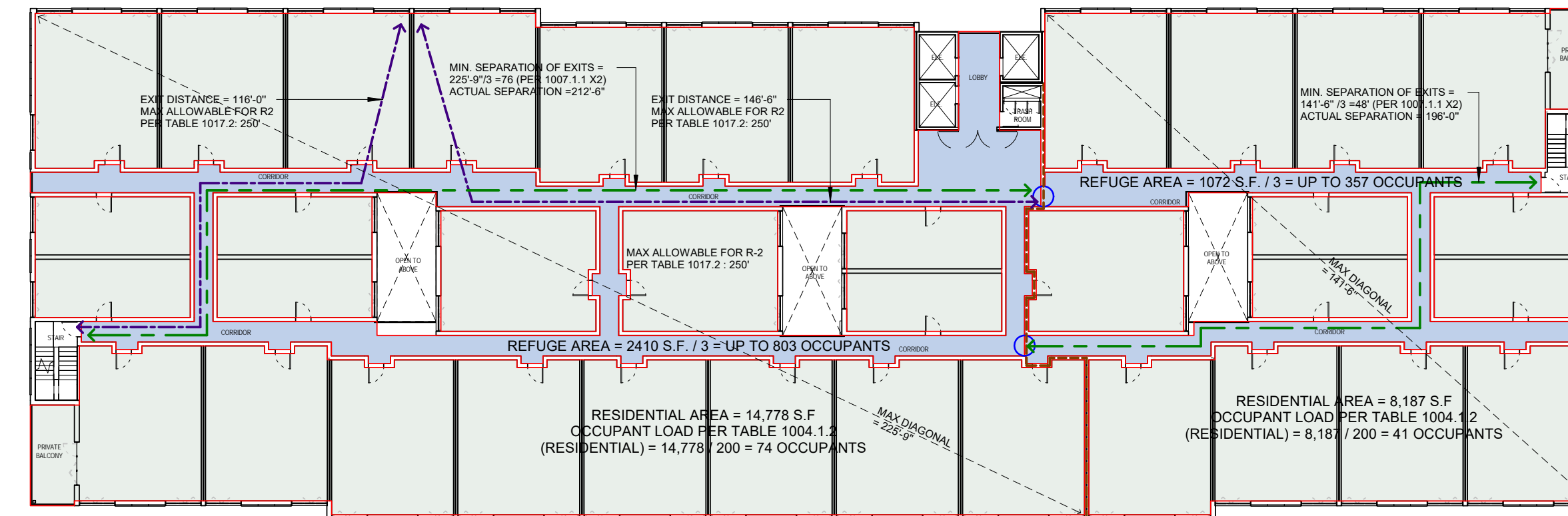


7 5th Floor  
1" = 25'-0"

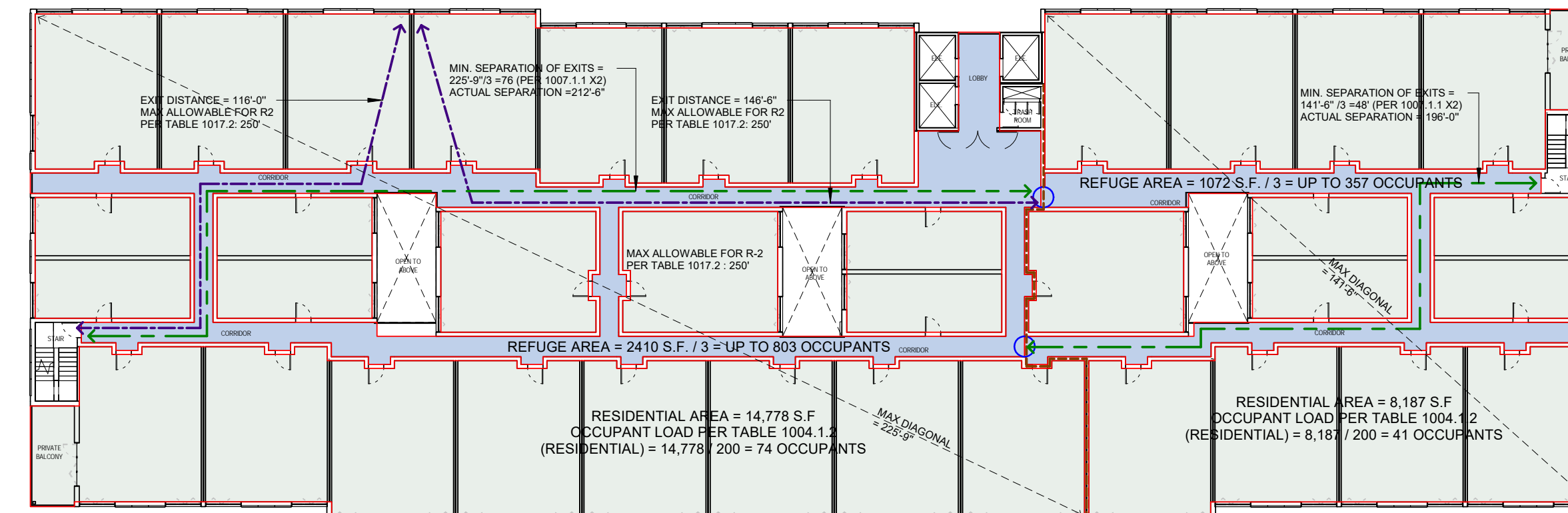
REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 =  $115 \times 0.3 = 34.5'$   
REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 =  $115 \times 0.2 = 23'$



2) Level - P2 TOTAL OCCUPANT LOAD FOR THIS LEVEL: 129  
 1" = 25'-0" REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 = 129 X 0.3 = 38.7"  
REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 = 129 X 0.2 = 25.8"

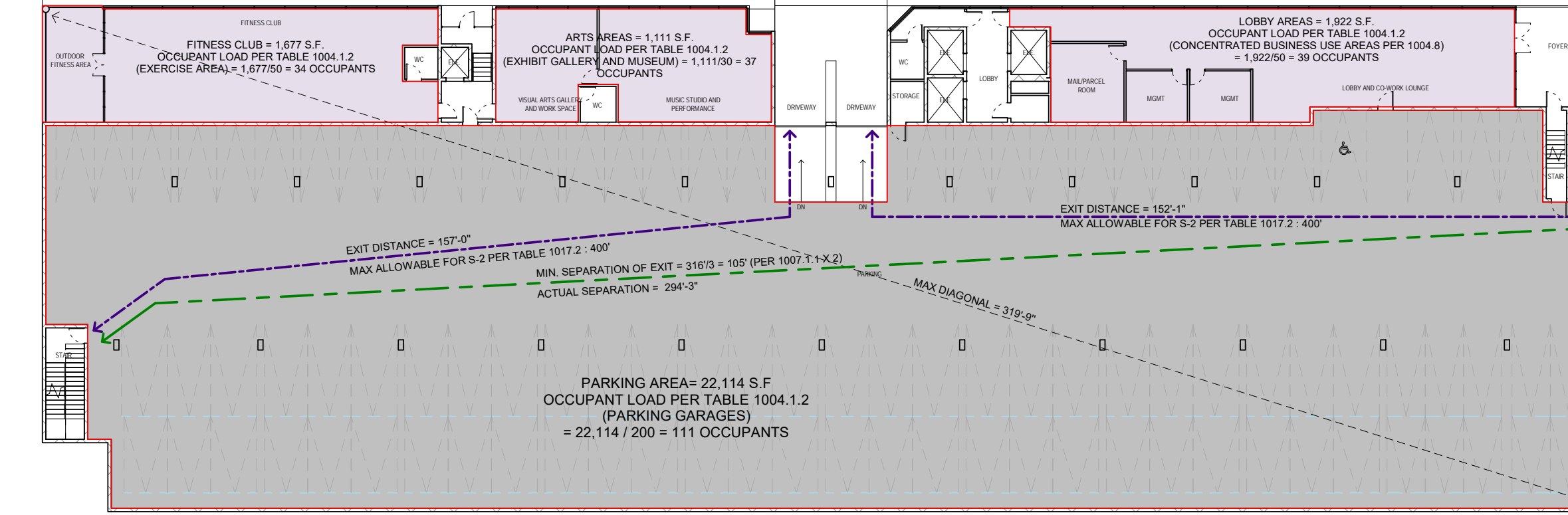


5 3rd Floor REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 =  $115 \times 0.3 = 34.5"$   
 1" = 25'-0" REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 =  $115 \times 0.2 = 23"$



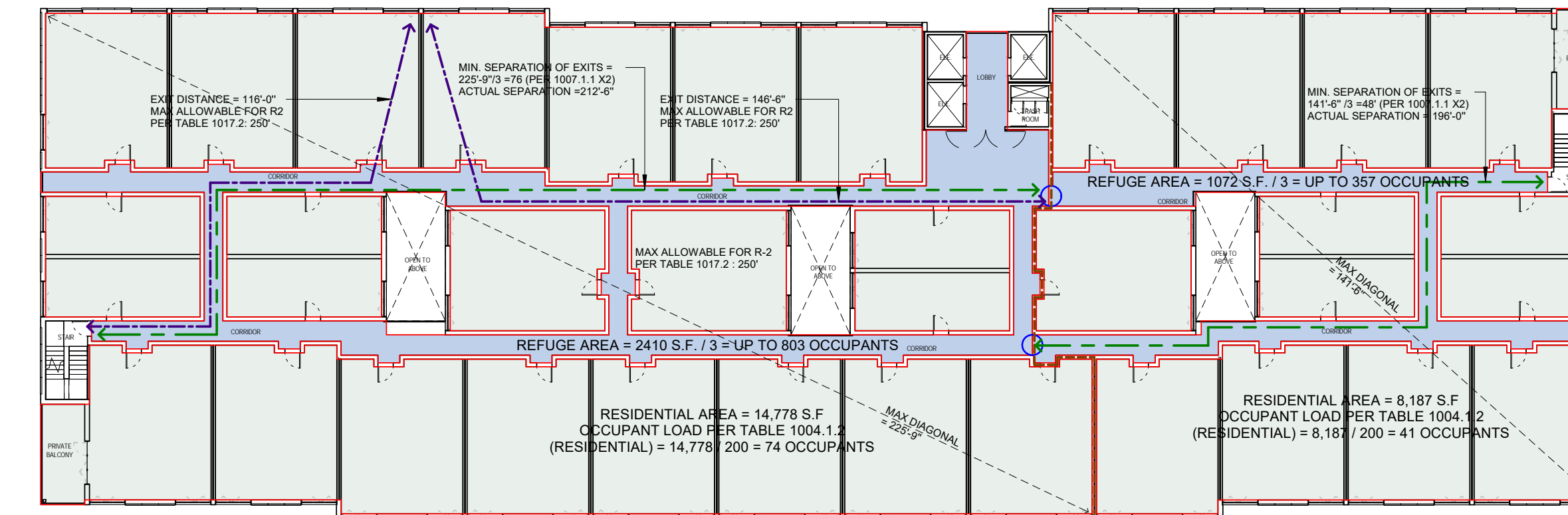
8 6th Floor  
1" = 25'-0"

REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 = 115 X 0.3 = 34.5"  
REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 = 115 X 0.2 = 23"



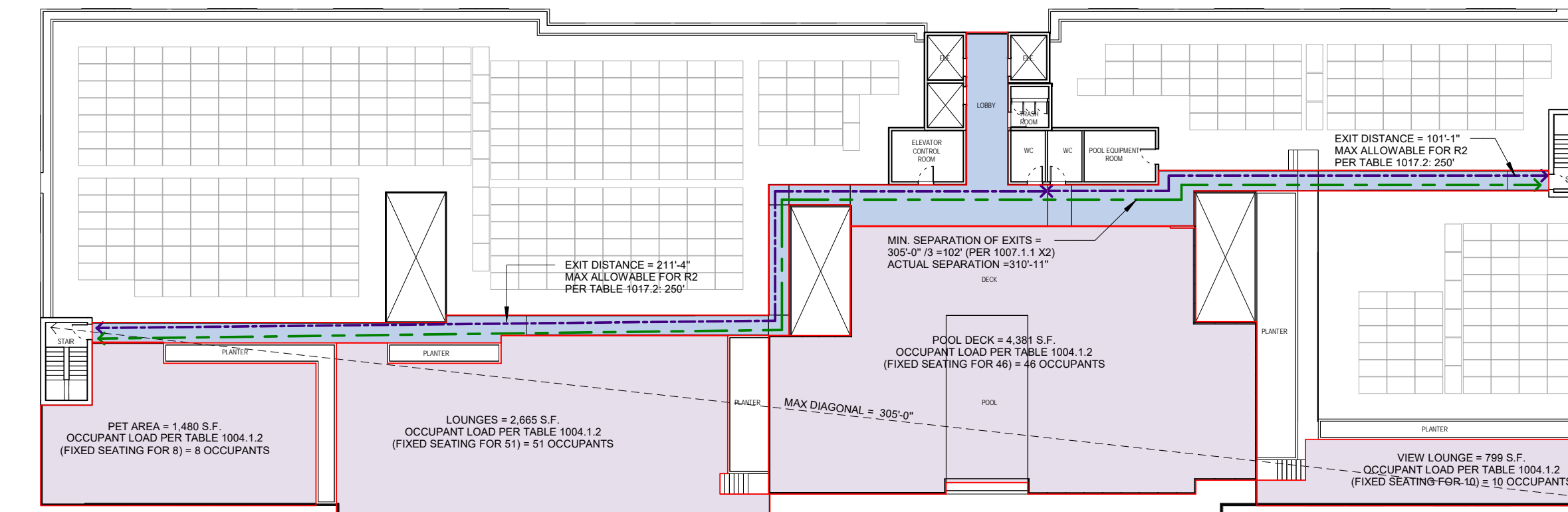
3 1st Floor / P1  
1" = 25'-0"

TOTAL OCCUPANT LOAD FOR THIS LEVEL: 221  
REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 =  $222 \times 0.3 = 66.6"$   
REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 =  $222 \times 0.2 = 44.4"$



**6 4th Floor**  
 1" = 25'-0"








REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 = 115 X 0.3 = 34.5"  
 REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 = 115 X 0.2 = 23"



9 Main Roof  
 1" = 25'-0"

TOTAL OCCUPANT LOAD FOR THIS LEVEL: 115  
 REQUIRED CUMULATIVE STAIRWAY EGRESS WIDTH PER 1005.3.1 =  $446 \times 0.3 = 34.5"$   
 REQUIRED CUMULATIVE EXIT WIDTH OTHER THAN STAIRWAYS PER 1005.3.2 =  $446 \times 0.2 = 23"$   
 PROVIDED STAIR WIDTH = 88

