

STAFF REPORT*CITY OF OCEANSIDE*

DATE: June 26, 2024

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (RD22-00005), TENTATIVE PARCEL MAP (RP23-00001), CONDITIONAL USE PERMIT (RCUP22-00003), DENSITY BONUS (DB22-00010), AND REGULAR COASTAL PERMIT (RRP22-00004) TO ALLOW THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 360 RESIDENTIAL APARTMENT UNITS, INCLUDING 36 LOW-INCOME UNITS, AND A 62-ROOM HOTEL WITH A 5,030-SQUARE FOOT LOBBY AND ANCILLARY USE AREA ON A 1.72-ACRE SITE LOCATED AT 815 AND 901 NORTH COAST HIGHWAY – MODERA NEPTUNE MIXED USE – APPLICANT: MCRT INVESTMENTS LLC.**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010) and Regular Coastal Permit (RRP22-00004) to allow the construction of a mixed-use development project comprised of 360 residential units, including 36 units reserved for low-income households and a 62-room hotel with a 5,030-square foot lobby and ancillary use area on a 1.72-acre site located at 815 and 901 North Coast Highway.

BACKGROUND

The 1.72-acre project site is located at 815 and 901 North Coast Highway (APNs 143-201-05 and 11) at the intersection of North Coast Highway and state route (SR) 76, which serves as a major gateway to the City's downtown. Situated in the Townsite Neighborhood Planning Area, the site has a General Plan land use designation of Downtown (D) and a zoning designation of Downtown Subdistrict 7B which permits mixed-use development. The project is also located in the non-appealable area of the City's Coastal Zone. Currently, the project site is developed with a motel and a vacant former restaurant building that are proposed for demolition. Surrounding uses consist of a motel to the north, single-family residential development and mixed commercial development to the south, mixed commercial development to the east and single-family residential development and a mobile home park to the west.



PROJECT DESCRIPTION

The project application is comprised of five components: Development Plan, Tentative Parcel Map, Conditional Use Permit, Density Bonus, and Regular Coastal Permit as follows:

Development Plan (RD22-00005) represents a request for the following:

To allow the demolition of an existing motel building (Motel 6) and vacant restaurant building for the construction of a seven-story, 62-room hotel and adjacent eight-story 360-unit apartment building, together constituting an approximately 426,098-square foot vertical mixed-use project. The proposed hotel would be situated at the northeast corner of the site; the apartment building would occupy the remaining project area. The hotel lobby and ancillary uses would be located at the ground level facing North Coast Highway. The proposed hotel would feature six levels of guest rooms located above the ground floor hotel lobby (seven stories total). Along the project's Coast Highway frontage near the hotel entrance, an enhanced paving and sidewalk area would be developed to function as a small pedestrian plaza. The proposed apartment building would have frontages along North Coast Highway, Neptune Way, and Tremont Street. The residential component of the project would include 260 one-bedroom units and 100 two-bedroom units. Residential portions of the proposed building occupy a majority of the floor area on the ground floor and (depending on location) up to seven levels of apartments above ground floor for a maximum eight-story building.

Parking for the proposed project would be provided in a 493-stall three-level subterranean parking structure underneath the building with access taken from Neptune Way. The proposed project would reserve 418 stalls for tenants, and provide 13 stalls

for guests and 62 stalls for the hotel. Tenant parking would include 102 tandem stalls, which may be used by tenants requiring two parking spaces. Residents of the proposed project would be assigned parking by the apartment manager to optimize the use of stalls. In addition, to accommodate hotel drop-off activities a 40-foot long, five-minute loading/unloading zone would be developed along Coast Highway immediately north of the project's Coast Highway frontage.

The proposed buildings would incorporate a modern contemporary coastal architectural theme consistent with the coastal architectural designs found elsewhere in the downtown, including high-quality facades that incorporate a variety of colors and materials. Elevations would be enhanced with numerous recesses and balcony projections, decorative metal and glass balcony rails, window canopies, recessed openings, and varied window treatments to provide high visual interest, relief, and articulation.

Further details on the proposed project's design are included in the March 27, 2024 Downtown Advisory Committee (DAC) Staff Memorandum (Attachment 4).

Tentative Parcel Map (RP23-00001) represents a request for the following:

To merge existing parcels into a single property and establish a condominium map over the combined 1.72-acre site. The project site is currently comprised of two assessor's parcel numbers encompassing 11 legal lots. The project application includes a Tentative Parcel Map for Condominium Purposes to consolidate the underlying lots into one lot and create two condominium units, which would accommodate the proposed hotel and residential use areas in separate units.

Conditional Use Permit (RCUP22-00002) represents a request for the following:

To establish a 62-room hotel and lounge as part of the proposed mixed-use project.

Density Bonus (DB22-00002) per State Law represents a request for the following:

To develop a 360-unit apartment complex at a density of approximately 210 dwelling units per acre in exchange for reserving 10 percent of the units for qualifying low-income households. In October 2023, the City Council/CDC considered a Zone Amendment and Local Coastal Program Amendment (LCPA) to establish a density cap for mixed-use projects in the downtown (86 dwelling units per acre). In order to be implemented in portions of the Downtown District of the Coastal Zone, the proposed LCPA must be certified by the California Coastal Commission (CCC). Currently, City and CCC staff are working together to address CCC comments and concerns before bringing the item forward for CCC consideration.

The development application was submitted in December 2022 and included the filing of a Senate Bill (SB) 330 application. Because the SB 330 (Housing Accountability Act) application for the project was submitted prior to CCC certification of the proposed

Downtown Density Cap LCPA, the applicant has essentially “locked in” development standards and fees in effect at the time the SB 330 application was deemed complete (October 10, 2023).

The City’s Density Bonus Ordinance states that affordable units must be proportional to the overall project in terms of unit mix and square footage and must be reasonably dispersed throughout the development. In addition, the project’s income restricted units must be at least 80 percent of the average square footage of all market rate units with the same bedroom count. The proposed project complies with both requirements. The proposed 36 income restricted units would be comprised of 26 one-bedroom/one-bath units (72.22%) and 10 two-bedroom/two-bath units (27.78%); this unit mix is equal to the unit mix within the overall project. With regard to unit size, one-bedroom apartments have an average area of 726 square feet and two-bedroom apartments have an average area of 1,068 square feet; the proposed project’s units include and are within at least 80 percent of the average square footage of market rate units with the same bedroom count. The Description and Justification (Attachment 3) also states that units would be dispersed throughout the project.

By reserving 10 percent of the overall unit count for affordable housing, the developer is entitled to all benefits of State Density Bonus Law including incentives and/or concessions, waivers from development standards that would physically preclude the development of the project at the density proposed and reduced parking ratios. The granting of waivers does not reduce the number of incentives allowed for 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.”* State law defines this term 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.”* State law also provides that *“the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision . . .”*

The applicant is requesting the following incentives/concessions and waivers.

Incentive/Concession No. 1: In order to reduce costs, the applicant is utilizing an incentive/concession to alleviate frontage improvements along Coast Highway, Neptune Way, and Tremont Street. The relief would consist of not having to demolish existing roadway, sidewalk and curb and gutter along the project’s street frontages, not having to regrade frontages after demolition and not constructing new roadways, sidewalks and curb and gutter.

The applicant has provided “reasonable documentation,” in the form of a Paving Estimate that shows the requested concession results in identifiable and actual cost reductions. The estimate has been included as (Attachment 3) for reference.

Waivers: In order to accommodate the proposed density and provide a mixed-use project that includes 62 hotel rooms and 360 residential units, the applicant has requested 19 waivers from the following development standards pursuant to Density Bonus law:

1. Setbacks
2. Building Height
3. North Coast Highway Setback
4. Façade Modulation
5. Parking stall width next to columns
6. Compact parking spaces in-lieu of standard size parking spaces
7. Maximum vehicular access width
8. Minimum landscaping
9. Minimum tree canopy requirements
10. Minimum private open space
11. Daylight Plane Setback
12. Minimum courtyard width
13. Maximum fence/wall and retaining wall heights
14. Allowance of non-plantable retaining walls
15. Loading space requirements
16. Employee outdoor seating area
17. Minimum permeable surface area
18. Minimum hotel parking
19. Allowance of compact tandem parking spaces

The table below provides further details regarding the proposed waivers:

815 North Coast Highway Development Standards

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
Maximum Density	No Density Cap per Zoning Section 1232 (D) (2)	209 DU/Acre	Complies with code as there is currently no maximum density for D- District.
Minimum Lot Area	5,000 sf	74,803 sf	Complies with code
Minimum Lot Width	50'	236'	Complies with code
Minimum Setbacks			
Front (Neptune)	10'	5'-6"	Waiver (W-1) Required setback would reduce developable area and

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
			preclude ability to develop at the density proposed
Corner Side (Tremont)	10'	5'-6"	Waiver (W-1) Required setback would reduce developable area and preclude ability to develop at the density proposed
Rear (north)	5'	5'-6"	Complies with code
Coast Highway	45' from center line	44'	Waiver (W-2) Required setback would reduce developable area and preclude ability to develop at the density proposed
Daylight Plane Setback	A 10-foot side or rear yard shall adjoin any residential area and structures shall not intercept a 1:1 or 45 degree daylight plane inclined inward from a height of 12 feet above existing grade at R district boundary line.	5'-6" and waive 1:1 Daylight Plane	Waiver (W-8) Required yard and required daylight plane would reduce developable area and preclude ability to develop at the density proposed
Maximum Height	35' Residential 45' Non Residential 65' with a CUP	94'-4" Top of Elevator	Waiver (W-3) Required height limit would reduce size of project and preclude ability to develop at the density proposed
Minimum Site Landscaping	25% Exclusive of planting on roofs, porches and planters above the lot surface.	16.7%	Waiver (W-5) Required landscaping would reduce developable area and would preclude ability to develop at the density proposed