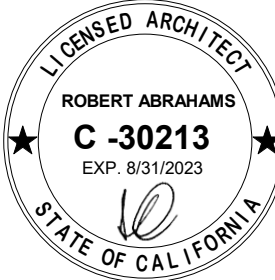
**LEGEND**

- |   |   |
|---|---|
|  | Means of Egress area<br>Illumination Min. 1 footcandle per 1008 |
|  | Common Area Occupancy   |
|  | Parking Area Occupancy  |
|  | Residential Area Occupancy                                      |
|  | Egress travel distance  |
|  | Min. Separation of Exits  |
|  | Horizontal Exit   |



Bob Abrahams Architect Inc

731 Indiana Avenue, Venice, CA 90291



CITY FILE NO:

RD22-00006

DEVELOPER

SUNSETS, LP

P.O. Box 531 Rancho Santa Fe, CA 92067

941-587-0210

[illegible]

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

### Building Data Per Building Code ( Egress)

Project Number 0351-4

Date 05/04/2023

Drawn by VB

Checked by BOBA

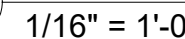
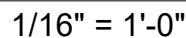
A206

Scale As indicated



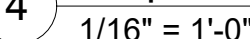
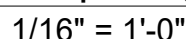


Scale 1/16" = 1' 0"



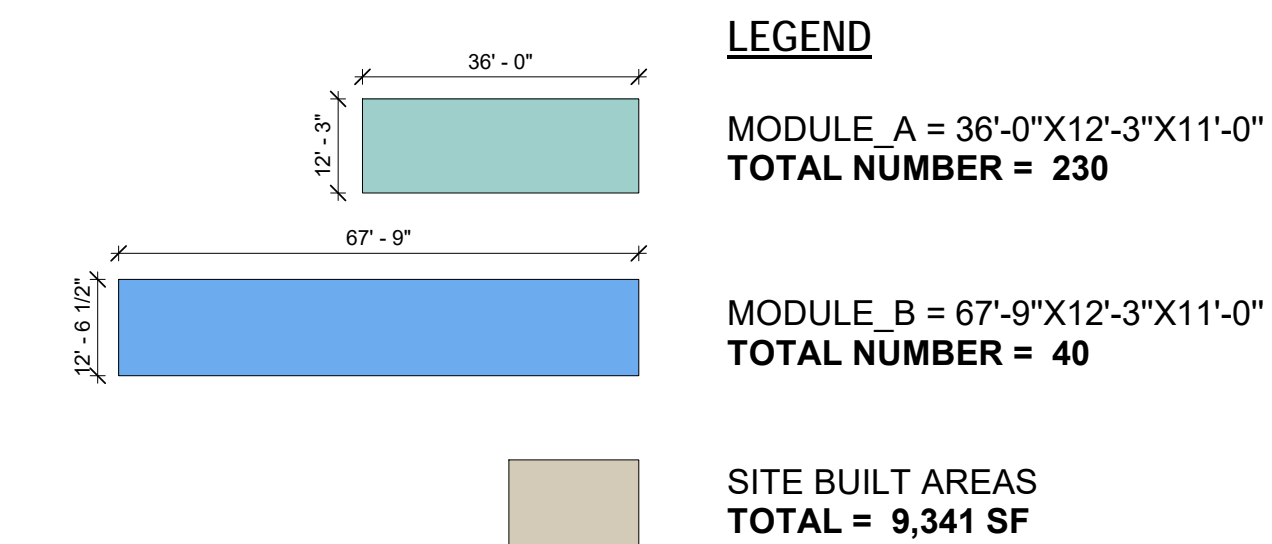
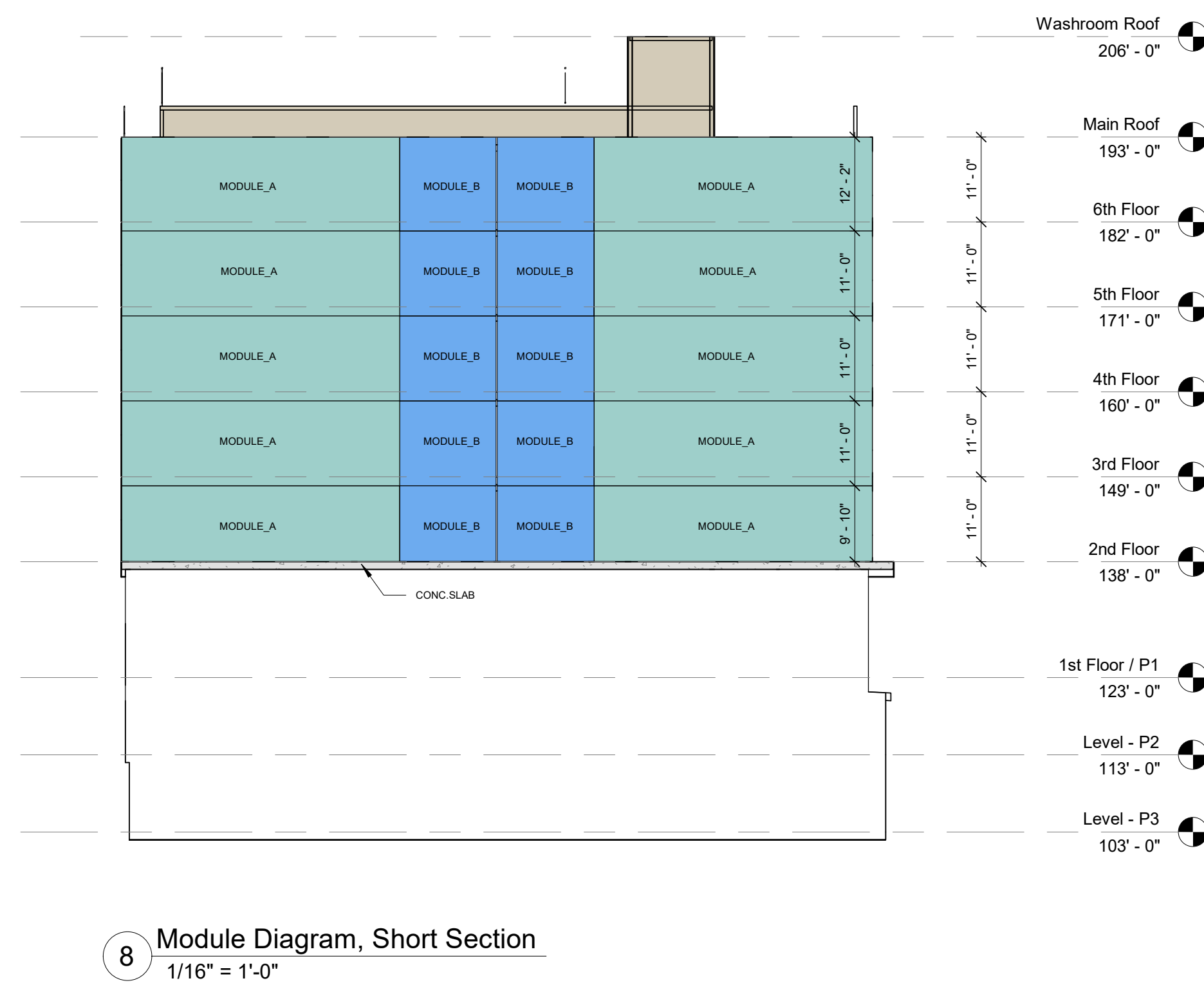
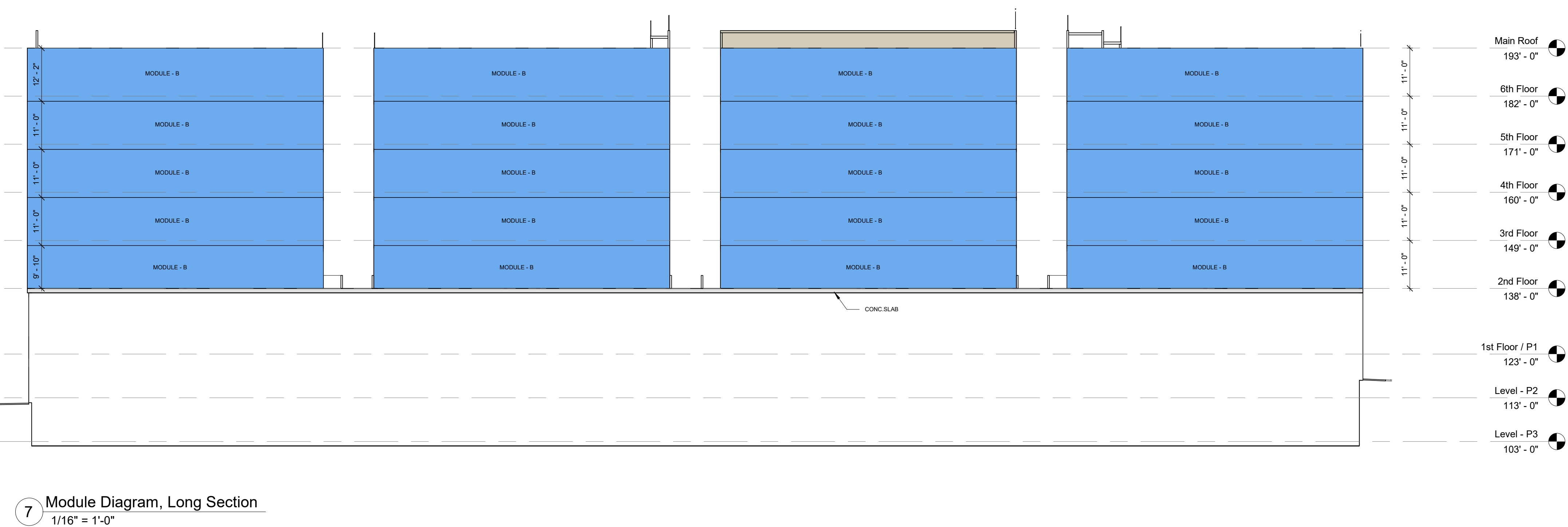
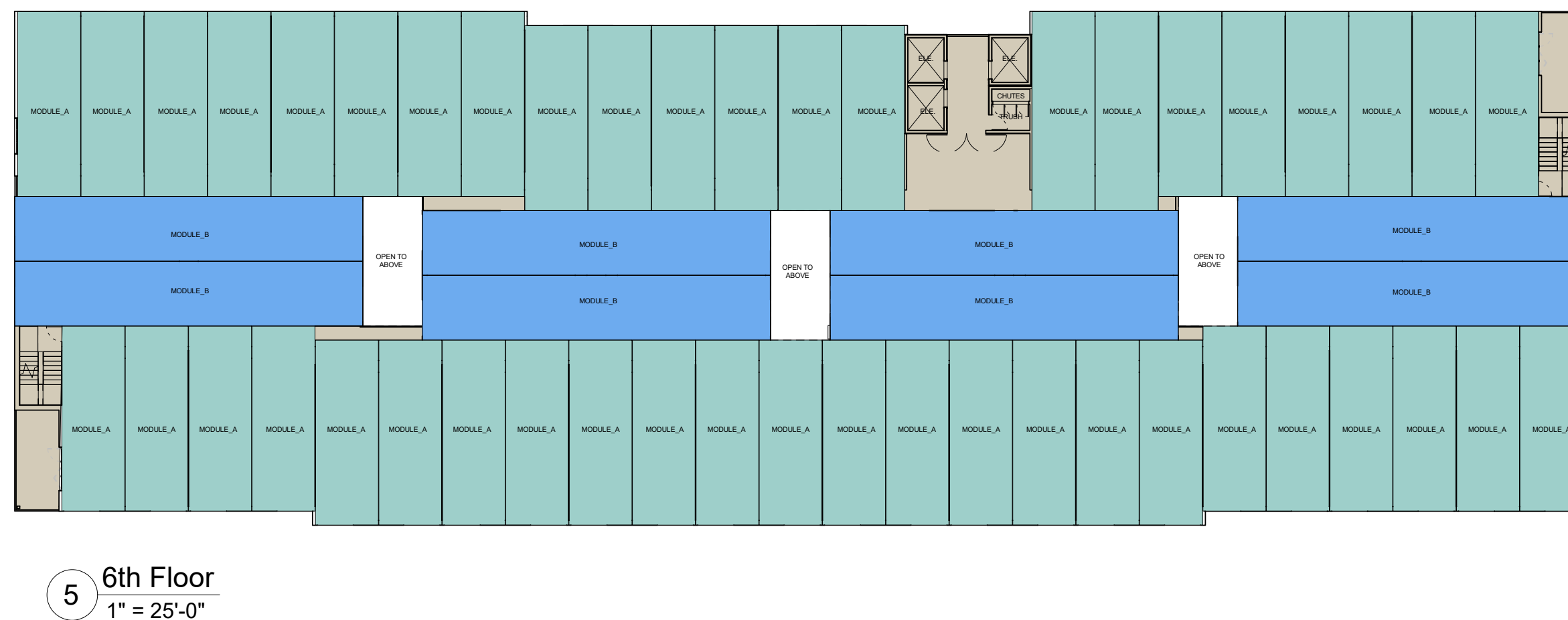
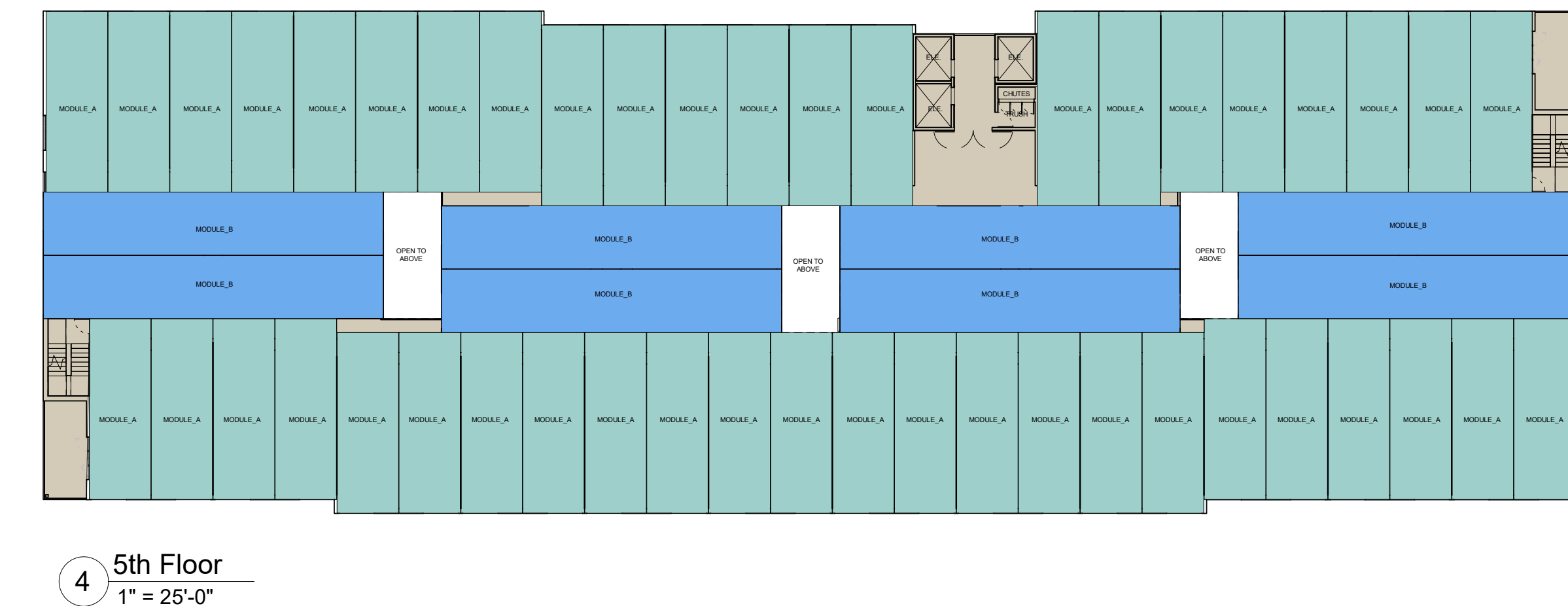
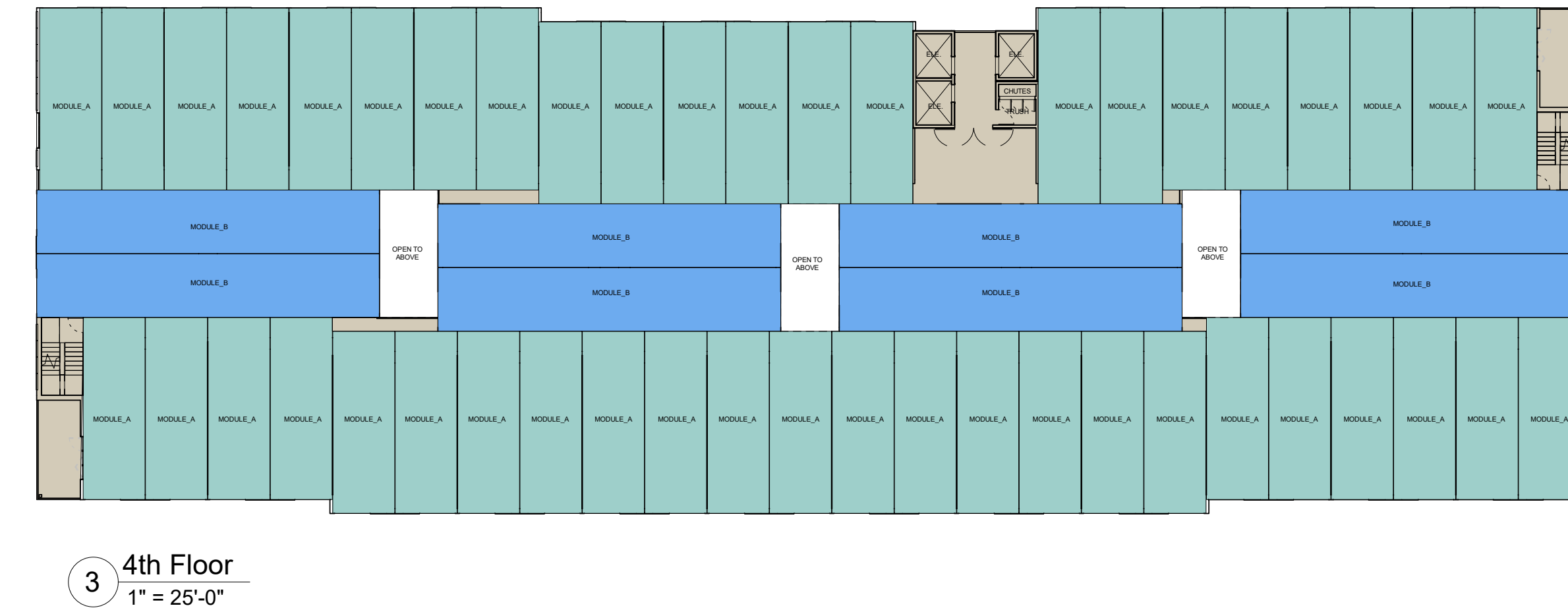
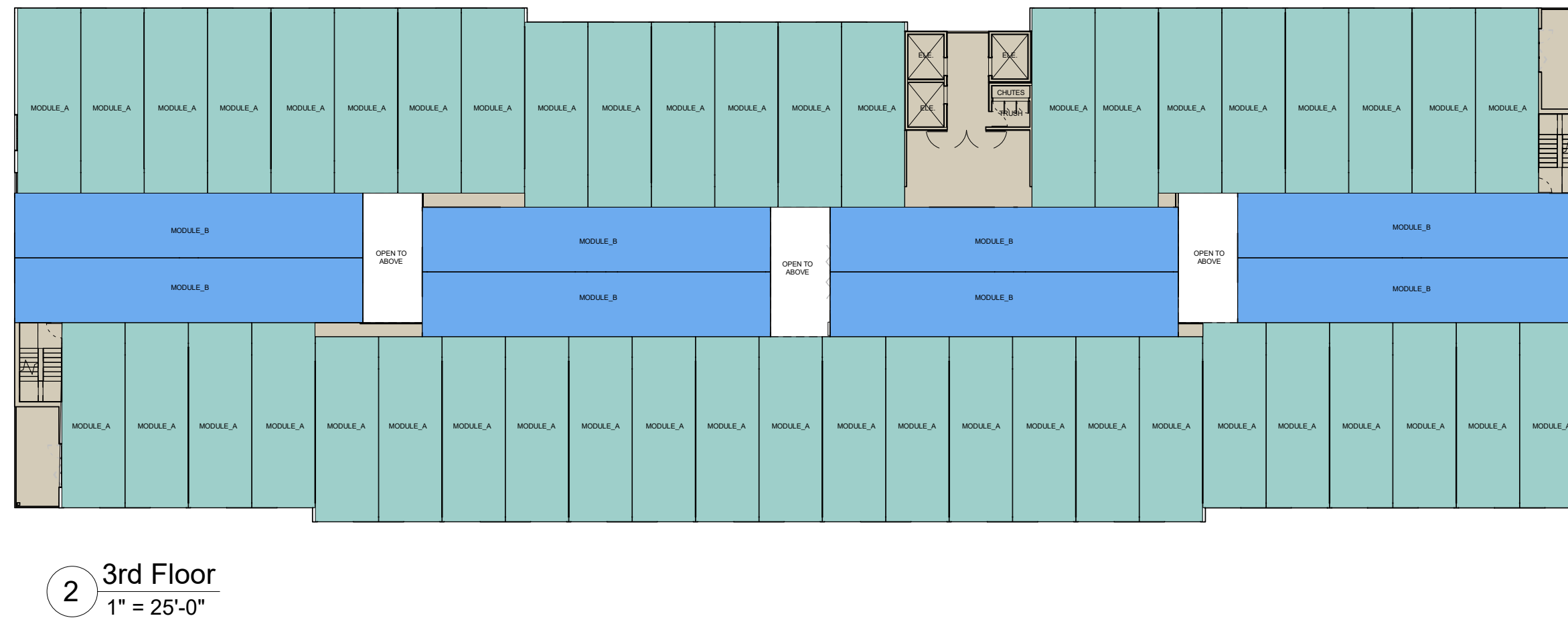
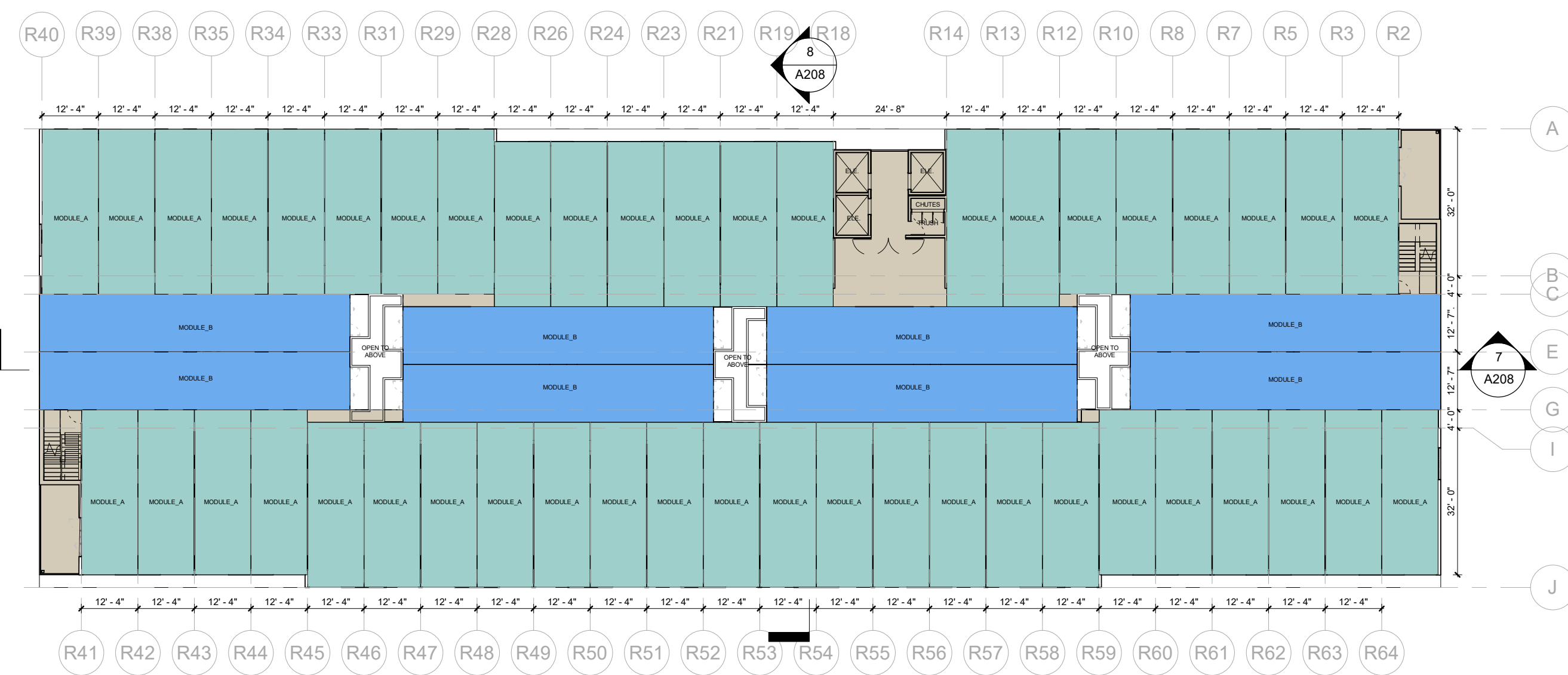
Proposed Fire Separation Distance	40'-0"
Protection	Unprotected, sprinklered
Allowable % unprotected openings	25%
Area of Proposed Building Wall	1070 sqft
Area of Proposed Openings	281 sqft
Proposed % Openings	26.2%

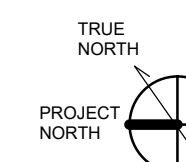
Protection	Unprotected, sprinklered
Allowable % unprotected openings	25%
Area of Proposed Building Wall	1071 sqft
Area of Proposed Openings	281 sqft
Proposed % Openings	26.2%



### Allowable Unprotected Openings per Table 705.8:

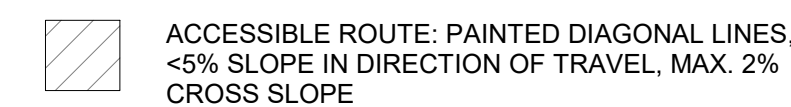


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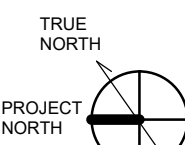
PRIVATE STORAGE UNITS: 61



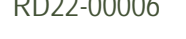
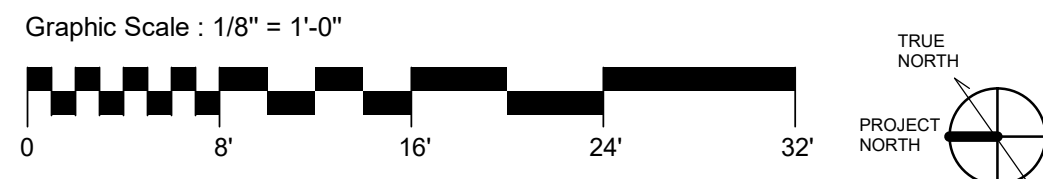
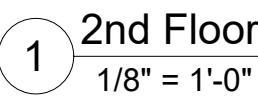
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PRIVATE STORAGE UNITS: **43**





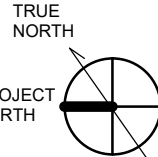
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Scale  $1/8" = 1'-0"$ 



Scale  $1/8" = 1'-0"$







941-587-0210

## Luxury Apartments

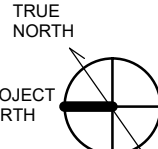
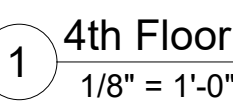
990 PIER VIEW WAY  
SEASIDE, CALIFORNIA

## 4th Floor

Checked by BOBA

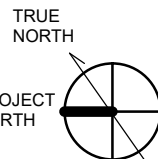
A305

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Scale 1/8" = 1'-0"







941-587-0210

## SUNSETS

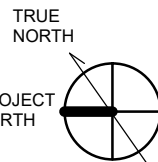
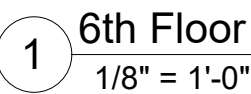
990 PIER VIEW WAY  
SEASIDE, CALIFORNIA

## 5th Floor

Checked by BOBA

A307

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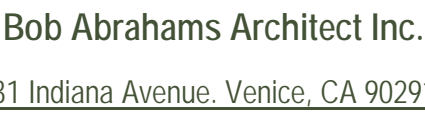




Scale  $1/8" = 1'-0"$







DEVELOPER

SUNSETS, LP

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941-587-0210

[illegible]