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
Total Open Space			
Open Space per unit	200 sf/unit	85sf/unit	Waiver (W-7) Required open space would reduce developable area and would preclude ability to develop at the density proposed
Private Outdoor Living Space	48 sf/unit	44 units w/no private open space	Waiver (W-7) Required open space would reduce developable area and would preclude ability to develop at the density proposed
Shared Open Space	54,720	10,690 square feet	Waiver (W-7)) Required open space would reduce developable area and would preclude ability to develop at the density proposed
Courts Required	Minimum depth half the height of opposite wall but not less than 16 feet opposite a living room and 10 feet opposite a required window of any habitable room.	33' (36.5% of opposite courtyard wall)	Waiver (W-9) Required courts would reduce developable area and would preclude ability to develop at the density proposed
Fence and Wall Height	Decorative Walls and Fencing: Maximum height of 6' / 3.5' in front yards Retaining Walls: Maximum height of 6'. Any retaining walls	Walls and Fencing within front/street side yard up to 6' in height. Retaining walls: Maximum height of 12'. Non-	Waiver (W-10) and Waiver (W-11) Adhering to retaining wall height limits and wall planting requirements would reduce developable area and would preclude ability to

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
	over 4' in height shall be a plantable wall.	planted walls proposed.	develop at the density proposed
Required Façade modulation	25% of front and side elevation horizontal and/or vertical must be set back at least 5 ft from setback line	No minimum modulation. Balcony structures to count as modulation for the project.	Waiver (W-4) required façade modulation would reduce developable area and would preclude ability to develop at the density proposed
Underground Utilities	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	Existing on-site utility lines to be undergrounded. No existing utility lines exist along the project frontage.	NA
Renewable Energy	Per Section 3047 Residential Projects with 25 or more units shall install and maintain renewable energy facilities that supply at least 50% of forecasted electricity demand	Section 3047	Complies with code provisions of Section 3047
EV Parking	15% of parking spaces	15% of parking spaces	Complies with Section 3048 code provisions
Urban Forestry Program	Tree canopy: 12% (on site)	Tree canopy: 16% with the inclusion of new street trees	Waiver (W-6) Per Section 3049 In the event a project site cannot feasibly accommodate the minimum requirement, the project may plant in

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
	Permeable surface area: 22%	Permeable Surface Area: 17.1%	the right-of-way as approved by the Director of the Public Works Dept. Waiver (W-17) required permeable surface area would reduce developable area and would preclude ability to develop at the density proposed
Garage Drive Aisle	24'	24'	Complies with code
Vehicular Access	24' Max	26'	Waiver (W-14) required limit to vehicular access would preclude ability to develop a garage large enough to accommodate the density proposed.
Parking			
Parking Stall Offset	12" increase in width from walls or columns	No increase required if column is located within front or rear third of the parking stall.	Waiver (W-13) required offset would reduce resident parking and preclude ability to develop at the density proposed
Parking Space Dimensions	Per Section 3110 (A) all required spaces shall be large-car spaces. Spaces provided in addition to the number required may be small-car spaces. Large-car 8.5'x18' deep	To allow the use of small-car spaces in lieu of large-car spaces and small-car tandem parking spaces. 28 small car spaces 41 small car tandem spaces	Waiver (W-12) and Waiver (W-19) required stall dimensions and individual stall requirements would reduce parking and preclude the ability to develop at the density proposed.

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
	Small-car 7.5' x 15' deep		
Required Parking Spaces	State Density Bonus Law		
Residential	0 to 1 bedroom: 1 space 2 to 3 bedroom: 1.5 spaces	1 per 0 or 1 bedroom unit 1.5 per 2 bedroom unit	
Guests	No requirement per Density Bonus Law	13	
Hotel	Per section 3103 1.2 per room	1 per room	Waiver (W-18) required hotel parking would reduce parking for residents and preclude ability to develop at the density proposed
Hotel Loading	Per Section 1232 (V) Section 3103 and 3121 Two 12'x 35'x 14' tall spaces Spaces shall not be located within a building and shall be screened from the street	1 loading space within the parking structure	
Employee Outdoor Eating Area	Per Section 3028 Hotel 25,000-50,000 square feet requires a 500 square foot outdoor eating area	Not provided	Waiver (W-16) required break area would reduce developable area and preclude ability to develop at the density proposed

Regular Coastal Permit (RRP22-00004) represents a request for the following:

To develop a mixed-use project within Local Coastal Plan (LCP) jurisdictional boundaries within the non-appealable area of the LCP.

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:

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 1.72-acre project site is currently developed with an abandoned restaurant and aging motel. The proposed mixed-use project includes demolition of existing facilities to enable redevelopment of the site with a seven and eight-story, 360-unit apartment building and a 62-room hotel. The proposed project would be consistent with the pattern of development found along North Coast Highway, including several existing hotels and nearby development of the new Alta Oceanside mixed-use project, currently under construction. Moreover, the proposed project would be consistent with the larger pattern of redevelopment in the downtown area, which includes several mid-rise mixed-use buildings and resort hotels. It would also add a significant number of residential units, which are essential to the dynamic development of the downtown. The current trend of redevelopment in Oceanside is intended to create synergies between the various commercial establishments in the downtown area and promote economic activity. The proposed project would be designed in distinctive and contemporary coastal architecture with quality materials consistent with the architectural designs of newer development constructed in the downtown area.

The project site is located in a highly urbanized area consisting of commercial visitor serving land uses. The proposed project, as designed and sited, would be consistent with the surrounding built environment and would enhance the area by bringing new residents and visitors to the downtown.

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 project site offers the “first impression” of Oceanside at a major gateway to the downtown; it is currently developed with an abandoned restaurant and aging motel. The proposed project would significantly enhance and improve the visual image of the surrounding neighborhood. The proposed project would replace an existing blighted development with a modern attractively designed midrise building that would serve as a landmark signifying the entrance to downtown Oceanside. Proposed landscaping along North Coast Highway would complement the plaza area adjacent to the hotel lobby/commercial space with the use of palm trees and evergreen canopy trees creating a shaded, pedestrian friendly environment. The project would also introduce shading along Neptune Way and Tremont Street with new canopy trees to supplement existing fan palms that are to be preserved in place. In addition, ground level landscape planters are utilized along the outer edge of the project site, thereby providing a band of greenery around the entirety of the development.

B. Housing Element

The Regional Housing Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates that the City of Oceanside would experience demand for 5,443 new dwelling units, including 718 low-income units, over the next eight years. By contributing 360 rental dwelling units, including 36 units reserved for low-income households, to the City’s existing housing stock, the proposed project would help to meet the projected housing demand and provide an opportunity for much needed work force housing within the downtown in proximity to a variety of transit options. The project is consistent with the following goals and policies of the Housing Element:

Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside’s citizens.

The proposed project would develop 360 new apartments and, through a density bonus request, include 36 units for low-income households to the housing inventory. The City’s Density Bonus Ordinance ensures quality by requiring that units must be proportional to the overall project in terms of unit mix, and square footage. The proposed 36 low-income apartments would be comprised of 26 one-bedroom/one-bath units and 10 two-bedroom/two-bath units equal to the overall unit mix. One-bedroom apartments have an average area of 726 square feet and two-bedroom apartments have an average area of 1,068 square feet and are within at least 80% of the average square footage of market rate units.

Policy 1.6: Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

The proposed project would result in a high-density mixed-use development with an effective density of 210 dwelling units per acre. Located along the transit corridors of Highway 76 and North Coast Highway, the project site is located in a SANDAG designated Smart Growth Opportunity Area (identified as OC-1 on SANDAG's Regional Smart Growth Concept Map) which encourages the preservation of natural resources and agricultural land, limits environmental impacts, and promotes active transportation.

Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:

- A broad range of housing types, with varied levels of amenities and number of bedrooms.
- Sufficient rental stock for all segments of the community, including families with children.
- Housing that meets the special needs of the elderly, homeless, farm workers, and persons with disabilities, and those with developmental disabilities.
- Housing that meets the needs of large families.

The project site is located adjacent to a neighborhood of single family detached homes and a mobile home park. The proposed mixed-use project would include 360 apartments in a mid-rise building improved with a number of amenities, thereby adding to the variety of existing housing types available within the area.

Policy 3.5 Encourage the development of housing for low and moderate-income households in areas with adequate access to employment opportunities, community facilities, and public services.

The proposed project would include 36 units reserved for low-income households in the downtown, which provides adequate access to employment opportunities, community facilities such as the Civic Center and Library, and public transit services located at the Oceanside Transit Center.

Policy 3.7 Encourage the disbursement of lower and moderate-income housing opportunities throughout all areas of the City.

The proposed project would aid in the disbursement of lower and moderate-income housing opportunities in the City's downtown within a Smart Growth Opportunity Area.

By including affordable units, the project would provide housing opportunities in an area of the City that would otherwise be unattainable for lower income households.

C. Economic Development Element

Policy EDE-1a-2 Encourage enhancement of the visual quality of the City, including quality design and expansion of the City's tree canopy, particularly at gateway locations and along commercial corridors where feasible.

The project would provide a high-quality architectural design and expansion of the City's tree canopy along North Coast Highway, Neptune Way, and North Tremont Street at a gateway location at State Highway 76 and North Coast Highway.

Policy EDE-1b-1 Encourage efficient, transit-oriented development, walkability, parking efficiency, pedestrian and bicycle facilities, and a strong sense of place within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map.

The project proposes a high-density transit-oriented mixed-use development consisting of apartment and hotel units within one of the City's Smart Growth Opportunity Areas, with access to transit and within walking distance of public beach access and public facilities.

Policy EDE-2b-2 Encourage visitor-serving and high tax revenue generating uses on commercial properties in proximity to Interstate 5, State Route 78, and Highway 76.

The proposed hotel is a visitor-serving and high tax revenue generating use that would be located in close proximity to Interstate 5, Highway 76, and North Coast Highway.

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 is located within the Downtown Subdistrict 7B, which allows for a mixed-use development project that entails a mix of recreational, commercial, and residential uses. The proposed project is consistent with Subdistrict 7B as it proposes a mixed-use project consisting of a replacement hotel and 360 apartments. The proposed 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 described, and detailed in the DAC Staff Memorandum of March 27, 2024 (Attachment 4).

As previously noted, parking for the proposed project would be provided in a three-story subterranean parking structure underneath the building. The structure would offer 493

parking stalls for the hotel, apartments, and guests. Parking for the apartments utilizes the ratio established under State Density Bonus Law. Under this standard, 410 stalls are required yet 431 are provided. There would be 62 parking stalls for the hotel (1 for each room).

3. Local Coastal Program Consistency

The proposed development is consistent with applicable policies of the Local Coastal Program (LCP). LCP Section II Recreation and Visitor Serving Facilities. Policy 10 calls for the City to continue to promote coastal tourism through the revitalization of the coastal area in upgrading visitor amenities and Policy 27 requires the protection of lower cost hotel and motel units within the coastal zone. The redevelopment of the site with a new hotel would promote revitalization of the coastal area upgrading visitor serving amenities by replacing an aging hotel (proposed for demolition) with a new hotel. In addition, the existing hotel has been identified in the LCP as providing 62 rooms for low-cost visitor accommodations. Oceanside's LCP requires that the City maintain a minimum inventory of 375 low-cost hotel/motel rooms. The City's inventory of low-cost hotel/motel rooms within and near Oceanside's coastal zone significantly exceeds this minimum inventory. As of August 2023, the City maintains 484 lower-cost hotel/motel rooms within its coastal zone (including these existing 62 rooms) and another 524 low-cost hotel/motel rooms within five miles of the City's shoreline. Because the inventory greatly exceeds the required minimum number of rooms, the proposed project would not be explicitly conditioned to provide low-cost visitor accommodations. However, the design of the hotel is consistent with lower cost economy lodging and would not include amenities found in midscale or upscale establishments (e.g. swimming pool, gym, room service, valet, etc.) thus it is unlikely that the project would be able to charge premium room rates.

In addition, the project is visually compatible with the character of surrounding areas found along North Coast Highway, which includes several hotels and the development of the new Alta Oceanside mixed-use project. The proposed project would not substantially alter or impact existing public views of the coastline nor would the proposed project obstruct any existing or planned public beach access, thereby conforming to the policies of Chapter 3 of the Coastal Act.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is Categorical 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 and to tenants within a 100-foot radius of the subject property. Notices

were also sent to individuals and/or organizations requesting notification, the applicant and other interested parties. In addition to satisfying notification requirements, two community outreach meetings were held at the project site on March 20, 2023 and about six months later on October 2, 2023 at the Civic Center Library community room. The primary concerns raised by the public dealt with traffic and parking. But a number of residents also expressed support for the project as it would greatly improve the appearance of the neighborhood. To address concerns with traffic, the project will construct a new traffic signal at the intersection of North Coast Highway and Neptune Way.

FISCAL IMPACT

The applicant has paid all development processing fees required for the consideration of this application. In comparison to the existing use, it's anticipated that the mixed-use project will have a net positive impact to the City based on significantly increased property value and Transit Occupancy Tax Revenue (TOT).

COMMISSION OR COMMITTEE REPORT

On March 27, 2024, the DAC was presented with the proposed project. Committee members expressed some concern with the location of the proposed 40-foot long passenger loading/unloading zone to be installed along North Coast Highway and how it would be accessed since no right-of-way improvements were proposed to accommodate U-turns. After due consideration, the DAC voted (7-1) to recommend CDC approval of the proposed Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010), and Regular Coastal Permit (RRP22-00004).

CITY ATTORNEY'S ANALYSIS

The CDC is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing. The supporting documents have 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 (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010) and Regular Coastal Permit (RRP22-00004) to allow the construction of a mixed-use development project comprised of a 360 residential units, including 36 units reserved for low-income households and a 62-room hotel with a 5,030-square foot lobby and ancillary use area on a 1.72-acre site located at 815 and 901 North Coast Highway.

PREPARED BY:



Manuel Baeza
Principal Planner

SUBMITTED BY:



Jonathan Borrego
City Manager

REVIEWED BY:

Darlene Nicandro, Development Services Director

Sergio Madera, City Planner



ATTACHMENTS:

1. Community Development Commission Resolution
2. Reduced Plan Sets
3. Application materials (Description & Justification, Project Offsite Cost Estimate, Community Outreach Summary, Letters on Project)
4. Downtown Advisory Committee Memorandum dated March 27, 2024
5. Notice of Exemption
6.
 - a. CEQA Exemption Memo
 - b. Noise Study
 - c. Air Quality Report
 - d. Greenhouse Gas Report
 - e. VMT Report
 - f. Local Transportation Study
 - g. Historical Assessment
 - h. Phase I ESA
 - i. Preliminary SWQMP

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN (RD22-00005), TENTATIVE PARCEL MAP (RP23-00001), CONDITIONAL USE PERMIT (RCUP22-00003), DENSITY BONUS (DB22-00010), AND REGULAR COASTAL PERMIT (RRP22-00004) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 360 APARTMENT RESIDENTIAL UNITS, INCLUDING 36 LOW-INCOME UNITS, AND A 62-ROOM HOTEL AT 815 AND 901 N. COAST HIGHWAY

(MCRT INVESTMENTS LLC – APPLICANT)

WHEREAS, on June 26, 2024, the Community Development Commission held a duly-noticed public hearing to consider an application by MCRT Investments LLC for a Development Plan (RD22-00005), Tentative Parcel Map (RP22-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010), and Regular Coastal Permit (RRP22-00004) to allow the construction of a mixed-use development project comprised of 360 residential apartment units, including 36 low-income units, and a 62-room hotel at 815 and 901 North Coast Highway; and,

WHEREAS, on March 27, 2024, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration took action in an 7-1 vote to recommend Community Development Commission approval of a Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010), and Regular Coastal Permit (RRP22-00004) to the Community Development Commission for final action; and,

WHEREAS, the proposed project is categorically exempt from further review under the California Environmental Quality Act ("CEQA"). Title 14 California Code of Regulations Section 15332 "In-fill Development Projects" of the CEQA Guidelines provides a categorical CEQA exemption where, as here, (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the project

would not result in any significant effects relating to traffic, noise, air quality, or water quality and (e) the site can be adequately served by all required utilities and public services; 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
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

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

4 WHEREAS, an SB 330 Preliminary Application was deemed complete for the project
5 on October 10, 2023 pursuant to the Housing Crisis Act of 2019 and freezes fees and
6 development standards as of October 10, 2023, unless exceptions per Government Code
7 Section 65889.5(o) are triggered.

8 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
9 calculated and collected at the time and in the manner provided in Chapter 32B of the
10 Oceanside City Code and the City expressly reserves the right to amend the fees and fee
11 calculations subject to applicable law including Government Code Section 65589.5 (o); and

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

14 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
15 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
16 described in this resolution begins on the effective date of this resolution and any such protest
17 must be in a manner that complies with Section 66020; and

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

22 WHEREAS, studies and investigations made by the Community Development
23 Commission reveal the following facts:

24 FINDINGS:

25 For the Development Plan (RD22-00005):

- 26 1. The site plan and physical design of the project, as proposed, is consistent with the
27 objectives of the Zoning Ordinance and the purposes of Downtown District 7B in which
28 the site is located. The proposed development will further the long-term viability and
rejuvenation of the Downtown District by redeveloping an underutilized site currently

1 developed with an abandoned restaurant and aging hotel with an attractively designed
2 seven and eight story apartment building and a 62-room hotel. Subdistrict 7B allows for a
3 for residential use as part of a mixed-use development project and this project will provide
4 housing for a range of income levels, including thirty-six low-income deed restricted units,
5 within the downtown area. As established in Zoning Ordinance Section 4301, the
6 purpose of development plan review is to ensure that the architectural design of
7 structures and plans for the landscaping of open spaces conform with zoning standards.
8 The site plan and physical design of the project meets or exceeds the applicable
9 development standards contained within the Zoning Ordinance, except where the applicant
10 has requested waivers consistent with State Density Bonus Law. The proposed project
11 conforms to minimum on-site parking requirements established under State Density
12 Bonus law. Article 30 of the Zoning Ordinance allows mixed-use development projects
13 to modify development standards if demonstrated to promote superior design. The
14 proposed building utilizes a modern contemporary coastal architectural theme. Building
15 facades present a high-quality design incorporating a variety of colors, materials of a
16 quality consistent with the coastal architectural designs found elsewhere in the
17 downtown. The ground floor hotel lobby and residential amenity spaces utilize glass
18 facades, high ceilings and metal canopies to emphasize a commercial appearance along
19 the street frontage. Elevations are enhanced with numerous recesses and balcony
20 projections, and varied window treatments to provide high visual interest, relief and
21 articulation. The conceptual landscape plan for the project is designed to shade and
22 soften the perimeter area around the building. Along North Coast Highway, a
23 landscaped plaza is proposed containing a mix of Fan Palms, Queen Palms and
24 evergreen canopy trees creating a shaded, pedestrian friendly environment. The project
25 also introduces shading along Neptune Way and Tremont Street with the planting of
26 canopy trees to supplement existing fan palms that are to be preserved in place.