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

Elevation

Project Number 0351-4

Date 05/04/2023

Drawn by VB

Checked by BOBA

A400

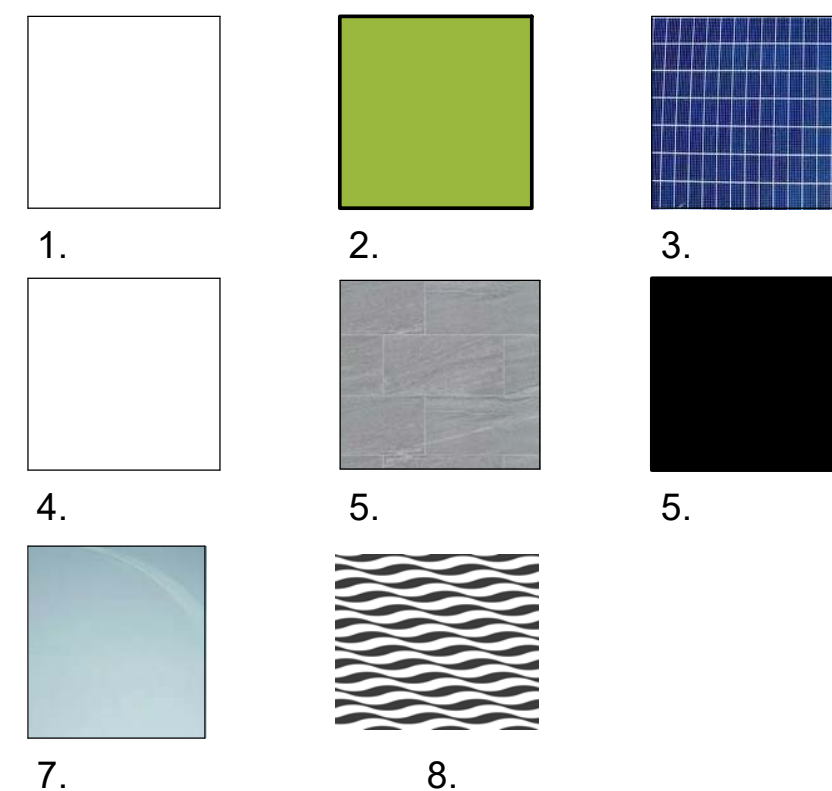
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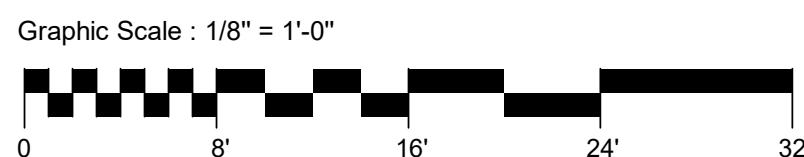
1 Horne Street Elevation  
1/8" = 1'-0"

## **MATERIAL LEGEND**

- |   |             |
|---|-------------|
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| 2. FIBER REINFORCED CEMENT SIDING             | LIGHT GREEN |
| 3. SOLAR PANEL                                | DEEP BLUE   |
| 4. PAINTED CONCRETE / MASONRY                 | WHITE       |
| 5. PORCELAIN TILE                             | LIGHT GREY  |
| 6. WINDOW FRAMES,WROUGHT IRON AND MISC,METALS | DARK BRONZE |
| 7. GLASS                                      | CLEAR       |
| 8. METAL GRILL ART PIECE                      | DARK BRONZE |



**TOTAL AREA OF SOLAR PANELS = 5,808 SF**





SUNSETS, LP

941-587-0210

## SUNSETS

990 PIER VIEW WAY  
SEASIDE, CALIFORNIA

Elevation

Project Number 0351-4

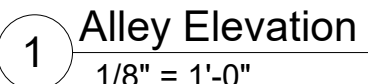
Date 05/04/2023

Drawn by VB

Checked by BOBA

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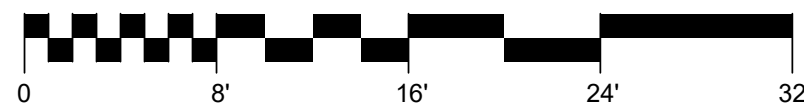


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2. FIBER REINFORCED CEMENT SIDING
3. SOLAR PANEL
4. PAINTED CONCRETE / MASONRY
5. PORCELAIN TILE
6. WINDOW FRAMES, WROUGHT IRON AND MISC. METALS
7. GLASS
8. METAL GRILL ART PIECE

WHITE  
LIGHT GREEN  
DEEP BLUE  
WHITE  
LIGHT GREY  
DARK BRONZE  
CLEAR  
DARK BRONZE



Graphic Scale : 1/8" = 1'-0"





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## Luxury Apartments

990 PIER VIEW WAY  
SEASIDE, CALIFORNIA

Elevation

Project Number 0351-4

Date 05/04/2023

Drawn by VB

Checked by	BOBA
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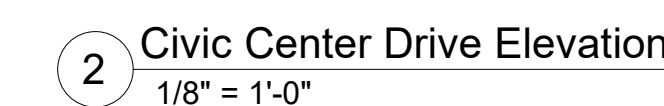
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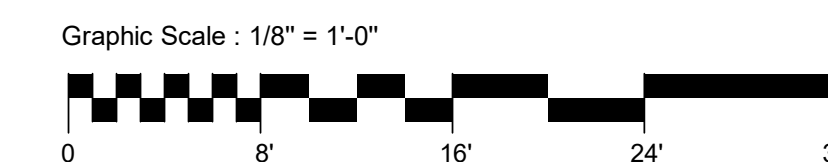


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2. FIBER REINFORCED CEMENT SIDING
3. SOLAR PANEL
4. PAINTED CONCRETE / MASONRY
5. PORCELAIN TILE
6. WINDOW FRAMES, WROUGHT IRON AND MISC. METALS
7. GLASS
8. METAL GRILL ART PIECE

WHITE  
LIGHT GREEN  
DEEP BLUE  
WHITE  
LIGHT GREY  
DARK BRONZE  
CLEAR  
DARK BRONZE



**TOTAL AREA OF SOLAR PANELS = 2,288 SF**







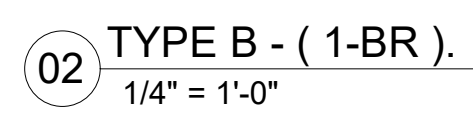
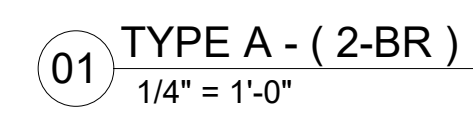
941-587-0210

Scale 1/8" = 1'-0"



941-587-0210

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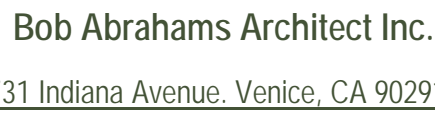












DEVELOPER

SUNSETS, LP

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941-587-0210

[illegible]

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

## Door Schedules

Project Number 0351-4

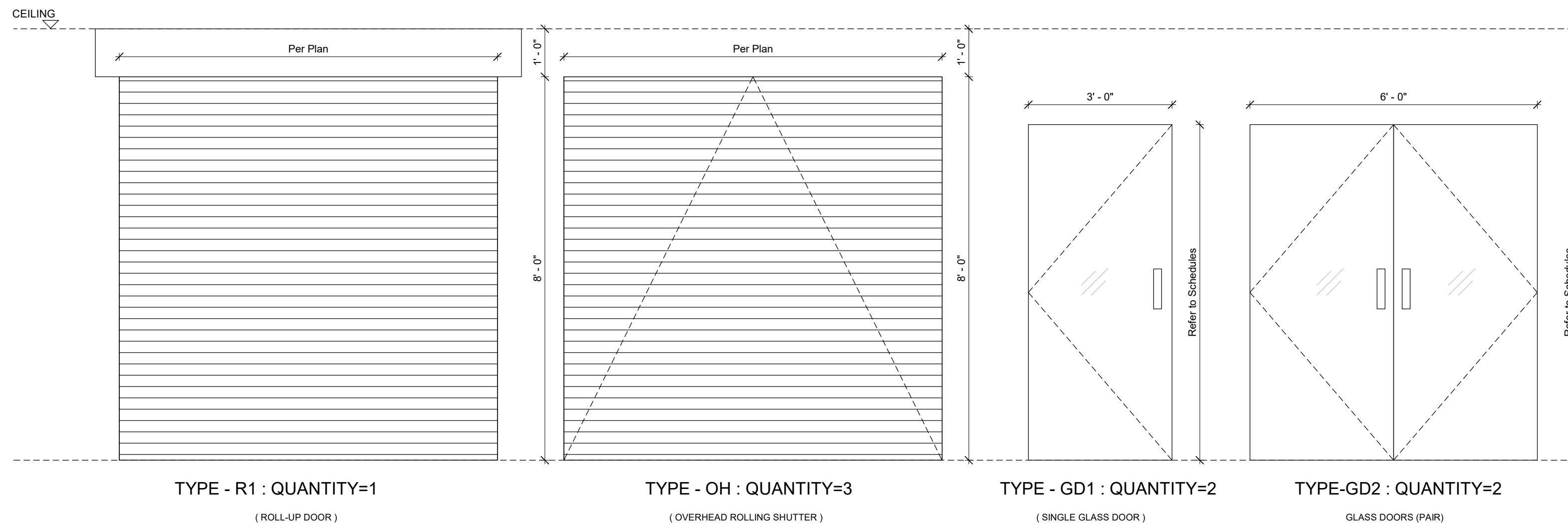
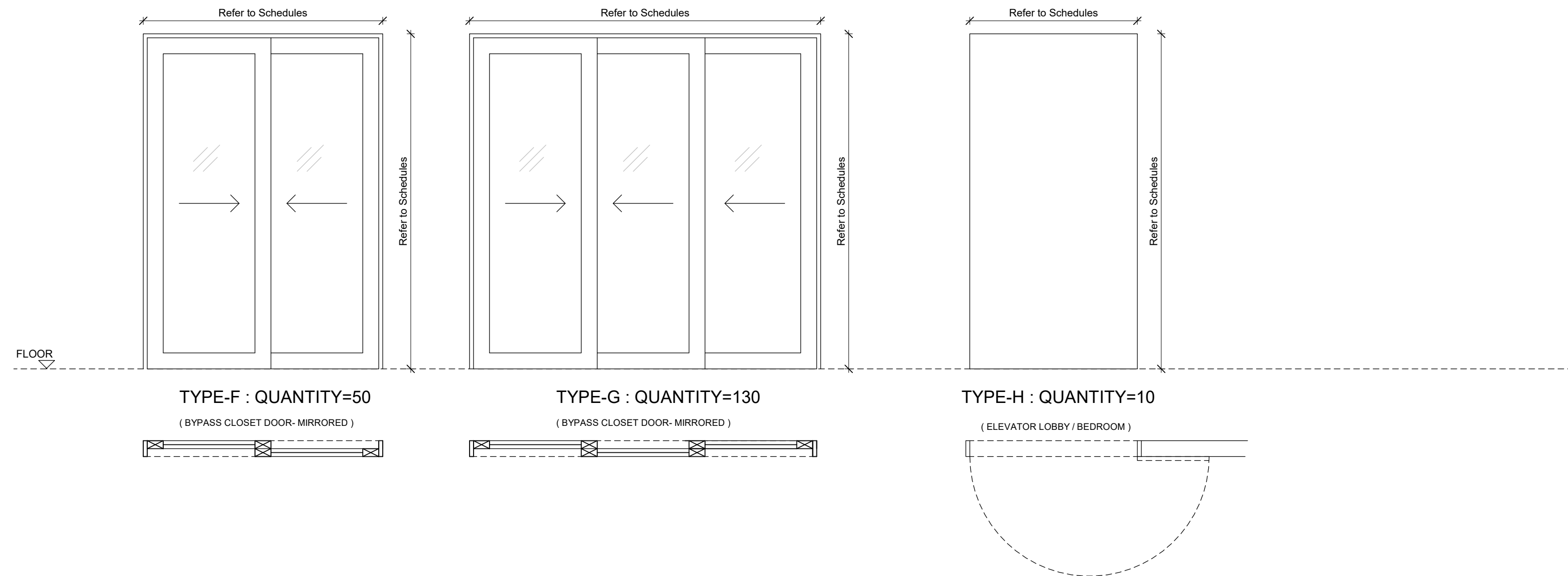
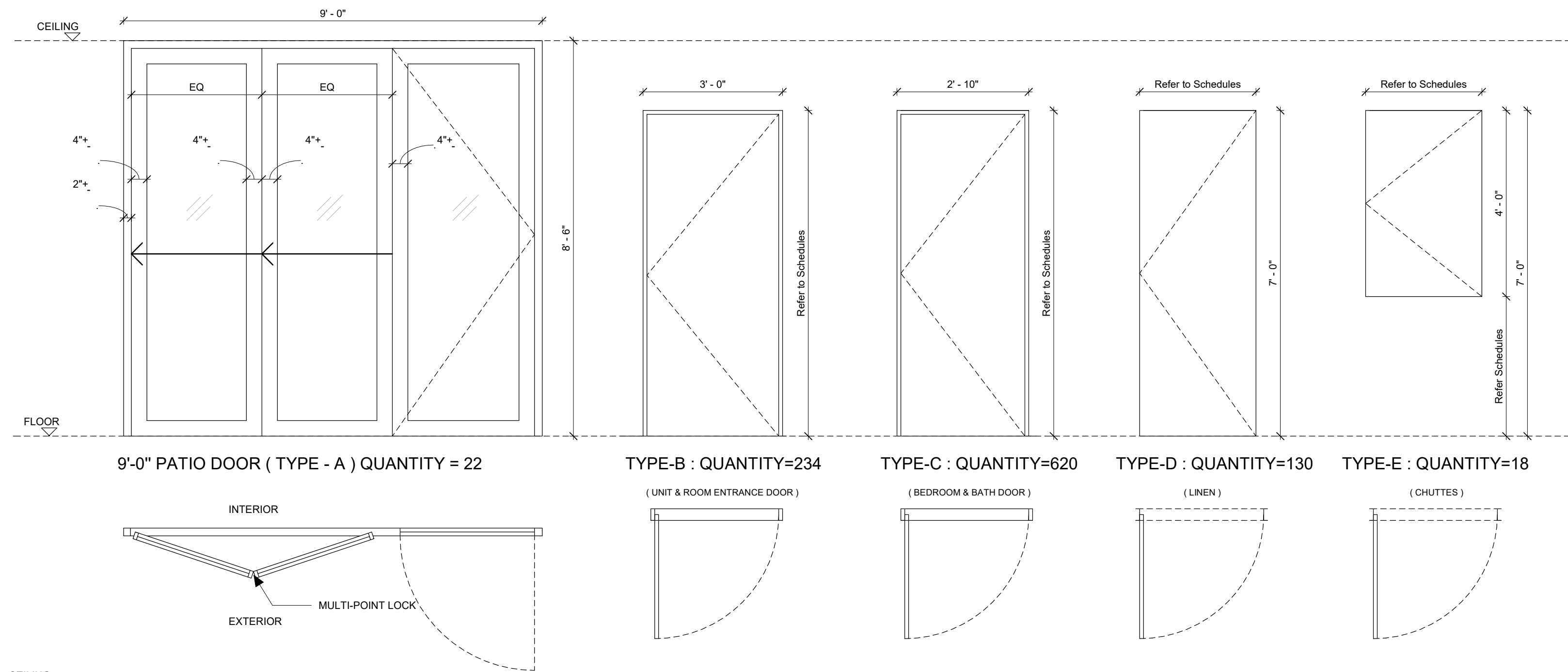
Date 05/04/2023