- 27 2. The Development Plan, as proposed, conforms to the General Plan of the City because
28 the project is consistent with the Goals and Policies of the Land Use, Housing and
Economic Development Elements. Land Use Goals, Objectives and Policies call for

1 minimizing conflicts with adjacent or related uses (LU Goal 1.12) and avoiding negative
2 visual impacts to surrounding land uses (LU Policy 1.12 B). The project is consistent
3 with the pattern of development found along North Coast Highway, which includes
4 several existing hotels, and the new Alta Oceanside mixed-use project. Moreover, it is
5 consistent with the larger pattern of redevelopment in the downtown area, which
6 includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units.
7 The Land Use Element also calls for projects to provide architectural quality to enhance
8 neighborhood values and the City image (LU Goal Objective 1.23) and that their
9 architectural form, treatment, and materials shall serve to significantly improve on the
10 visual image of the neighborhood (LU Policy 1.23A). The project uses Contemporary
11 Coastal architecture with quality materials and distinctive design that is in keeping with
12 the architectural designs of newer development found in the downtown area. The
13 project will significantly enhance and improve on the visual image of the surrounding
14 neighborhood by redeveloping a blighted project site with a modern attractively
15 designed midrise building that will serve as a landmark signifying the entrance to into
16 downtown Oceanside.

17 The project is consistent with a number of Housing Element Goals and Policies as it
18 would produce opportunities for decent and affordable housing (HE Goal 1) and would
19 provide higher-density housing development along transit corridors of Highway 76 and
20 North Coast Highway and in a SANDAG designated Smart Growth Opportunity Area in
21 order to preserve natural resources and agricultural land, limit environmental impacts,
22 and promote active transportation (HE Policy 1.6). The project encourages a variety of
23 housing opportunities by providing 360 apartments in mid-rise building with a number
24 of amenities in an area already containing single-family detached homes and a mobile
25 home park (HE Goal 2).

26 With regard to the density bonus application, the proposed project is reserving 10% of
27 the total number of units (36 units) for low-income tenants. The Regional Housing
28 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,

1 including 718 low income units, over the next eight years. By contributing 360 rental
2 dwelling units, including thirty-six (36) reserved for low income households, to the
3 City's housing stock, the proposed project would help to meet the City's projected
4 housing demand.

5 The project is also consistent with a number of policies of the Economic Development
6 Element. The project provides enhancement of the visual quality of the City, with the
7 removal of an abandoned restaurant and aging motel for the development of a new mid-
8 rise apartment building and hotel. The project would provide quality architectural
9 design and expansion of the City's tree canopy along North Coast Highway, Neptune
10 Way and North Tremont Street at this gateway location at State Highway 76 and North
11 Coast Highway (ED Policy EDE-1a-2). The project also provides a high-density transit-
12 oriented development within the City's Smart Growth Opportunity Areas within walking
13 distance of public beach access (ED Policy EDE-1b-1), and would develop visitor-
14 serving and high tax revenue generating uses on commercial properties in proximity to
15 Interstate 5 and Highway 76 (ED Policy EDE-2b-2).

16 3. The area covered by the Development Plan can be adequately, reasonably and
17 conveniently served by existing and planned public services, utilities, and public
18 facilities. The project site is already developed with a motel and is surrounded by
19 development on all sides, as such all necessary utility connections are available. Because
20 the project would constitute an infill development, it can be adequately served by public
21 services, utilities, and public facilities.

22 4. The project, as proposed, is compatible with existing and potential development on
23 adjoining properties or in the surrounding neighborhood. The project is consistent with
24 the pattern of development found along North Coast Highway, which includes several
25 existing hotels, and the new Alta Oceanside mixed-use project. Moreover, it is
26 consistent with the larger pattern of redevelopment in the downtown area, which
27 includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units. A
28 number of technical studies were prepared to analyze the environmental impacts of the
project (Noise, Transportation, Air Quality, and Greenhouse Gas) which determined that

no significant impacts would occur as a result of construction activities or project operations. To further the implementation of smart growth principles, the current trend of redevelopment in Oceanside is to bring forward high density vertically-oriented mixed-use development in order to accommodate the City's regional fair share of housing growth, support commercial establishments in the downtown area, enhance walkability, and support transit service. The project is in a highly urbanized area consisting of mixed commercial, residential and visitor serving land uses. The project, as designed and sited, would be consistent with the surrounding built environment and will significantly enhance and improve on the visual image of the surrounding neighborhood.

5. The site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance because the property is generally flat and is not subject to the Hillside Ordinance.

For the Tentative Parcel Map (RP23-00001)

1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City by meeting lot size requirements and other applicable provisions of the Zoning Ordinance and Subdivision Ordinance.
2. That the site is physically suitable for the type and proposed density of development. The proposed a high density mixed use in the City's Downtown. The Downtown area west of North Coast Highway contains a mix of commercial visitor serving uses, residential development and high-density mixed-use projects. The proposed mixed-use development is suitable for this type and proposed density as it provides transit-oriented development within the City's Smart Growth Opportunity Areas, as envisioned in the General Plan Economic Development Element. In addition, the project will provide adequate vehicle parking and tree canopy coverage consistent with State Density Bonus Law and Downtown District Urban Forestry Program requirements.
3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

1 The subject property is already fully developed with an abandoned restaurant building and
2 motel in an urbanized area of the city and contains no sensitive habitat.

3 4. The design of the subdivision or proposed improvements will not conflict with easements,
4 acquired by the public at large, for access through or use of property within the
5 subdivision. Any existing easements that require vacating shall be replaced as determined
6 by the Engineering Division prior to the recordation of the parcel map.

7 5. The subdivision complies with all other applicable ordinances, regulations and guidelines
8 of the City of Oceanside. The proposed tentative map exhibit accords with the form and
9 content requirements of the City's Subdivision Ordinance (Section 601).

10 For the Conditional Use Permit (RCUP22-00003):

11 1. The proposed location of the use is in accord with the objectives of the Zoning Ordinance
12 and the purposes of the "D" Downtown Zone District in which the site is located because
13 the stated objective of Subdistrict 7B is, "To provide for a mix of recreational and
14 commercial uses conveniently located near recreational and residential areas. Residential
15 uses are allowed as part of a mixed- use development projects." The placement of this use
16 within the Downtown would further this objective as the 62-room hotel complements the
17 commercial and recreational activities planned for this district and the 360-unit apartment
18 building provides residential component as part of a mixed-use project and as such use is
19 consistent with the Zoning Ordinance subject to approval of a Conditional Use Permit for
20 the establishment and operation of a hotel use.

21 2. The proposed location of the conditional use and the proposed conditions under which it
22 would be operated or maintained will be consistent with the General Plan. The hotel use is
23 consistent with the General Plan Economic Development Element as it provides transit-
24 oriented development within the City's Smart Growth Opportunity Areas (ED Policy EDE-
25 1b-1), and would develop visitor-serving and high tax revenue generating uses on
26 commercial properties in proximity to Interstate 5 and Highway 76 (ED Policy EDE-2b-2).
27 In addition, construction and operational activities would not conflict with the General Plan
28 Noise Element for exterior and interior noise limits.

1 The project will not be detrimental to the public health, safety or welfare of persons
2 residing or working in or adjacent to the neighborhood of such use will not be detrimental
3 to properties or improvements in the vicinity or to the general welfare of the City. The
4 project will not be detrimental to public health, safety or welfare of persons residing or
5 working in the adjacent neighborhood or properties or improvements in the vicinity.
6 Conditions of Approval will insure that construction activities are managed to minimize
7 temporary impacts of noise, air quality, and water quality on surrounding development and
8 that the use will be developed in accordance with City approvals so as not to be detrimental
9 to health, safety and welfare during operations.

10 3. The proposed conditional use will comply with the provisions of the Zoning Ordinance,
11 including any specific condition required for the proposed conditional use in the "D"
12 (Downtown) Zone District in which it would be located. The site plan and physical design
13 of the project meets or exceeds the applicable development standards contained within the
14 Zoning Ordinance, except where the applicant has requested waivers consistent with State
15 Density Bonus Law. Any specific conditions of project approval related to the conditional
16 use will be enforced during grading plan and building permit plan review, the construction
17 period prior to occupancy or can be enforced as deemed necessary by the City or other
18 regulatory or permit authorities.

19 4. That the proposed conditional use will be consistent with all applicable policies of the
20 certified Local Coastal Program Land Use Plan. Land Use Plan Policy II. C. 26 calls for
21 the City to protect a minimum of 375 lower coast hotel and motel units. The proposed
22 conditional use supports this policy by replacing 62 low cost motel rooms with a new
23 62-room hotel designed with minimal amenities. Through its design, the new hotel will
24 preserve the total of lower cost rooms within the City. In addition, the project will not
25 interfere with coastal access, public recreational areas, and the distribution of public
26 facilities nor degrade Oceanside's coastal waters or shoreline as such, the project is
27 consistent with all applicable polices of the Land Use Plan.
28

1 For Regular Coastal Permit (RRP22-00004)

- 2 1. The proposed project is consistent with the policies of the Local Coastal Program for
3 Recreation and Visitor Serving Facilities. Policies call for the promotion of coastal
4 tourism through the revitalization of the coastal area in upgrading visitor serving
5 amenities and for the preservation of low-cost visitor accommodations by maintaining a
6 minimum of 375 low-cost hotel/motel rooms in the coastal zone. The project would
7 replace an aging 62-room hotel with new 62-room hotel thus revitalizing the coastal area
8 by upgrading lodging facilities. The project would also preserve the number of rooms
9 low-cost visitor accommodation provided by this existing hotel by developing a new 62-
10 room hotel with few amenities and designed consistent with lower cost economy
11 lodging.
- 12 2. The proposed project is consistent with the policies of the Local Coastal Program as
13 implemented through the Zoning Ordinance. The placement and design of the proposed
14 project would be visually compatible with the character of surrounding areas. The
15 proposed project provides a mixed-use multi-family and lodging use on an infill site in
16 an urbanized area. This type of project is consistent with the pattern development found
17 along North Coast Highway, which includes several hotels and development of the new
18 Alta Oceanside mixed-use project. Moreover, it is consistent with the larger pattern of
19 redevelopment in the downtown area, which includes a number of mid-rise mixed-use
20 buildings and resort hotels/timeshare units. The proposed project would not
21 substantially alter or impact existing public views of the coastline.
- 22 3. The proposed project would not obstruct any existing or planned public beach access,
23 thereby conforming to the policies of Chapter 3 of the Coastal Act.