Drawn by VB

Checked by BOBA

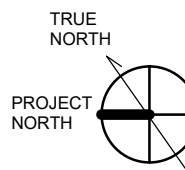
A702

Scale  $1/2" = 1'-0"$



DOOR DETAILS  
1/2" = 1'-0"



Scale 1/8" = 1' 0"



R  
LP  
81 Rancho Santa Fe, CA 92067  
10

Scale  $1/8" = 1'-0"$







941-587-0210

## Luxury Apartments

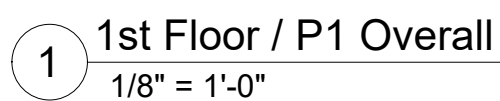
SEASIDE, CALIFORNIA

Level - P1/1st Floor ( Overall

Checked by BOBA

A902

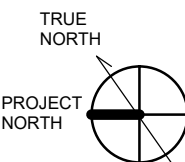
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941-587-0210

Scale  $1/8" = 1'-0"$







**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

3rd Floor ( Overall )

Project Number 0351-4

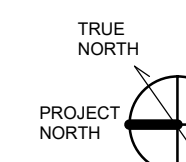
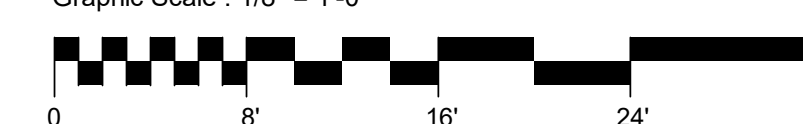
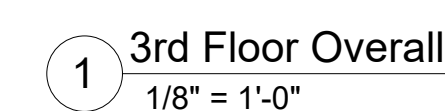
Date 05/04/2023

Drawn by VB

Checked by BOBA

A904

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**SUNSETS**  
Luxury Apartments

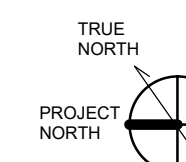
990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

#### 4th Floor ( Overall )

Checked by	BOBA
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A905

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941-587-0210

**SUNSETS**  
Luxury Apartments

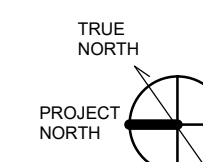
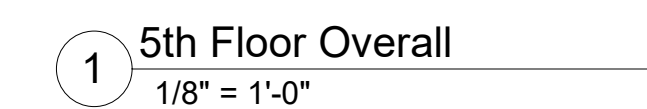
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OCEANSIDE, CALIFORNIA

5th Floor ( Overall

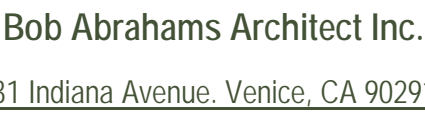
Checked by BOBA

A906

Scale  $1/8" = 1'-0"$







CITY FILE NO:

RD22-00006

DEVELOPER

SUNSETS.LP

P.O. Box 531 Rancho Santa Fe, CA 92067

941-587-0210

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

### 6th Floor ( Overall )

Project Number 0351-4

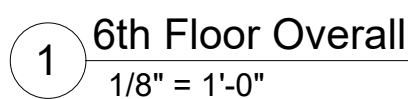
Date 05/04/2023

Drawn by VB

Checked by BOBA

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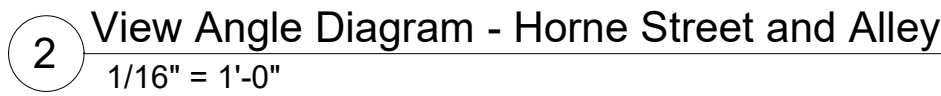
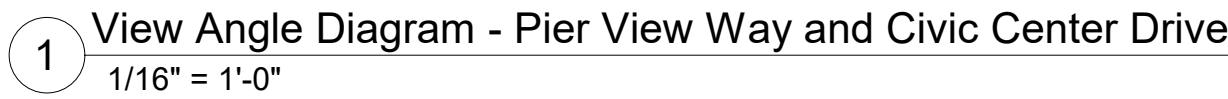



$$'' = 1'-0''$$



941-587-0210

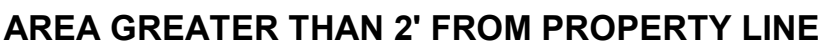
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Scale As indicated



Scale As indicated



941-587-0210

**SUNSETS**  
Luxury Apartments

990 PIER VIEW WAY  
OCEANSIDE, CALIFORNIA

## Articulation diagrams

Project Number	0351-4
Date	05/04/2023
Drawn by	VB
Checked by	BOBA

A1003

Scale As indicated



1 Pier View Way Elevation.  
1/8" = 1'-0"



2 Civic Center Drive Elevation.  
1/8" = 1'-0"

**ARTICULATION AREA SUMMARY:**

	Horne Street	Pier View Way	Alley	Civic Center Drive
Area to be articulated .	18,019	5,567	16,812	5,729
Area Greater than 2' from Property Line	6,008 33%	690 12%	6,223 37%	690 12%

**AREA TO BE ARTICULATED**

**AREA GREATER THAN 2' FROM PROPERTY LINE**



**4.0 ITEM 3 – ATTACHMENT 1****SUNSETS MIXED-USE PROJECT WITH DENSITY BONUS**

Downtown Development Plan (RD22-00006), Density Bonus (DB23-00001)

**DESCRIPTION & JUSTIFICATION****DEC. 13, 2022, UPDATED MARCH 28, 2023****Project Setting and Overview**

The site of the proposed Sunsets Mixed-Use Project with Density Bonus (“Sunsets” or “Project”), which is located on the eastern half of the block at N. Horne Street and Pier View Way, has an existing entitlement for a mixed-use building with 118 apartments and commercial/flex space on the ground floor along N. Horne Street. The revised Project proposed with this application is for a Mixed-Use Development Plan with Density Bonus that implements the State Density Bonus law intended to encourage the construction of housing, including privately developed affordable units. Along with almost 5,000 square feet (sf) of space for commercial uses, 180 apartments would be available with this project to serve the housing needs of downtown Oceanside with 10% reserved for low-income households (17 apartments) and very low-income households (1 apartment).

The Sunsets site comprises five parcels (APNs 147-107-09, -10, -11, -12 and -14) totaling 0.703 acre, with a General Plan designation of Downtown and Zoning designation of Downtown Subdistrict 3 with the stated intent to provide sites for office development, interspersed with residential stand-alone and/or mixed-use development, in response to market demands. The site, located on N. Horne Street between Civic Center Drive and Pier View Way, sits atop the hill above the Oceanside Civic Center at a prominent waypoint for those travelling from the I-5 freeway exit at Mission to Oceanside’s City Hall, Museum of Art, Public Library and the coastal downtown to the west. The proposed revision to this transit oriented development will provide 180 residences (including 10% as affordable units) as compared to the already approved 118 unit project without on-site low-income affordable units and thus increases the amount of affordable housing produced by private development in an area well-served by transit options. Sunsets contributes to the vibrancy of downtown and the support of downtown businesses. The high-density housing units and neighborhood-serving commercial services spaces inside will provide Oceanside with a mixed-use development that maximizes housing opportunities for residents of different income levels in the pedestrian friendly and transit oriented downtown, while providing for uses along N. Horne Street as a continuation of the commercial character of this block. The planting of additional street trees, textured hardscape, low shrubs, and groundcover will create a far more pleasant pedestrian experience and improved streetscape, with ample space for both resident and visitor bicycle parking.

**Mixed-Use Development Plan**

In accordance with Downtown District Property Development Regulations [Section 1232 Additional Regulation (KK)], any mixed-use development with commercial and residential land uses combined requires a Mixed-Use Development Plan to establish site-specific property development regulations for the project. As noted in the zoning regulations, the purpose and intent of mixed-use development regulations is to allow increased density and flexibility, while

maintaining ground floor pedestrian orientation and activation through design rather than only type of use.

The attached Exhibit “A” provides the Mixed-Use Development Plan standards proposed for Sunsets. Where these mixed-use development standards differ from typical City of Oceanside Codes or Regulations, they are noted and explained. To the extent any Project feature or design element contained in this document, Exhibit “A”, the plans and other materials submitted with this application differs from typical City Codes or development standards, then such difference represents an express request for a waiver by the Applicant under State density bonus law.

Sunsets is an urban infill project that maximizes the amount of housing to provide a vibrant mix of uses that will complement downtown Oceanside. The building frontage along N. Horne Street is designed to activate the streetscape and pedestrian area along this corridor, continuing the existing commercial character of the street to the south and east. The ground level facing N. Horne Street will include several flexible-use spaces totaling almost 5,000 square feet that could be used for work, education or personal improvement services like fitness, visual arts, music instruction and shared co-work. These areas were designed both to allow smaller business owners in nearby neighborhoods the opportunity to operate near downtown Oceanside and to accommodate amenities for the residents of the housing component of the project. The ground floor also includes the management office, and an outdoor public plaza at the southeast corner of the building with the most prominent public view. The architecture for this level incorporates features that present a commercial appearance, such as extensive façade glazing and glass entry doors for a “storefront” appearance. This is designed to distinguish this area of the building along N. Horne Street with a commercial character in order to activate the pedestrian streetscape and provide public visibility to the activities and businesses inside.

Sunsets will provide 180 residential rental apartment homes within the upper five floors of the building. The 50 one-bedroom units are 375 square feet, and the 130 two-bedroom units are between 737 to 750 square feet, all arranged in a “stacked flat” configuration. Each unit is open to an exterior wall along the perimeter of the building or into an interior courtyard that is open to the sky. Access into the units is from elevators and stairways to a system of interior corridors. Of the 180 apartments, 17 will be reserved for low-income residents, with one additional unit reserved for very low-income residents in accordance with affordable housing requirements – which equates to 10% of the total units.

### **Access, Transit, and Parking**

Access to the 3-level parking garage is separated by level and not interconnected, i.e. vehicles cannot circulate between floors. Resident parking will all be assigned and this design better organizes onsite parking and enhances privacy and security for residents. The uppermost (P1) garage level is accessed from N. Horne Street and provides resident parking controlled by an entry gate. Access to the two lower levels is from the alley on the west side of the site. Taking advantage of the grade of the site, the middle (P2) parking level entry is at grade with the alley but below grade on the east (N. Horne Street) side, while the lowest parking level (P3) is below the alley grade. Levels P2 and P3 are also access-controlled for residents.

Sunsets is located within the Downtown Transit Oriented District (TOD) that encompasses sites within one-half mile from the Oceanside Transit Center boundaries. It is near several transit options that include bus service on Mission Avenue and Coast Highway, and the Oceanside Transit Center that includes additional bus and train options via Amtrak, Metrolink and Coaster lines that travel north and south to Los Angeles and San Diego as well as connecting with the Sprinter line that runs eastbound to Escondido. The proximity to transit is a key amenity for Sunsets community residents which will supplement their transportation options. The provision within the project for indoor bicycle storage/parking and a bicycle repair room further contributes to the ability of residents to have a choice of travel mode and move around the City without individual vehicles. The project supports the vision for Oceanside and the region for transit-oriented development by locating high density residential opportunities near transit services.

Parking spaces have been provided for residents, visitors, and commercial spaces, allocated based on standards for each use. Because the site is within the Downtown TOD area, on-street parking along the street frontage of the building is included in the calculation for non-residential uses and the revised project maintains the same number of on-street spaces as approved with the prior project. There are four existing angled spaces on Pier View Way near the intersection with N. Horne Street, with three more to be added by the project where an existing driveway curb cut will be eliminated. On the N. Horne Street frontage, five parallel parking spaces in addition to a loading zone will be provided, and three parallel spaces are available on Civic Center Drive for a total of 15 on-street parking spaces along the project street frontage. The loading zone is proposed along the N. Horne Street frontage south of the garage driveway to provide designated space for moving trucks, as well as mail/package delivery vehicles. Visitor bicycle parking is included near the main entry and around the rest of the project perimeter to further encourage the use of alternate transportation. Parking details are shown below under Density Bonus Provisions in Table 2.

### **Architecture**

The design of the revised Sunsets building maintains the modern, urban style of the approved project while accommodating the number of housing units proposed. Consistent with stated City objectives, the project consolidates several smaller parcels to allow the development to provide the maximum amount of high quality, much needed housing. The sophisticated urban concept still incorporates many advanced environmentally sensitive and sustainable building features such as ultra-high efficient HVAC and water heating systems, extensive solar energy production with both rooftop and vertical wall-mounted panels, and rooftop landscaping.

As is typical with high density, downtown urban infill structures in commercial areas, the building utilizes zero-foot setbacks along the street frontages. Full utilization of the site footprint reinforces the pedestrian relationship to the commercial spaces along N. Horne Street and emphasizes the vibrancy and excitement of the downtown urban fabric. The building-integrated photovoltaic (BIPV) arrays create a strong, innovative architectural element as the BIPV panels extend from above the first floor up to the cornice. These provide for a distinctive design adding



visual interest in the wall planes. The BIPV also greatly increases the amount of solar electricity to be produced on site using renewable energy technologies with the revised project including an additional almost 9,000 sf of panels over the prior project, for a total of 24,534 sf, which further reduces the building's carbon footprint and long-term cost to residents in consideration of the City's sustainability goals.

Additional decorative light green accents provide a focal point of color on vertical stair and elevator tower elements. Light colored horizontal banding above the commercial space and at the top of the structure frame the residential portion of the building and visually separate it from the ground level commercial and private shared spaces. Other than one gated garage entry, the entire N. Horne Street ground-level building design screens the parking along this block.

### **Project Amenities**

This urban concept incorporates recreation opportunities beyond what the vibrant downtown provides and includes almost 10,000 square feet of common outdoor living area on the roof with amenities such as:

- Social gathering areas with extensive seating;
- Dining and cooking facilities;
- Pet park and wash area;
- Pool with lounge seating and refreshment bar; and
- View lounges with seating looking over glass railings to the west.