24 For the Density Bonus (DB22-00010):

- 25 1. The affordable units will be reserved for tenancy by persons within the Low-income
26 category.
- 27 2. The affordable units have been designed to be proportional to the project's market-rate
28 units in terms of floor plan, square footage, and exterior design. The thirty-six (36)
designated affordable units consist of twenty-six (26) one-bedroom units and ten (10) 2-

1 bedroom units have the same or similar floor area as all market-rate units. The affordable
2 units will be interspersed throughout the building and will have the same appearance as the
3 market-rate units.

4 3. The restrictive covenant associated with the affordable units will be for a period of 55
5 years.

6 4. The maximum allowable rent for the project's affordable units comply with State Law for
7 the Low-income category.

8 5. The project's affordable units are intended to be part of the City's Affordable Housing
9 rental stock, available at affordable housing costs, as defined in Health and Safety Code
10 Section 50053.

11 6. The project's affordable units will be for rent. The units will be rented to individuals that
12 meet the criteria for the specified low-income households as defined in Health and Safety
13 Code Section 50053.

14 7. An Affordable Housing Regulatory Agreement that will be prepared for the project will
15 outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning
16 Ordinance.

17 NOW, THEREFORE, the Community Development Commission of the City of Oceanside
18 does resolve as follows:

19 SECTION 1. That Development Plan (RD22-00005), Tentative Parcel Map (RP23-
20 00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010) and Regular
21 Coastal Permit (RRP22-00004) is hereby approved subject to the following conditions:

22 **Planning:**

23 1. This Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional
24 Use Permit (RCUP22-00003), Density Bonus (DB22-00010) and Regular Coastal Permit
25 (RRP22-00004) shall expire 36 months from its approval (June 26, 2027, unless this time
26 period is extended by the provisions of Article 1 of the Zoning Ordinance.

27 2. This Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional
28 Use Permit (RCUP22-00003), Density Bonus (DB22-00010), and Regular Coastal Permit
(RRP22-00004) allows the construction of a mixed-use development project comprised

of 360 apartment units, including 36 low-income household units, and a 62-room hotel with ancillary commercial use located at 815 and 901 North Coast Highway as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Development Plan, Tentative Parcel Map, Conditional Use Permit, Density Bonus, and Regular Coastal Permit or a new Development Plan, Tentative Parcel Map, Conditional Use Permit, Density Bonus, and Regular Coastal Permit.

3. Construction of both the apartment and hotel buildings exclusive of parking, shall begin concurrently. Construction of the hotel building shall be completed prior to or concurrently with the first certificate of occupancy issued for the apartment building. The operation of the hotel shall commence concurrently with the occupancy of the residential component of the project.
4. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (RD22-00005), Tentative Parcel Map (RP23-00001), Conditional Use Permit (RCUP22-00003), Density Bonus (DB22-00010), and Regular Coastal Permit (RRP22-00004) and the CEQA exemption for this Project. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
5. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the issuance of a certificate of occupancy. The covenant shall provide that the property is subject to this resolution, and shall list the conditions of approval.

6. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification shall run with the life of the project and shall be recorded as a covenant on the property.
7. Failure to meet any conditions of approval shall constitute a violation of the Development Plan, Tentative Parcel Map, Conditional Use Permit, Density Bonus and Regular Coastal Permit.
8. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued. 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.
9. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of the Construction Management Plan from the City Planner or their designee. The Construction Management Plan shall be implemented during the entire duration of construction of the Mixed-Use Project.
10. The project is subject to compliance with the City's anti-graffiti provisions (Ordinance No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.
11. Outdoor lighting shall be low emission, shielded, and directed away from neighboring properties.
12. All multiple family apartment units proposed as part of this project shall be rented for no less than 31-days.
13. The existing masonry block wall located adjacent to the existing mobile home park shall be preserved in place or shall be replaced with a 6'-0" high masonry wall. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan. Any substantial change in any

aspect of fencing or wall design from the approved Development Plan shall require a revision to the Development Plan or a new Development Plan.

14. Elevations, siding materials, colors, 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 lighting showcasing building architecture shall be shown on the building plans.
16. All dwelling units shall dispose of or recycle solid waste in a manner provided in City Code Section 13.3.
17. Prior to the issuance of building permits, the applicant shall submit a lighting plan for the entire site. The plan shall contain details as to the type of fixtures that will be used and placement.
18. Electrical outlets visible to the public should be secured with locking tamperproof boxes.
19. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.
20. No project signage is approved with this application. All project signage shall be subject to a separate sign permit and be in compliance with Article 33, Signs, of the Zoning Ordinance.
21. The developer is prohibited from entering into any agreement with a cable television franchisee of the City, which gives such franchisee exclusive rights to install, operate, and or maintain its cable television system in the development.
22. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a Final Map or at least six (6) months before the issuance of a Certificate of Occupancy for the first unit for the project whichever comes first.
23. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

- 1 24. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
2 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,
3 shall be reviewed and approved by the City Engineer and City Planner prior to the
4 issuance of building permits. Landscaping shall not be installed until bonds have been
5 posted, fees paid, and plans signed for final approval.
- 6 25. Construction of the proposed project shall comply with the California Administrative
7 Code. The building must be for a minimum exterior-to-interior noise reduction resulting
8 in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise
9 reduction could be achieved using standard construction methods, including but not
10 limited to mechanical ventilation, double-paned windows and acoustically insulated
11 doors where they face roadways.
- 12 26. The project shall comply with all the measures and recommendations described in the
13 Noise Technical Report prepared for the Project by Helix Environmental Planning dated
14 March 2024.
- 15 27. Any trash, debris, or waste material found onsite during grading or cleanup operations
16 shall be disposed of off-site in accordance with local, state, and federal regulations. Any
17 buried trash/debris or materials containing petroleum encountered shall be evaluated
18 prior to removal and disposal.
- 19 28. In accordance with Density Bonus requirements, ten (10) percent of the residential units
20 [thirty-six (36) housing units] shall be reserved for rental to low income households.
21 These affordable units shall be provided proportional to the overall project in unit size,
22 dispersed throughout the project, and have access to all amenities available to other
23 residents. The city shall determine the eligibility of the low-income households. A deed
24 restriction, covenant, and/or other instrument enforceable by the city and approved by the
25 City Attorney and Director of Housing and Neighborhood Services, limiting the rental of
26 such units to eligible low-income households shall be recorded against the title of the
27 property. The duration of such rental restrictions shall run with the life of the project
28 and/or a minimum of fifty-five (55) years. Additionally, the property shall be so restricted
as to prohibit the conversion of the restricted units for the term of the rent restriction to a

condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.

29. The required "Affordable Housing Regulatory Agreement" shall be recorded against the project site prior to approval of any final or parcel map or the issuance of any building permits for the project.

30. Consistent with Section 3032 (M)(2) to proposed income restricted units shall be provided in the same proportion as the market rate units. The unit mix shall consist of twenty-six (26) one-bedroom low-income units and ten (10) two-bedroom low-income units.

31. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

32. Prior to issuance of any building permit, the Director of Housing and Neighborhood Services shall certify that the proposed development has complied with the requirements for inclusionary housing and all provisions of Chapter 14C.

33. Parking spaces shall be kept available and usable for the parking of tenants' vehicles at all times.

34. The parking or storage of recreational vehicles, trailers or boats within the parking spaces is prohibited.

35. 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.

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

37. 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

1 regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant
2 care, tree replacement, insect and disease infestation prevention, integrated pest
3 management, and appropriate response process etc. Projects that do not maintain
4 landscape in a manner consistent with the approved LTCMP shall be subject to code
5 enforcement action.

6 38. The residential and commercial aspects of this project shall be developed and opened
7 simultaneously as a single Mixed-Use project. No deferral of the commercial use shall
8 be permitted as the project's approval was for a Mixed-Use project.

9 39. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-
10 excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and
11 Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA)
12 Native American Monitor associated with a TCA Luiseño Tribe". A copy of the
13 agreement shall be included in the Grading Plan Submittals for the Grading Permit. The
14 purpose of this agreement shall be to formalize protocols and procedures between the
15 Applicant/Owner and the "Traditionally and Culturally Affiliated (TCA) Native
16 American Monitor associated with a TCA Luiseño Tribe" for the protection and
17 treatment of, including but not limited to, Native American human remains, funerary
18 objects, cultural and religious landscapes, ceremonial items, traditional gathering areas
19 and tribal cultural resources, located and/or discovered through a monitoring program in
20 conjunction with the construction of the proposed project, including additional
21 archaeological surveys and/or studies, excavations, geotechnical investigations, grading,
22 and all other ground disturbing activities. At the discretion of the Luiseño Native
23 American Monitor, artifacts may be made available for 3D scanning/printing, with
24 scanned/printed materials to be curated at a local repository meeting the federal
25 standards of 36CFR79.

26 40. Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor
27 shall provide a written and signed letter to the City of Oceanside Planning Division
28 stating that a Qualified Archaeologist and Luiseño Native American Monitor have been

retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement.

41. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.

Building:

42. Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations). 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.

- 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.

Also the City of Oceanside Municipal Code.

43. Where mixed occupancy buildings contain incidental use areas, the following shall apply:

- 1 a. Clearly identify on plans whether there are any incidental use areas that are separated
2 from other portions of the building pursuant to CBC.
- 3 b. The protection used for incidental use areas may include automatic fire sprinklers,
4 fire-resistance rated construction, or both. Identify such protection in the incidental
5 use areas on each floor plan.
- 6 44. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:
- 7 a. Clearly identify on plans whether nonseparated uses will be utilized pursuant to
8 CBC 508.3.
- 9 b. Clearly acknowledge on the plans that the use of nonseparated occupancies
10 requires the most restrictive provisions of CBC 403 and Chapter 9 to apply to the
11 entire building.
- 12 c. The adjoining nonseparated uses must be clearly identified on all floor plans,
13 including the boundary of such areas.
- 14 d. The project must be designed to meet the requirements of the more restrictive
15 occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other).
- 16 e. Per Table 504.4 the Type of construction must be per 2019 CBC for each
17 Building.
- 18 f. Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more
19 than 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.
- 20 45. Where mixed occupancy buildings contain separated uses, the following shall apply:
- 21 a. Clearly identify on plans the boundary of each adjoining occupancy that will be
22 separated pursuant to CBC 508.4
- 23 b. Fire-resistance rated walls used to separate adjoining occupancies shall be
24 constructed as fire barriers in accordance with Section 707; fire partitions shall
25 not be allowed. (CBC 508.4.4.1)
- 26 c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining
27 occupancies shall comply with CBC 711. (CBC 711.2.4.1)
- 28

- 1 46. Where mixed occupancy buildings contain accessory areas, the aggregate area of all
2 accessory areas within a single occupancy shall not exceed 10% of the floor area of the
3 primary occupancy. (CBC 508.2.3).
- 4 47. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke
5 barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
- 6 48. Submit an exit analysis plan that labels and clearly shows compliance with all required
7 egress features such as, but not limited to, common path of travel, required number of
8 exits, occupant load, required width, continuity, travel distance, etc. (CBC 1001.1).
- 9 49. Means of egress doors shall be readily distinguishable from the adjacent construction
10 and finishes such that the doors are easily recognizable as doors. Mirrors or similar
11 reflecting materials shall not be used on means of egress doors. Means of egress doors
12 shall not be concealed by curtains, drapes, decorations or similar materials. (CFC
13 1010.1).
- 14 50. The building plans for this project are required by State law to be prepared by a licensed
15 architect or engineer.
- 16 51. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the
17 plans.
- 18 52. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
19 and shall be shielded appropriately.
- 20 53. Separate/unique addresses may be required to facilitate utility releases. Verification that
21 the addresses have been properly assigned by the City's Planning Division shall
22 accompany the Building Permit application.
- 23 54. A form or foundation survey shall be required prior to the placement of concrete to show
24 the location of the new structure in respect to the property lines, known easements, and
25 known setback lines. By obtaining a form survey the location of the foundation is
26 checked prior to the placement of concrete, and can save costly corrective measures in
27 case of an encroachment of a property line.
- 28 55. The 2019 California Energy Code requires rooftop solar zones. Solar ready rooftop
required. Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies, and

1 Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the
2 building or on the roof or overhang of another structure located within 250 feet of the
3 building or on covered parking installed with the building project and have a total area
4 no less than 15 percent of the total roof area of the building excluding any skylight area.
5 The requirements for solar ready buildings are all mandatory, so there are no prescriptive
6 and performance compliance paths. Since the provisions are mandatory, there are also no
7 tradeoffs allowed, and applicants must demonstrate compliance with each measure.

8 56. Exterior walls of all buildings shall comply with CBC table 705.2

9 705.2 Projections

10 Cornices, eave overhangs, exterior balconies and similar projections extending beyond
11 the exterior wall shall conform to the requirements of this section and Section 1406.

12 Exterior egress balconies and exterior exit stairways and ramps shall comply with
13 Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line
14 used to determine the fire separation distance than shown in Table 705.2.

15 57. CBC 1023.7 Location Exterior exit stairway and Ramp shall have a minimum fire
16 separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge
17 of the stairway or ramps, including landings, to:

18 1. Adjacent lot lines.

19 2. Other portions of the building.

20 3. Other buildings on the same lot unless the adjacent building exterior walls and
21 openings are protected in accordance with Section 705 based on fire separation distance.

22 For the purposes of this section, other portions of the building shall be treated as
23 separate buildings.

24 58. 1023.7 Interior Exit Stairway and Ramp Exterior Walls

25 Exterior walls of the interior exit stairway or ramp shall comply with the requirements of
26 Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose
27 the exterior of the stairway or ramps and the walls or openings are exposed by other
28 parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior
walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening

1 shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior
2 walls shall be protected by opening protectives having a fire protection rating of not less
3 than 3/4 hour. This construction shall extend vertically from the ground to a point 10
4 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line,
5 whichever is lower.

6 59. Site development, parking, access into buildings and building interiors shall comply
7 WITH ALL CURRENT State of California Accessibility Code where required. No
8 Accessible parking shown on current plans. You must clearly show compliance on the
9 plans.

- 10 • Buildings or portions of buildings and facilities within the scope of this chapter shall
11 be accessible to persons with disabilities. Each building on a building site shall be
12 considered separately when determining the requirements contained in this chapter,
13 except when calculating the number of units which must comply with Section
14 1102A.3.1. Dwelling units within a single structure separated by firewalls do not
15 constitute separate buildings.
- 16 • Newly-constructed covered multifamily dwellings as defined in this chapter, include,
17 but are not limited to, the following:
- 18 • Apartment buildings with 3 or more dwelling units including timeshare apartments
19 not considered a place of public accommodation or transient lodging as defined in
20 Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building
21 Code.
- 22 • Condominiums with 4 or more dwelling units including timeshare condominiums not
23 considered a place of public accommodation or transient lodging as defined in Health
24 and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- 25 • Lodging houses, as defined in Chapter 2 of the California Building Code, used as a
26 residence with more than 3 but not more than 5 guest rooms.
- 27 • Congregate residences, as defined in Chapter 2 of the California Building Code, with
28 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.
60. 1102A.3.2 Multistory dwelling units in buildings with one or more elevators - 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.
61. 1109A.3 Required accessible parking spaces
- 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.
62. 1109A.7 Location of accessible parking spaces

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

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

17 Exception: When the enforcement agency determines that compliance with this section
18 or providing equivalent facilitation would create an unreasonable hardship, parking
19 spaces may be provided which would require a person with physical disabilities to wheel
20 or walk behind other than accessible parking spaces.

21 63. A complete set of Soil Reports, Structural Calculations, Energy Calculations, &
22 California Title 24 Energy Form(s) shall be required at time of plans submittal to the
23 Building Division for plan check.

24 City of Oceanside Enforces the 2019 California Green Building Standards Code. A
25 Construction Waste Management Plan shall be required at time of plans submittal to the
26 Building Division for plan check.

- 27 • 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum
28 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.

- 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:

1. 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.
2. Indicates if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.

64. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.

65. San Diego County Department of Environmental Health approval is required for all new food businesses and public pools.

66. 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

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

- 1 68. Buildings four or more stories in height must comply with City of Oceanside Mid-Rise
2 Ordinance.
- 3 69. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in
4 the horizontal position.
- 5 70. Construction hours: Per City of Oceanside Municipal Code section 6.25: It shall be
6 unlawful to operate equipment or perform any construction in the erection, demolition,
7 alteration, or repair of any Building or structure or the grading or excavation of land
8 during the following hours:
- 9 1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.
10 2. All day Sunday; and
11 3. On any federal holiday.
- 12 Exceptions.
- 13 a. An owner/occupant or resident/tenant of residential property may engage in a
14 home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on
15 Sundays and holidays provided the project is for the benefit of said residential
16 property and is personally carried out by said owner/occupant or resident/tenant.
- 17 b. The building official may authorize extended or alternate hours of construction
18 for the following circumstances:
- 19 i. Emergency work.
20 ii. Adverse weather conditions.
21 iii. Compatibility with store business hours.
22 iv. When the work is less objectionable at night than during daylight hours.
23 v. Per direction of the city manager's office for projects that have been
24 determined that rapid completion is in the best interest of the general
25 public.
- 26 71. Addresses for meters - The Developer must carefully submit the correct address to
27 SDGE for meter release with addresses that are the same as what has been given for each
28 dwelling unit.

72. Area Analysis will be required to show compliance with chapter of 5 of the California Building Codes.
73. Yards Adjacent to Buildings must comply with the distance to Property line per CBC 1205.
74. Buildings must be designed for Fire resistive construction located on the same parcel with assumed Property Lines.
75. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1 unit vertical in 15 units horizontal (6.67-percent slope).
76. Underground garages will be required to have ventilation per the 2022 California Mechanical Code.
77. Buildings over two stories may not use ABS or PVC piping per CPC.
78. Veneer and Siding must be installed per the Manufacturing instructions.