Additional amenities may be offered in the commercial flex spaces on the ground floor that are available for lease by residents or the general public to provide services in the fitness center, creative arts studios, or the co-work space, along with a pedestrian plaza available for resident and public use at the intersection of N. Horne Street and Pier View Way. A secured bike storage room with a separate repair room is conveniently located on parking level P2 for 193 bicycles. Private and secure cabinets on all levels above assigned parking spaces will be available for personal storage. All these amenities are included to enhance the quality of life, encourage the use of transit and reduction in car trips, and maximize the enjoyment and convenience of living in this vibrant downtown area.

### **Landscape Design**

The key external landscape elements for Sunsets are focused on creating an inviting streetscape and activating this primarily long vacant site in a key downtown Oceanside location. Consistent with the prior approval, the project revision will enhance the parkways, adding new landscaping in parkways along the project on the three public streets for an improved visual streetscape and a more pleasant pedestrian experience. The landscape design features clean, modern lines with geometric features in support of the modern architectural style. Existing palm trees along Pier View Way will remain as contributors to the iconic corridor of palms that extend down the street toward the coast, with additional palms in the parkways around the other two sides for a cohesive design. Australian Willow trees fill in the spaces between the palms and provide shade

for pedestrians and visual interest from the main public view of the site. Shrubs and decomposed granite surfaces complete the design.

An additional 30 shade trees provide cool zones around the many amenity areas of the rooftop deck, and help delineate the different use areas, while creating a park-like ambiance and contributing to the urban forest canopy. Trees located along the western edge of the deck would be visible from below and soften the edge of the roofline. Interior courtyards open to the sky are planted with trees and shrubs compatible for their location. Plant selections embrace low impact development and low water use varieties, with bio-basin planting appropriate for the unique conditions of stormwater treatment.

### **Affordable Housing Density Bonus Provisions**

The State of California's Density Bonus Law (Government Code §65915-65918) was established to promote the construction of both market-rate and affordable housing units and allows projects to exceed the maximum designated density and to use development standard waivers, or incentives and concessions, in exchange for providing affordable housing units in accordance with all current density bonus regulations. The City of Oceanside zoning regulations and municipal code implement the state requirements, although the Downtown Zoning Ordinance removes density limits for all mixed-use projects in the downtown zone.

Sunsets proposes 180 total apartment units, 50 one-bedroom and 130 two-bedroom. Of that total, the project will designate 10% or 18 units to be affordable units at the low-income (17 units) and very low-income (1 unit) levels in a proportion commensurate with the overall unit and size mix, with the remaining 162 units as market rate, which complies with the City's Inclusionary Housing Ordinance and meets the provisions of Density Bonus Law regarding affordable housing. Affordable units will be proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to market rate units.

**Table 1 - Summary of Project Unit Count**

TYPE OF UNITS	CALCULATIONS	PROPOSED
Total Units	No density limit per downtown zoning code	180 units
Affordable Units (Low and Very Low Income)	10% Low and Very Low Income units provided to meet Inclusionary Housing Requirements	18 units
Market Rate Units		162 units

### **Permitted Incentives / Concessions**

In addition to the density bonus units and the parking standards specified in State Density Bonus Law, the project is also entitled to certain incentives or concessions. Cities are required to grant

these incentives/concessions and waivers to encourage the construction of affordable units on site in conjunction with density bonus projects. These can include, for example, a modification of zoning code or architectural design requirements. By providing 10% low-income units, this project is entitled to receive one incentive/concession. The Project is not requesting any incentives/concessions at this time, but reserves the right to do so prior to action by either the Downtown Advisory Committee or Community Development Commission.

### **Permitted Development Waivers**

Density Bonus Law also provides for waivers to be applied to development projects. The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited.

Although a mixed-use project in the downtown zone may create its own development standards pursuant to Article 12, Section 1231 (KK), as was done for the previously approved 118-unit Sunsets project, any deviation from the typical City zoning development regulations are subject to discretionary approval. The revised Sunsets project in this application is proposed as a density bonus project. In order to accommodate the project as proposed and as allowed under State density bonus Law, the project cannot physically comply with all of the typical development standards that apply to projects. Therefore, the mixed-use development plan included as Exhibit "A" also lists the requested waivers for development standards pursuant to State density bonus law.

### **Mixed Use Development Plan Standards and Requested Waivers under state Density Bonus Law:**

1. Setbacks
  - o Setbacks have been reduced to zero as shown on the plans to reflect the existing urban commercial development conditions.
2. Height
  - o Building height - The height of the building exceeds the typical City code height standard and is as shown on the plans.
  - o Additional elements permitted to exceed 10 feet above the maximum height up to 10 feet - Allowances are made for additional elements, such as roof deck railings and rooftop deck accessory rooms permitted to exceed maximum height as shown per plans.
3. Site landscaping
  - o Reduction and alteration of on-site landscaping requirements as shown on plans.
  - o Inclusion of all on-site planting, including rooftop trees and planters as shown on plans, permitted to count towards urban forestry requirements.
4. Open space
  - o Reduction of open space standard (private and shared) as shown on plans.
5. Required façade modulation
  - o Modulation has been reduced from typical standards as indicated on plans.
6. Parking
  - o Parking spaces and space configuration and sizes provided as indicated on plans.
  - o Reduction in parking width next to columns



- Compact Spaces in lieu of standard sizes
  - Ramp grades - Ramp grades permitted for parking garage is based on typical construction standards for parking garages in urban areas and do not exceed grades on the prior approved project.
7. Courts in multifamily development
- Reduction in minimum dimension of interior courts from any opening.

### **Density Bonus Parking Standards**

State Density Bonus Law establishes a parking ratio for use on Density Bonus projects, inclusive of guest and handicapped parking. These parking standards establish lower parking ratios than the Oceanside standard for residential units and have no separate guest parking requirement. Tandem parking spaces are also permitted to meet parking requirements. The parking requirements are detailed in Table 2, along with standards for the commercial space and show a total of 258 spaces are required. The proposed project includes more than this minimum, with a total of 330 parking spaces, providing additional residential spaces onsite.

**Table 2 - Parking Summary**

TYPE OF PARKING	REQUIRED TOTAL	PROVIDED
<b>Resident</b>	1.0 / one-bedroom unit and 1.5 per two-bedroom unit in density bonus projects <b>245 total</b>	112 standard 203 compact <b>315 total in garage</b>  36 (15% of required) in garage are EV reserved with half of those EV-equipped
<b>Visitor</b>	None required under density bonus provisions (CA AB2345)	Nearby street and structure parking available
<b>Commercial</b>	1 / 300 sf of 1,478 sf commercial 1 / 600 sf of 3,518 flex commercial /services (dance or music studio) <b>11 total</b>	Street spaces adjacent to project permitted to count towards commercial parking* <b>15 total</b>
<b>Total Spaces</b>	Residential - 245 spaces Commercial – 11 spaces <b>256 spaces required</b>	<b>330 Spaces</b>
Indoor Bicycle Spaces	0	193 bicycle spaces
Public Bicycle Spaces	0	Bicycle racks located on all three street-fronting sides of project
Loading Space	1	1

\* Within the Transit Oriented District the number of on-street parking spaces available in the contiguous street frontage of the site may be counted toward the total number of parking spaces required for a non-residential Mixed Use Development Plan. See Section 1232.W.4.

## ENGINEERING

Parcel Configuration – The project will treat all parcels as a single building site and will provide a Lot Tie Covenant to allow the lots to be held and developed as one parcel for the mixed-use building.

Project Grading – Cut grading is needed to accommodate below-grade parking and podium style construction. The total excavation will be approximately 15,200 cubic yards as shown on the plans, which will be exported to an approved fill site.

Stormwater Management – The revised project will have a stormwater management system that conveys runoff from the pool deck and part of the main roof to biofiltration planters on the roof deck or on the second floor, which are then released into a pipe system that discharge into the alley. The remainder of the main roof runoff is discharged into biofiltration basins on N. Horne Street.

## Summary

The revision of the approved Sunsets mixed-use development to incorporate additional housing units and include 10% reserved for low-income and very low-income households implementing state density bonus law provides more of the much needed housing for the City in an urban infill location near transit options and the amenities of downtown Oceanside. The project concept and design are similar to the approved project, bringing the benefits of development to an underutilized and primarily vacant block. The Project helps implement City goals and policies including those for housing, transit-oriented development, and environmental sustainability, with enhancements to the streetscape and the pedestrian experience. Sunsets will activate the area with a project that provides unique commercial studio and co-work spaces for residents of the Project and nearby neighborhoods, and provides housing in the urban core for City residents who can support downtown businesses.

## FINDINGS

### **MIXED-USE DEVELOPMENT PLAN**

The City of Oceanside Downtown Zoning Ordinance stipulates that the following be shown for a Mixed-Use Development Plan:

- 1. That the total number of dwelling units in the Downtown District shall not exceed 5,500 (or any future limit established by the City's General Plan Housing Element).*

In August 2019, City staff estimated approximately 2,300 residential units existed in the Downtown District. The 180 dwelling units proposed for the Sunsets project would be approximately 5% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.

- 2. That the Mixed-Use Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that exist if the Development Plan were not approved;*

The Sunsets Mixed-Use Development Plan will allow for a pedestrian-friendly, transit-oriented, and sustainable mixed-use development project that maximizes the amount of much needed rental housing units to help activate the downtown area with full-time residents. The plan incorporates design features to continue the existing street-level commercial character along N. Horne Street, with ground floor pedestrian orientation, connectivity and activation through design and use. Parking is located within a garage structure that includes subterranean and partially subterranean levels, and that is screened from public view at N. Horne Street and Pier View Way to help enhance the pedestrian experience at the street level. Sunsets implements the City's goals to reach the critical residential mass needed to create a vibrant 24-hour downtown and support downtown businesses.

- 3. That the Mixed-Use Development Plan is consistent with the adopted Land Use Element of the Redevelopment Plan and other applicable policies, and that is compatible with development in the area it will directly affect;*

The project includes consolidated development of multiple smaller lots as a single property in order to provide a site that will accommodate the proposed mixture of commercial use at the ground level, apartments with the associated amenities, and required parking.

- 4. That the Mixed-Use Development Plan includes adequate provisions for utilities, services, and emergency access, and public service demands will not exceed the capacity of existing systems;*

The area covered by the Mixed-Use Development Plan is in a downtown infill location and can be adequately and conveniently served by existing and planned public services, utilities and public facilities. All water, wastewater, and electrical services are available within the surrounding developed public roadway systems and within existing public utility easements.



5. *That the traffic expected to be generated by development in accord with the Mixed-Use Development Plan will not exceed the capacity of affected streets; and*

Sunsets trip generation is consistent with the City's General Plan, and trip generation will not exceed capacity of the area street network. There is no VMT impact with the proposed project.

6. *That the Mixed-Use Development Plan will not significantly increase shading of adjacent land in comparison with shading from development under regulations that would exist if the Mixed-Use Development Plan were not approved.*

Shading on neighboring sites would occur to some extent under the proposed height, as would be the case with the previously approved project.

7. *That the benefits derived from the Mixed-Use Development Plan include but are not limited to traffic capture and pedestrian activity, by way of "active" street frontages and provision of flexible nonresidential use spaces at street level, where appropriate.*

The Mixed-Use Development Plan incorporates design features to continue the existing street-level commercial character along N. Horne Street, with ground floor pedestrian orientation, connectivity, and activation through design and use. As typical with high-density, downtown urban infill structures in commercial areas, the building utilizes zero setbacks along the street frontages, which reinforces the pedestrian relationship to the commercial spaces and emphasizes the vibrancy and excitement of the downtown urban fabric. The project will enhance the public sidewalk with the planting of additional trees, low shrubs, and groundcover in the parkways to add greenery to the street frontages for a more pleasant pedestrian experience and more attractive streetscape.

The ground level facing N. Horne Street will include multiple flex/commercial studio and co-work spaces designed both to allow smaller businesses, artists, and musicians the opportunity to operate near downtown Oceanside and to accommodate amenities for the residents of the housing component of the project. The architecture for this level incorporates features that present a commercial appearance, such as extensive façade glazing and glass entry doors for a "storefront" appearance. This is designed to distinguish this area of the building along N. Horne Street with a commercial character in order to activate the pedestrian streetscape and provide public visibility to the activities and businesses inside. The Pier View Way frontage includes the open ground floor plaza at the corner to extend the commercial character and pedestrian interest along this street.

**Exhibit "A"**

**Sunsets Mixed-Use Development Plan**

**Development Standards / Regulations with typical standards listed for reference**

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 3	Sunsets Project Specific Mixed Use Plan Standards / Regulations and Notes	Sunsets Project as Proposed
<b>Note:</b> This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance, as applicable within the D District, Subdistrict 3.			
Maximum Potential Density	n/a  [Maximum density limits and floor area ratio are not applicable to the residential component of a mixed-use development, as approved by City Council on Aug. 21, 2019 under Resolution 19-R0562-1 and listed in the OZO Section 1232 (D2)].	n/a	n/a
Minimum Lot Area	5,000 square feet	5,000 square feet	30,609 square feet
Minimum Lot Width	50 feet	50 feet	Approx. 306 feet
<b>Minimum Setbacks:</b>			
Front	10 feet (residential)  10 feet (non-residential)  <b>Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.</b>	0 feet  Note: Urban infill project to allow standards that reflect existing development conditions.	0 feet
Corner Side/Side	10 feet corner side. 10 feet from one side lot line on lots over 75' ft. wide. (residential)  10 feet corner side 0 foot side. (non-residential)  <b>Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.</b>	0 feet  Note: Urban infill project to allow standards that reflect existing development conditions.	0 feet



**Exhibit "A"**

**Sunsets Mixed-Use Development Plan**

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Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 3	Sunsets Project Specific Mixed Use Plan Standards / Regulations and Notes	Sunsets Project as Proposed
<b>Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance, as applicable within the D District, Subdistrict 3.</b>			
Rear	<p>5 feet (residential)</p> <p>0 feet (non-residential)</p> <p>A 5-foot side or rear yard setback shall be provided along all alleys. 1232 (I).</p> <p><b>Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.</b></p>	<p>0 feet</p> <p>Note: Urban infill project to allow standards that reflect existing development conditions.</p>	0 feet
Daylight Plane 1232 I	n/a (Does not adjoin any residential area).	Not applicable as the site borders Downtown D-2 to the south, and CP to the north and east, and neither zone is an R-district.	n/a
<b>Height:</b>			
Maximum Height of Structures	<p>35 feet residential 45 feet commercial 65 feet with a CUP</p> <p><b>Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.</b></p>	<p>95 feet</p> <p>Note: Height calculation is based on reference grades as indicated on architectural plan set sheets A500 and A501 (111' along the alley and 121' along N. Horne Street).</p>	Highest points are approximately 90 feet to top of elevator penthouse at N. Horne Street and approx. 86 feet to top of guard rail along alley, as shown on plans.
Exceptions to maximum height of certain elements	<p>10 feet above applicable base zoning limit per Section 3018</p> <p><b>Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.</b></p>	<p>Exceptions up to 10 feet as permitted per Section 3018, with additional exceptions for railings around roof decks, roof deck accessory rooms (including but not limited to bathrooms, storage, trash room), and other mechanical equipment including solar panels.</p>	As shown on plans