Engineering:

79. Prior to the demolition of any existing structure or surface improvements on site, a grading plan application shall be submitted to the Engineering Division and erosion control plans shall be approved by the City Engineer. No demolition shall be permitted without an approved erosion control plan.
80. Design and construction of all improvements shall be in accordance with the City of Oceanside's Engineers Design and Processing Manual, City Ordinances, standard engineering and specifications of the City of Oceanside, and subject to approval by the City Engineer.
81. All right-of-way alignments, street dedications, exact geometrics and widths shall be designed, dedicated, and constructed or replaced in accordance with the City of Oceanside Engineers Design and Processing Manual, and as required by the City Engineer.
82. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.
83. The approval of the tentative parcel map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or

1 guaranteed to the owner/developer. The owner/developer is responsible for applying for
2 all closures, vacations, and abandonments as necessary. The application(s) shall be
3 reviewed and approved or rejected by the City of Oceanside under separate process (es)
4 per codes, ordinances, and policies in effect at the time of the application. The City of
5 Oceanside retains its full legislative discretion to consider any application to vacate a
6 public street or right of way.

7 84. Owner/developer shall submit to the City for processing a covenant attesting to the
8 project's development conditions. The approved covenant shall be recorded at the
9 County prior to the issuance of a grading permit.

10 85. All public improvement requirements shall be covered by a Subdivision Improvement
11 Agreement and secured with sufficient improvement securities or bonds guaranteeing
12 performance and payment for labor and materials, setting of survey monuments, and
13 warranties against defective materials and workmanship before the approval of the
14 public improvement plans.

15 86. Prior to the issuance of any building permits, all improvements including landscaping,
16 landscaped medians, frontage improvements shall be under construction to the
17 satisfaction of the City Engineer.

18 87. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including
19 landscaping, landscaped medians, frontage improvements shall be completed to the
20 satisfaction of the City Engineer.

21 88. Prior to approval of the parcel map, provide the City of Oceanside with certification
22 from each public utility and each public entity owning easements within the proposed
23 project stating that: (a) they have received from the owner/developer a copy of the
24 proposed map; (b) they object or do not object to the filing of the map without their
25 signature; (c) in case of a street dedication affected by their existing easement, they will
26 sign a "subordination certificate" or "joint-use certificate" on the map when required by
27 the governing body.

28 89. The tract shall be recorded and developed as one. The City Engineer shall require the
dedication and construction of necessary utilities, streets and other improvements

outside the area of any particular map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.

90. Vehicular access rights to North Coast Highway, North Tremont Street and Neptune Way shall be relinquished to the City from all abutting lots except at the proposed driveway(s). Process an access relinquishment application with the City prior to the issuance of a grading permit, and record the approved document prior to the grading plan As-Builts.

91. A traffic control plan shall be prepared in accordance with the City's traffic control guidelines and approved by the City Engineer prior to the start of work within the public Right-of-Way. Traffic control safety and implementation for construction or reconstruction of streets shall be in accordance with construction signing, marking, and other protection as required by Caltrans' Traffic Manual and City Traffic Control Guidelines. Traffic control plan implementation and hours shall be in accordance with the approved traffic control plans.

92. Proposed public improvements located within the City's ROW or onsite shall be displayed on separate public improvement plans in accordance with the City's Engineer's Design and Processing Manual.

93. Any existing public or private improvements that are being joined to and that are already damaged or damaged during construction of the project, shall be repaired or replaced as necessary by the developer to provide a competent and stable connection, and to the City's satisfaction.

94. An ADA-compliant pedestrian ramp shall be constructed at the northwest corner of North Tremont Street and Neptune Way intersection.

95. 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 on the parcel map 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.

- 1 96. Minimum curb return radius at driveway locations shall comply with the City of
2 Oceanside Engineers Design and Processing Manual.
- 3 97. A cross-gutter shall be constructed on North Tremont Street along Neptune Way in
4 compliance with the City of Oceanside Engineers Design and Processing Manual.
- 5 98. Sight distance requirements at the project driveway(s) or street shall conform to the sight
6 distance criteria as provided by Caltrans. The owner/developer shall provide a plan and
7 profile of the line of sight for each direction of traffic at each proposed driveway on the
8 grading plans.
- 9 99. A precise grading plan, which includes proposed onsite private improvements, shall be
10 prepared, reviewed, secured and approved prior to the issuance of any building permit.
11 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
12 gutters, medians, striping, and signage, footprints of all structures, walls, drainage
13 devices and utility services. Parking lot striping and any on site traffic calming devices
14 shall be shown on the precise grading plans.
- 15 100. The approval of the development plan shall not mean that proposed grading or
16 improvements on adjacent properties (including any City properties/right-of-way or
17 easements) is granted or guaranteed to the owner/developer. The owner/developer is
18 responsible for obtaining written permission to grade or construct on adjacent properties
19 prior to the issuance of a grading permit. Should such permission be denied, the
20 development plan shall be subject to going back to public hearing or subject to a
21 substantial conformity review.
- 22 101. Where proposed off-site improvements, including but not limited to slopes, public utility
23 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own
24 expense, obtain all necessary easements or other interests in real property and shall
25 dedicate the same to the City of Oceanside as required. Owner/developer shall provide
26 documentary proof satisfactory to the City of Oceanside that such easements or other
27 interest in real property have been obtained prior to the issuance of any grading, building
28 or improvement permit for this development/project. Additionally, the City of
Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole

1 expense a title policy insuring the necessary title for the easement or other interest in real
2 property to have vested with the City of Oceanside or the owner/ developer, as
3 applicable.

4 102. Use of adjacent properties for construction without permission is prohibited. Developer
5 is required to obtain written permission from adjacent property owners allowing access
6 onto their site. There shall be no trespassing, grading, or construction of any kind on
7 adjacent properties without permission. "Failure to comply will result in the revocation
8 of the grading permit." This written permission shall be provided to the City prior to the
9 issuance of a grading permit.

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

18 104. Prior to the issuance of a grading permit, a comprehensive soil and geologic
19 investigation shall be conducted for the project site. All necessary measures shall be
20 taken and implemented to assure slope stability, erosion control, and soil integrity; and
21 these measures shall be incorporated as part of the grading plan design. No grading shall
22 occur at the site without a grading permit.

23 105. It is the responsibility of the owner/developer to evaluate and determine that all soil
24 imported as part of this development is free of hazardous and/or contaminated material
25 as defined by the City and the County of San Diego Department of Environmental
26 Health. Exported or imported soils shall be properly screened, tested, and documented
27 regarding hazardous contamination.

28 106. Owner/developer shall develop and submit a draft neighborhood-notification flier to the
City for review. The flier shall contain information on the project, construction schedule,

notification of anticipated construction noise and traffic, and contact information. Prior to the issuance of a grading permit, the approved flier shall be distributed to area residents, property owners, and business owners located within a 300-foot radius area of the project.

107. The project shall provide and maintain year-round erosion control for the site. Prior to the issuance of a grading permit, an approved erosion control plan, designed for all proposed stages of construction, shall be secured by the owner/developer with cash securities or a Letter-of-Credit and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.

108. Owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:

- a. Dirt, debris and other construction material shall not be deposited on any public street or into the City's storm water conveyance system.
- b. All grading and related site preparation and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction 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 the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."
- c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

1 d. Owner/developer shall complete a haul route permit application (if required for
2 import/export of dirt) and submit to the City of Oceanside Transportation
3 Engineering Section forty-eight hours (48) in advance of beginning of work. Hours
4 of hauling operations shall be dictated by the approved haul route permit.

5 109. Landscape and irrigation plans for disturbed areas shall be submitted to the City
6 Engineer prior to the issuance of a grading permit and approved by the City Engineer
7 prior to the issuance of building permits. Landscaping plans, including plans for the
8 construction of walls, fences or other structures at or near intersections, must conform to
9 intersection sight distance requirements. Frontage and median landscaping shall be
10 installed and established prior to the issuance of any certificates of occupancy. Securities
11 shall be required only for landscape items in the public right-of-way. Any project fences,
12 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for
13 and built from the approved landscape plans. These features shall also be shown on the
14 precise grading plans for purposes of location only. Plantable, segmental walls shall be
15 designed, reviewed and constructed from grading plans and landscape/irrigation
16 design/construction shall be from landscape plans. All plans must be approved by the
17 City Engineer and a pre-construction meeting held prior to the start of any
18 improvements.

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

26 111. The project's drainage system shall not connect or discharge to another private storm
27 drain system without first obtaining written permission from the owner of the system.
28 The written permission letter shall be provided to the City prior to the issuance of a

grading permit. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

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

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

116. Owner/developer shall comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit continues in force and effect until the effective date of a new General Permit adopted the State Water Board or the State Water Board rescinds this General Permit. Dischargers that obtain coverage under the expiring General Permit prior to the effective date of this permit, may continue coverage under the previous permit up to two years after the effective date of this General Permit (September 1, 2023). Construction activity subject to the General Permit includes, but not limited to, clearing, demolition, grading, excavation and other land disturbance activities that results in one or more acre of land surface, or that are part of common plan of development or sale.

The discharger shall obtain a Waste Discharge Identification (WDID) number prior to the commencement of construction activity by electronically certifying and submitting the Permit Registration Documents from Section III of the General Permit through the State Water Board Stormwater Multiple Application and Report Tracking System

(SMARTS). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

Owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOT for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

117. The project is categorized as a stormwater-Priority Development Project (PDP). A final Storm Water Quality Management Plan (SWQMP) and Operation & Maintenance (O&M) Plan shall be submitted to the City for review at the final engineering phase. Both documents are to be approved prior to the issuance of a grading permit.

118. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities.

1 The owner/developer shall retain records for a minimum of 10 years. The records shall
2 be made available to the City upon request.