**Exhibit "A"**

**Sunsets Mixed-Use Development Plan**

**Development Standards / Regulations with typical standards listed for reference**

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 3	Sunsets Project Specific Mixed Use Plan Standards / Regulations and Notes	Sunsets Project as Proposed
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance, as applicable within the D District, Subdistrict 3.			
Minimum Site Landscaping	<p>25% (residential)</p> <p>15% (non-residential)</p> <p><b>Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</b></p>	0%	Urban infill project site does not provide on-site street level landscaping, but landscaping in parkways adjacent to site boundaries will be enhanced with vegetation and maintained by the project.
Open Space	<p>200 sq. ft. per unit of total open space inclusive of 48 sq. ft. minimum of private open space per unit (residential)</p> <p><b>Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</b></p>	<p>A minimum of 8,000 square feet of open space shall be provided and may be shared.</p> <p>No minimum is required for private outdoor space.</p>	<p>10,112 sq. ft. of shared open space is provided, including 396 sq. ft. pedestrian plaza and 9,716 sq. ft. of amenities on the roof deck.</p> <p>An additional 1,690 square feet of private balconies is also provided.</p>
Courts Required	<p>See Section 1232 (EE) for courts (residential)</p> <p>No courts required (non-residential)</p>	Yes. Courts opposite walls on the same site for residential uses shall be a minimum depth of 8 feet, and open to the sky.	Courts are minimum 11 feet 6 inches wide.
Required Façade Modulation	<p>25% of front and side street elevation horizontal and/or vertical must be set back at least 5 feet from setback line (residential)</p> <p>No modulation required (non-residential)</p> <p><b>Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate</b></p>	Minimum 20% of the combined front and street side elevations must be set back at least 2 feet from the property line on levels above the ground (commercial) level.	25.2%

**Exhibit "A"**

**Sunsets Mixed-Use Development Plan**

**Development Standards / Regulations with typical standards listed for reference**

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 3	Sunsets Project Specific Mixed Use Plan Standards / Regulations and Notes	Sunsets Project as Proposed
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance, as applicable within the D District, Subdistrict 3.			
	<b>development at density proposed.</b>		
<b>Off Street Parking with Density Bonus</b>			
Number of Spaces Residential	1.0/unit for one-bedroom 1.5/unit for two-bedroom in accordance with State Density Bonus Law	1.0/unit for one-bedroom units and 1.5 per two-bedroom units	
Guest	None in accordance with State Density Bonus Law	None	
Commercial	Commercial varies by use  Per Section 1232 (W), tandem spaces are permitted for residential use, and on-street parking may be counted towards the total number of spaces for non-residential uses.  <b>Parking is provided under the State Density Bonus law allowances and no waiver is required to apply these standards.</b>	1/300 sf of commercial (office use or similar) 1/600 sf personal improvement services (studio for visual or performing arts or similar)  Street parking available on the contiguous street frontage may be counted towards non-residential uses.  <b>TOTAL</b> Residential – 245 spaces Commercial – 11 spaces <b>256 spaces required</b>	315 spaces in garage 15 spaces on contiguous street frontage  <b>TOTAL</b> <b>330 spaces provided</b>
<b>Parking Garage Design:</b>			
Dimensional Requirement	Per Section 3110 (A), all spaces shall be large-car spaces. Spaces provided in addition to the number of required spaces may be small car spaces.  Per 3110 (B), Each parking spaces adjoining a wall, column, or other obstruction higher than 0.5 feet shall be	Compact spaces may be used in lieu of standard sized spaces.  Each parking space adjoining a wall or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side. This includes	Compact spaces are provided for some of the required spaces.  Spaces where the column is within the rear 5 feet of the parking space do not include increased width.



<b>Exhibit "A"</b> <b>Sunsets Mixed-Use Development Plan</b> <b>Development Standards / Regulations with typical standards listed for reference</b>			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 3	Sunsets Project Specific Mixed Use Plan Standards / Regulations and Notes	Sunsets Project as Proposed
<b>Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance, as applicable within the D District, Subdistrict 3.</b>			
	increased by 1 foot on each obstructed side.  <b>Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</b>	columns except where the column is located within the rear 5 feet of the parking stall. Then no increase is required.	
Ramp Grade	Various City standards- see Engineering Manual and City Zoning standards.	Ramp grades into parking garage shall not exceed 20%. Ramp grades over 15% shall have a minimum 8-foot transition slope.	As shown on plans
Screening of Mechanical Equipment	Section 3021	See Section 3021	Meets standard requirements
Underground Utilities	Section 3023	Section 3023	Project will underground utility lines in alley adjacent to project site.
Renewable Energy Facilities	Section 3047	Section 3047	Project meets requirements with vertical and roof top solar panels, and with purchase of renewable energy portfolio to make up any shortfall in onsite generation to meet the minimum 50% renewable energy use.
Electric Vehicle Parking and Charging Facilities	Section 3048	Section 3048	Project meets requirements
Urban Forestry Program	Section 3049  <b>Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</b>	Landscaping trees interior to the project, such as within courtyards and on roof decks, shall be counted towards the minimum requirement for tree replacement.	Project meets minimum tree canopy using alternative to include street trees in adjacent public parkway and roof top landscaping. Project meets minimum of permeable surface with landscaped public parkways and rooftop landscaping.



# Community Outreach Summary Sunsets Mixed Use Project with Density Bonus

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May 17, 2023

The application for the Sunsets Mixed Use Project with Density Bonus located at the northwest corner of Pier View Way and N. Horne Street includes a Development Plan for a mixed-use project with density bonus in Downtown Oceanside. This Community Outreach Report is being provided in accordance with Council Policy 300-14 and provides a summary of the outreach efforts Sunsets Mixed Use Project with Density Bonus (RD22-00006, DB23-00001).

## Mail Notification

Notification by mail of the initial application filing was sent by the City to all addresses on the radius list, updated from the original list used on the approved project, using the most recently available information from SanGIS. It included approximately 600 addresses of owners within a 1,500-foot radius and tenants within 100-feet. The City's interested party list was also included in the project submittal notice.

## Community Outreach Mailer and Offer of Meetings

An Outreach Mailer and community meeting invitation was sent to everyone on the project mailing list. The mailer included a locator map for the site and meeting location, a brief description of the proposed project features, images of the already approved project and the current revised project, and information about who to contact for additional information. The meeting was held at the Oceanside Civic Center Public Library meeting rooms on May 16, 2023 at 6pm. Staff was advised but was unable to attend. A copy of the sign-in sheet is attached to this report.

Two local residents attended the presentation to have questions answered about the project. The primary concern was about traffic, especially at the intersections on Horne Street adjacent to the project. Additional calls and emails with resident questions were responded to prior to the meeting dealing mainly with landscaping and parking questions. Project representatives will be available for other questions as they come in throughout the entitlement process.

## On-site Signage

The project notification sign was posted on the site after the filing of the original application and has remained through the entitlement process. A "Certificate of Posting" is on file with the City and a copy is attached to this report.

## SUNSETS MIXED-USE PROJECT WITH DENSITY BONUS

**Oceanside Civic Center Library**

**May 16, 2023**

**PLEASE PRINT**

[illegible]

**ON-SITE SIGNAGE**  
**"NOTICE OF PROJECT APPLICATION"**

**CERTIFICATION OF POSTING**

I certify that the "Notice of Project Application" has been posted at a conspicuous location on the site on 17 Jan. 2023

(date)

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Kelly Kanaster

PROJECT NAME: \_\_\_\_\_

Sunsets Mixed Use (revised 2023)

PROJECT NUMBER: \_\_\_\_\_

RD22-00006, DB23-00001

LOCATION: \_\_\_\_\_

N. Horne Street and Pier View Way

RETURN TO: \_\_\_\_\_

Rob Dmohowski

(project planner)

**CITY OF OCEANSIDE  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
300 N. Coast Hwy.  
Oceanside, CA 92054**



**City of Oceanside**  
**Development Services Department**  
**REVISED Memorandum**

**DATE:** July 26, 2023

**TO:** Downtown Advisory Committee

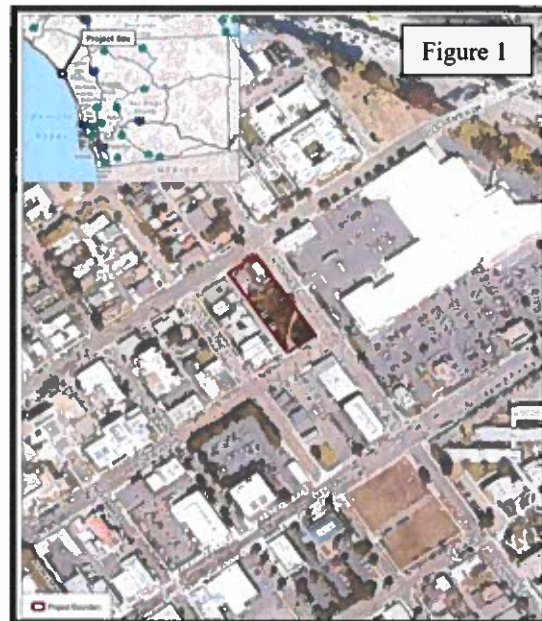
**FROM:** Nathalie Vazquez, Associate Planner

**SUBJECT:** CONSIDERATION OF DEVELOPMENT PLAN (RD22-00006) AND DENSITY BONUS (DB23-00001) TO ALLOW THE CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT WITH 180 RESIDENTIAL UNITS ON THE NORTHWEST CORNER OF PIER VIEW WAY AND NORTH HORNE STREET – SUNSETS MIXED USE – APPLICANT: SUNSETS LP

### **Location & Background**

The project site consists of five legally created parcels totaling 0.70 acres and is located on the northwest corner of Pier View Way and N. Horne Street within the Townsite Neighborhood Planning Area. The project site exists mainly as undeveloped land with two single family homes fronting Civic Center Drive. The site holds a General Plan designation of Downtown (D) and has a corresponding zoning designation of (D) Downtown Subdistrict 3. Surrounding uses include a mix of civic and commercial retail and office uses with high density multi-family residential uses being located throughout the area and concentrated to the north. The project site (outlined in red) and surrounding areas are depicted in Figure 1.

On May 20, 2020, an application for a Development Plan (RD19-00004) and Conditional Use Permit (RCUP19-00003) was approved by the Community Development Commission (CDC) for the construction of a mixed-use project with 1,580 square-feet of ground floor commercial and 76 residential units on a 0.47 acre lot. The applicant subsequently acquired an adjacent parcel and submitted a revised application requesting a mixed-use development with 2,082 square-feet ground floor commercial, and 118 residential units on a 0.70 acre lot. This revision was considered by the Downtown Advisory Committee on July 22, 2020 and ultimately approved by the Community Development Commission on September 9, 2020.



This application (RD22-00006) is a revision to the previously approved Development Plan. The project applicant is also requesting approval of a Density Bonus (DB23-00001). Pursuant to the State's Density Bonus Law, a Conditional Use Permit cannot be required for this revision.

## Project Description

The project application is comprised of two components, a 1) Development Plan and a 2) Density Bonus as follows:

1) Development Plan (RD22-00006) represents a request for the following:

A revised mixed-use development plan to allow the demolition of two existing single-family residential structures and the construction of a six-story vertical mixed-use building with 180 apartment units and 4,996 square-foot of commercial space. The proposed building would be stepped upward from west to east within the development envelope of the sloping site, which has approximately ten feet of elevation change from the alley on the west to N. Horne Street on the east. The structure would contain approximately 4,996 sq. ft. of commercial space on the ground floor fronting North Horne Street.



The residential component of the mixed-use development would consist of 180 apartment units dispersed over floors two through six of the building. Each floor would have identical layouts, comprised of 36 units on each level. The residential units would consist of 50 one-bedroom units that are proposed at 375 square feet, and 130 two-bedroom units that would be between 737 to 750 square feet. Table 1 provides a summary of the floor plans for the residential units.

Table 1: Floor Plans

Floor	1-Bed/1-Bath	2-Bed/2-Bath	2-Bed/2-Bath with Balcony	Total
2 <sup>nd</sup> Floor	10	24	2	36
3 <sup>rd</sup> Floor	10	24	2	36
4 <sup>th</sup> Floor	10	24	2	36
5 <sup>th</sup> Floor	10	24	2	36
6 <sup>th</sup> Floor	10	24	2	36
<b>Total</b>	<b>50</b>	<b>120</b>	<b>10</b>	<b>180</b>

The commercial component of the proposed building would consist of 4,996 sq. ft. of multiple flex/commercial studio and co-work spaces on the ground level of N. Horne Street. The design of

the commercial space could attract a variety of businesses and would accommodate amenities for the residents of the housing component of the project. In addition, the project would include 396 sq. ft. outdoor pedestrian plaza on the building's southeast corner fronting Pier View Way.

The project would include 10,112 sq. ft. of common open space in the form of a courtyard, a roof top deck, an outdoor pedestrian plaza, and a total of 1,690 sq. ft. of private open space in the form of balconies would be provided for ten of the apartment units.

Parking for the mixed-use project's residential component would be provided within a three-level parking structure designed with access to level 1 occurring off of N. Horne Street and levels 2 and 3 being accessed off of the alley on the western portion of the property. A total of 315 parking spaces would be provided in the parking garage. The project would also provide 15 on-street parking spaces for the commercial use(s) that would be located on the north side of Pier View Way, south side of Civic Center Drive, and the west side of N. Horne Street.

The project would provide an inviting, pedestrian friendly streetscape by adding new landscaping in the parkways on the three public streets. The project would utilize the existing palm trees on Pier View Way in order to maintain the corridor that extends down to the beach and add additional palm trees in the parkways to create a cohesive design throughout the site. The landscaping would also include Australian Willow trees installed between the palm trees to provide additional shade for pedestrians. Shrubs and decomposed granite surfaces would be installed to complete the landscaping design for the project.

Additionally, the subject development plan has been prepared pursuant to Articles 12, 30, 31, and 43 of the Zoning Ordinance for the Downtown Area and proposes to introduce a modern architectural design that is consistent with the pattern of redevelopment in the downtown area. The following table provides a comparison of the most recent approved Sunsets project and the proposed revised Sunsets project:

Table 2: Sunsets 'As Approved' and 'As Revised'

	As Approved	As Revised	Difference
Site Area	0.70 acre	0.70 acre	No Change
APNs	147-107-09 147-107-10 147-107-11 147-107-12 147-107-14	147-107-09 147-107-10 147-107-11 147-107-12 147-107-14	No Change
Total BLDG Square-footage	213,569 sf	227,383 sf	+13,814 sf
Total Commercial square-footage	2,082 sf	4,996 sf	+2,914 sf
Unit Mix	1/Bedroom: 15 2/Bedroom: 87 2/Bedroom + Den: 8 3/Bedroom: 8	1/Bedroom: 50 2/Bedroom: 120 2/Bedroom + Balcony: 10	+62



	<b>Total Units: 118</b>	<b>Total Units: 180</b>	
Affordable Units	0	17 Low-Income units 1 Very Low-Income unit	+18 affordable units
Parking	Total Spaces: 277	Total Space: 330	+103
Bicycle Parking	122 (garage)	193 (garage)	+71
Usable Open Space	24,332 sf	10,112 sf	-14,220
Building Height	65'	95'	+30'

## 2) Density Bonus (DB23-00001)

The applicant is also requesting approval of a Density Bonus to allow for a residential development that would provide 18 or ten percent (10%) of the total apartment units for lower income qualifying households (17 low-income units and 1 very low-income unit). The City does not currently have a maximum density established for mixed-use projects in the Downtown District and the applicant is proposing a density of 256 dwelling units/acre, which is allowed under current zoning regulations. A project providing the requisite percentage of affordable units under the City's Zoning Ordinance and the State's Density Bonus Law qualifies for all Density Bonus allowances including incentives/concessions and waivers. It should be noted that the project applicant filed an SB 330 application on July 5, 2022, effectively locking in the development standards in effect at that time.

The 18 affordable units would be proportional to the market rate rentals provided in the unit mix and would be dispersed throughout the project. The units would be allocated as affordable to low-income and very low-income households per the State Density Bonus Law.

Density Bonus law entitles projects to certain incentives and/or concessions and also provides for waivers from development standards that would physically preclude the development of the project at the proposed density. The granting of waivers does not reduce the number of incentives or concessions allowed on a project, and the number of waivers that may be requested and granted is unlimited. By reserving ten percent of the total units for lower income households, the proposed project is entitled to one incentive/concession; though, the project applicant is currently not requesting any incentives/concessions as part of this project.

In addition, state law entitles Density Bonus projects to waivers from development standards that would physically preclude the project at the density proposed. The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited. State Law prohibits the City from denying any requested incentives/concessions or waivers unless findings are made that granting the requested incentive/concession or waiver would result in a "*Specific Adverse Impact*," which is defined as "*a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact on public health or safety.*"

In order to accommodate the proposed density and provide 180 rental units, the project cannot physically comply with all applicable development standards. The applicant has requested seven waivers from the following development standards pursuant to Density Bonus Law:

1. Setbacks
2. Building Height
3. Landscaping
4. Open Space
5. Required Façade modulation
6. Parking Dimensions
7. Courts in multifamily development

The project's Density Bonus addendum, included within the Description and Justification (Attachment 1), explains why the project cannot physically comply with the aforementioned development standards.

The following table is provided to illustrate the development standards applicable to the project and to identify the standards proposed to be waived as part of the Density Bonus application.

Table 3: Sunset Development Standards

Development Standard	Current Zoning (D-3) Standard	Project as Proposed	Notes
<b>Maximum Density</b>	No Density Cap per Zoning Section 1232 (D) (3)	256 DU/Acre	Complies with code as there is no maximum density for D-3 District.
<b>Minimum Lot Area</b>	5,000 sf	30,492 sf .70 acre	Complies with code
<b>Minimum Lot Width</b>	50'	100'	Complies with code
<b>Minimum Setbacks</b>			
Front	10'	0	<b>Waiver</b>
Side	10'	0	<b>Waiver</b>
Corner Side	10'	0	<b>Waiver</b>
Rear	5'	0	<b>Waiver</b>
<b>Maximum Height</b>	35' Residential and 65' with CUP for mixed-use	95' Top of Roof 86' top of guard rail on roof from grade.	<b>Waiver</b>
<b>Minimum Site Landscaping</b>	25%	0%	<b>Waiver – project will provide landscaping in parkways.</b>
<b>Total Open Space</b>			
Open Space per unit	200 sf/unit	56 sf/unit	<b>Waiver</b>

Development Standard	Current Zoning (D-3) Standard	Project as Proposed	Notes
Private Outdoor Living Space	48 sf/unit	10 units will have a 169 sf balcony for a combined total of 1,690 sf.	<b>Waiver</b>
Shared Open Space	N/A	10,112 sf	Complies with code
<b>Required Façade modulation</b>	25% of front and side elevation horizontal and/or vertical must be set back at least 5 ft from setback line	Project will be set back more than 2' along Horne, Pier View Way and Civic Center Drive for a total of 25.2%	<b>Waiver</b>
<b>Underground Utilities</b>	All existing and new utility lines shall be installed underground within the site and along the site's frontage in the public right-of-way	Underground utilities proposed on adjacent alley	Complies with code
<b>Renewable Energy</b>	Residential Projects with 25 or more units shall install and maintain renewable energy facilities that supply at least 50% of forecasted electricity demand	Project meets requirements with vertical and roof top solar panels, and with purchase of renewable energy portfolio to make up any shortfall in onsite generation to meet the minimum 50% renewable energy use.	Complies with code provisions of Section 3047
<b>EV Parking</b>	15% of parking spaces	15% of parking spaces	Complies with code provisions of Section 3048



Development Standard	Current Zoning (D-3) Standard	Project as Proposed	Notes
<b>Urban Forestry Program</b>	Tree canopy: 9%  Permeable surface area: 16%	Tree canopy: 37%  Permeable Surface Area: 16%	Complies with code provisions of Section 3049 – using alternative to include street trees in adjacent public parkway and roof top landscaping. Project meets minimum of permeable surface with landscaped public parkways and rooftop landscaping.
<b>Garage Drive Aisle</b>	24'	24'	Complies with code
<b>Ramp Grades</b>	Standards vary depending on Engineering Manual	Ramp grades into parking garage shall not exceed 20%.  Ramp grades over 15% shall have a minimum 8-foot transition slope.	<b>Waiver</b>
<b>Parking</b>			
<b>Parking Stall Offset</b>	12" offset from walls or columns	0	Waiver with code
<b>Parking Space Dimensions</b>	Large Car: 8.5'x18' deep  Small Car: 7.5'x15' deep	Minimum 256 spaces must be Large Car however application is providing:  Large Car: 127 spaces  Small Car: 203 this includes 133 tandem spaces*	<b>Waiver – in lieu of providing a minimum of 256 Large Car dimensions, the development will offer the dimensions of Small Car as listed on Article 31 of the Zoning Ordinance.</b>
<b>Required Parking</b>	1.0/unit for one-bedroom 1.5/unit for two-bedroom in accordance with State Density Bonus Law  256 spaces	315 spaces in garage  15 spaces for street parking	Complies with code

\*Tandem parking spaces are permitted pursuant to the regulations listed in Section 1232(W)2 of the Zoning Ordinance

## **ANALYSIS**

### **Key Planning Issues**

#### **1. GENERAL PLAN CONFORMANCE**

The General Plan Land Use Map designation on the subject property is Downtown (D). Staff has evaluated the request and has determined that the proposed development is consistent with the goals and objectives of the General Plan as follows:

##### **A. Land Use Element**

###### **Goal 1.12 Land Use Compatibility**

**Objective:** To minimize conflicts with adjacent or related uses.

**Policy B:** The use of land shall not create negative visual impacts to surrounding land uses.

The project site is located in close proximity (0.5 miles) to the Oceanside Transit Center and is within the Oceanside Transit Overlay District (TOD). The vertical mixed-use building is consistent with the pattern of redevelopment in the downtown area. The current trend of redevelopment in Oceanside is to bring forward high density vertical mixed-use development in order to support commercial establishments in the downtown area. The project would include a very progressive modern style of architecture with quality materials and design that is in keeping with the vast variety of architectural designs in the surrounding and ever evolving downtown area.

The project is in a highly urbanized area consisting of commercial and civic type land uses. The overall site design provides three-levels of parking that is integrated into the building and the existing topography of the site, including a portion of the required parking being constructed below grade. Access for the 315-space parking structure would be provided off of N. Horne Street and from two access points on the west side alley. There would also be an additional 15 on-street parking spaces for the commercial component. Ultimately this configuration would work towards ensuring that the high-density mixed-use project does not conflict with surrounding land uses.

###### **Goal 1.16 Housing**

**Objective:** To ensure that decent, safe and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of Oceanside.

**Policy A:** The City shall strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type and location of housing throughout Oceanside.

The proposed mixed-use project would include a total of 180 rental apartments, thereby adding to the variety of housing in the Downtown area.

The Regional Housing Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates that the City of Oceanside will experience demand for 5,443 new dwelling units, including 718 low-income units, over the next eight years. By contributing 180 rental dwelling units, including 17 reserved for low-income households and 1 for very low-income households, to the City's existing housing stock, the proposed project would help meet the City's projected housing demand.

**Policy E:** The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income.

The proposed project is requesting density bonus by reserving ten percent of the total number of units (18 units) for lower income households. By providing affordable units, the project would offer housing opportunities in an area otherwise unattainable for lower income households.

The Housing Crisis Act of 2019, as amended by Senate Bill 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units of occupied or vacant "Protected Units" unless the units are replaced with units that are of similar income level. This is determined by the Housing and Neighborhood Services Department by collecting existing occupant information, or in the absence of income documentation, the developer is required to replace the units at the same proportionate level and rate of lower income households as the city as a whole.

As previously noted, the project would demolish two existing detached residential structures. The project applicant intends to meet the State's SB8 requirements by reserving an additional affordable unit within the project as very low-income. The project will include a condition of approval that will require one of the 18 low-income units to be reserved for very low-income. Resulting in the following:

Number of Units (Total 180)	Income Level
1	Very Low-Income
17	Low-Income
162	Market Rate

#### Goal 1.23 Architecture

**Objective:** The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

**Policy A:** Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

**Policy B:** Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.



The proposed project is a modern, urban style high density building with quality materials and design that is in keeping with the variety of architectural designs in the surrounding and ever evolving downtown area. The project would decoratively incorporate extensive use of solar panels along the structures vertical wall planes, with additional panels being located on the roof top. The building's zero-foot setback would reinforce a pedestrian relationship to the commercial spaces along N. Horne Street and emphasize the vibrancy of the downtown urban fabric.

## **2. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the Downtown District land use and development standards within Article 12 of the Zoning Ordinance. The project site is located within Downtown Subdistrict 3, which allows for office development, interspersed with residential standalone and/or mixed-use development, in response to market demands. The proposed project complies with Subdistrict 3 because the project's design consists of ground floor commercial space and 180 residential units. The project also complies with the development standards of the City's Zoning Ordinance, except where the applicant is seeking waivers consistent with the Density Bonus Law as outlined in Table 3.

As previously noted, the mixed-use project is providing a total of 315 parking spaces within a garage structure for the use of the residents and 15 on-street parking spaces for the commercial component. Density Bonus projects are not subject to guest parking. Based on Density Bonus parking requirements, the project is required to provide 245 parking spaces and is exceeding this requirement by 70 spaces. As provided in Article 12, Section 1232 W.5 of the Zoning Ordinance, the project is located in a TOD area and benefits from the provision that allows on-street parking spaces available on the contiguous street frontage of the site to count towards required parking for a mixed-use development plan. Fifteen on-street spaces would count towards the project's commercial parking requirement as noted above.

### **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15332 "In-fill Development Projects" of the California Environmental Quality Act.

### **Recommendation**

Staff recommends that the Downtown Advisory Committee (DAC) recommend to the Community Development Commission (CDC) approval of the Development Plan and Density Bonus for the construction of a six-story mixed-use building consisting of 180 residential units, including eighteen deed restricted units for lower income households, at the northwest corner of Pier View Way and North Horne Street

#### **Attachments:**

1. Description and Justification Letter (Online)
2. Project Plans (Online)
3. Application (Online)

## MEMORANDUM

**DATE:** September 13, 2023  
**TO:** Chairperson and Members of the Community Development Commission  
**FROM:** Nathalie Vazquez, Associate Planner  
**SUBJECT:** Links to the attachments for the July 26, 2023 Downtown Advisory Committee (DAC) report for the Sunsets Mixed Use Project

The attachments to the July 26, 2023 DAC report (attachment 4 to the City Council Staff Report) can be electronically viewed here:

Attachment 1: Description and Justification Letter

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=60444>

Attachment 2: Project Plans

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=60445>

Attachment 3: Application

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=60446>



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Sunsets L.P.
2. **ADDRESS:** PO Box 531, Rancho Santa Fe, CA 92067
3. **REPRESENTATIVE/PHONE NUMBER:** Dan Niebaum - (941) 587-0210
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Nathalie Vazquez, Associate Planner - (760) 435-3558
6. **PROJECT TITLE:** (RD22-00006 and DB23-00001) Sunsets Mixed Use
7. **DESCRIPTION:** The proposed project is a request for the demolition of two existing single-family homes and the construction of a six-story vertical mixed-use building consisting of 4,996 sq. ft. of commercial space and 180 apartment units, including seventeen (17) deed restricted low-income units and one (1) deed restricted very low-income unit, all within a freestanding building to be located on 0.70-acre parcel. The project site is located on the northwest corner of Pier View Way and North Home Street and holds a General Plan-designation of "Redevelopment" and is situated in the Redevelopment Planning Area "D" (Downtown) Zone District, Sub-district 3.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, staff has determined that further environmental evaluation is not required because:

- ☒ The proposed project constitutes In-fill development that is consistent with the applicable general plan and zoning designations, is located in an urbanized area, and would not result in any significant environmental effects. As such, the project is categorically exempt pursuant to Class 32, "In-Fill Development Projects" (Section 15332);
- ☐ "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (Section 15061(b) (3)); or,
- ☐ The project is statutorily exempt, Section, \_\_\_\_ (Sections 15260-15277); or,
- ☐ The project does not constitute a "project" as defined by CEQA (Section 15378).

\_\_\_\_\_  
Nathalie Vazquez, Associate Planner

Date: September 13, 2023

cc: ☒ Project file ☒ Counter file ☒ Library      Posting: ☐ County Clerk \$50.00 Admin. Fee