3 119. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
4 Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair
5 and replace the Storm Water Best Management Practices (BMPs) structures identified in
6 the project's approved SWQMP, as detailed in the O&M Plan, in perpetuity.
7 Furthermore, the SWFMA will allow the City with access to the site for the purpose of
8 BMP inspection and maintenance, if necessary. The Agreement shall be approved by the
9 City Attorney's Office and recorded at the County Recorder's Office prior to the
10 issuance of a precise grading permit. A non-refundable **Security in the form of cash**
11 shall be required prior to issuance of a precise grading permit. The amount of the non-
12 refundable security shall be equal to 10 years of maintenance costs, as identified by the
13 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer
14 shall prepare the O&M cost estimate.

15 120. The BMPs described in the project's approved SWQMP shall not be altered in any way,
16 unless reviewed and approved by the City Engineer. The determination of whatever
17 action is required for changes to a project's approved SWQMP shall be made by the City
18 Engineer.

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

24 122. All existing overhead utility lines located within the project development property, and all
25 new extension services for the development of the project, including but not limited to,
26 electrical, cable and telephone, shall be placed underground per Section 901.G. of the
27 Subdivision Ordinance (R91-166), and as required by the City Engineer and current City
28 policies.

- 1 123. If the project is granted a waiver of undergrounding requirements by the Planning
2 Commission or City Council, the project is still required to remove existing street lights
3 occupying waived facilities, and new street lights shall be constructed on individual poles,
4 per Section 901.G of the Subdivision Ordinance and City standards.
- 5 124. All new extension services for the development of the project, including but not limited
6 to, electrical, cable and telephone, shall be placed underground as required by the City
7 Engineer and current City policies.
- 8 125. Prior to the approval of plans and the issuance of a grading permit, owner/developer
9 shall obtain all necessary permits and clearances from public agencies having
10 jurisdiction over the project due to its type, size, location, or infrastructure impact. The
11 list of public agencies includes, but is not limited to, Public Utility Companies, the
12 California Department of Transportation (Caltrans), the County of San Diego, the U. S.
13 Army Corps of Engineers, the California Department of Fish & Game, the U. S. Fish
14 and Wildlife Service, the San Diego Regional Water Quality Control Board, and the San
15 Diego County Health Department.
- 16 126. Owner/developer shall comply with all the provisions of the City's cable television
17 ordinances, including those relating to notification as required by the City Engineer.
- 18 127. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned
19 to test proposed excavated material to determine suitability for deposit on city beaches
20 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be
21 provided as part of the project geotechnical report which is required prior to approval of
22 the grading plan and issuance of the grading permit.
- 23 Suitable beach replenishment material shall be at least 75% sand with no more than a
24 10% difference in sand content between material at the source and discharge site.
25 Replenishment material shall contain only clean construction materials suitable for use
26 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete
27 washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from
28 construction or dredging or disposal shall be allowed to enter into or be placed where it
may be washed by rainfall or runoff into waters of the United States. Any and all excess

1 or unacceptable material shall be completely removed from the site/work area and
2 disposed of in an appropriate upland site.

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

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

9 128. If shoring is required for the construction of the proposed development, the shoring
10 design plans shall be included within the grading plan set, and the structural design
11 calculations shall be submitted with the grading plan application. All shoring including
12 temporary shoring shall be within property lines.

13 129. Approval of this development project is conditioned upon payment of all applicable
14 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside
15 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park
16 fees, reimbursements, drainage impact fees, and other applicable charges, fees and
17 deposits shall be paid prior to the issuance of any building permits, in accordance with
18 City Ordinances and policies. The owner/developer shall also be required to join into,
19 contribute, or participate in any improvement, lighting, or other special district affecting
20 or affected by this project. The hotel component of the project is not subject to Impact
21 Fees, as the proposed 62-room hotel would replace an existing 62-room hotel and there
22 are no new public infrastructure impacts associated with the hotel component of the
23 project. All other improvements are subject to development impact fees as described
24 above.

25 130. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
26 project will be subject to prevailing wage requirements as specified by Labor Code
27 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
28 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

1 131. In the event that there are discrepancies in information between the conceptual plan and
2 the conditions set forth in the project's entitlement resolution (Conditions of Approval),
3 the project's entitlement resolution shall prevail.

4 **Fire:**

5 132. A COPY OF THESE CONDITIONS SHALL BE AVAILABLE ON PAPER AT THE
6 SITE AT THE TIME OF INSPECTION(S) ALONG WITH THE APPROVED PLANS.

7 133. Hydrants required within 400' of all exterior walls of the structure.

8 134. Fire sprinklers required per 2022 NFPA 13 standards.

9 135. Fire sprinklers must have a dedicated fire line to the buildings.

10 136. Fire alarm system required per 2022 NFPA 72.

11 137. A fire alarm annunciation panel (FAAP) will be required in the lobby of the hotel.

12 138. A dedicated fire riser room with exterior access will be designed.

13 139. FDC must be located on the address side of the street.

14 140. Hydrant must be within 40' of the FDC.

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

18 142. A minimum of 5 feet is required around the structure for emergency access for
19 emergency access or as approved by the Fire Code Official.

20 143. Smoke and carbon monoxide detectors are required per 2022 California Fire Code.

21 144. Temporary standpipes shall be installed when the progress of construction is more than
22 40 feet in height above the lowest level of fire department vehicle access. Fire
23 department hose connections shall be provided at accessible locations adjacent to usable
24 stairs. Standpipes shall be extended as construction progresses to within one floor of the
25 highest point.

26 145. Prior to delivery of combustible materials or start of combustible construction, the
27 approved, permanent water supply (fire hydrants) must be installed, tested and placed in
28 service prior to delivery of combustible materials or start of combustible construction.

- 1 146. Fire extinguishers are required and shall be included on the plans submitted for plan
2 check.
- 3 147. The applicant shall provide a Site Safety Plan in accordance with California Fire Code
4 Chapter 33.
- 5 148. The building must support adequate radio coverage operating on the 800MHz
6 Countywide Communication System. When tested, if the 800MHz signal strength
7 readings (RSSI) fall below 65 in any portion of the building, either above or below grade
8 as measured by an 800 MHz portable radio, the purchase and installation of one or more
9 bidirectional amplifier radio coverage enhancers is required.
- 10 149. Pre-Con meeting required prior to combustible materials dropped on site.
- 11 150. Knox box required at main entrance and at the fire riser room. A copy of each key used
12 for accessing utility rooms, fire protection equipment, and elevators shall be provided.
- 13 151. Knox key switches required on all vehicle access gates.
- 14 152. For the purposes of determining the applicability of the Citywide Public Safety
15 Community Facilities District (CFD) to residential occupancies, any new development
16 or change in occupancy classified as an R occupancy in the most recently adopted
17 California Building and/or California Fire codes with 16 or more dwelling or sleeping
18 units (not intended for use as a hotel or motel where Transient Occupancy Taxes [TOT]
19 will be collected) will be required to annex into the CFD as a condition of development.
20 Additionally, for properties converted from a facility where TOT has been previously
21 collected, the property will be required to annex into the CFD as a condition of
22 development. These projects include residential projects over 16 units in size that meet
23 the following criteria:
- 24 a. Projects which are subject to a General Plan Amendment necessary to
25 accommodate residential uses
 - 26 b. Mixed-Use project proposed on commercially-zone land, including mixed-use
27 project in the Downtown District.
 - 28 c. Residential projects exceeding base density allowances
 - d. Assisted living or Skilled Nursing facilities of any size.

1 153. GIS-formatted preplan will be prepared and provided to the Oceanside Fire Department
2 prior to final inspection. Contact the Community Risk Reduction Division at 951-435-
3 4101 for more details.

4 154. A Fire Master Plan shall be provided to the Oceanside Fire Department prior to final
5 inspection. Contact the Community Risk Reduction Division at 951-435-4101 for more
6 details.

7 155. Any building that is determine to be 4 or more stories must comply with the City of
8 Oceanside Mid-Rise Ordinance.

9 a. Sec. 11.19. - Mid-rise buildings.

10 i. In addition to other applicable provisions of the California Fire Code, the City
11 Code, other laws and regulations, and any policies of the Fire Code Official,
12 the provisions of this article apply to every newly constructed mid-rise
13 building of any type construction, or any mid-rise building which undergoes a
14 complete renovation that requires the complete vacancy of the building to
15 complete the renovation.

16 1. Exception: Vehicle parking garages, towers, steeples and other similar
17 occupancies that are not used for continuous human occupancy.

18 ii. Building access. Building access must be provided and approved by the Fire
19 Code Official.

20 iii. Automatic fire sprinklers/standpipes. Every mid-rise building must be
21 protected throughout by an automatic fire sprinkler system that is designed
22 and installed in conformance with the adopted edition of NFPA 13 and in
23 accordance with the following:

24 1. Shutoff valves and a water-flow alarm device must be provided for each
25 floor. Each shutoff valve and flow device must be electronically supervised.

26 2. Every mid-rise building must be provided with a class I standpipe system
27 that is interconnected with the fire sprinkler system. The system must consist
28 of two and one-half-inch (2½") hose valves that must be located in each stair
enclosure on every floor level. Two (2) hose outlets must also be located on

1 the roof, outside of each stair shaft enclosure that penetrates the roof. The
2 standpipe system must be designed, installed, and tested in accordance with
3 the adopted edition of NFPA 14.

- 4 iv. Smoke Detection: Smoke detectors must be provided in accordance with this
5 section. Smoke detectors must be connected to an automatic fire alarm system
6 installed in accordance with the adopted edition of NFPA 72. The actuation of
7 any detector required by this section will operate the emergency voice alarm
8 signaling system and will place into operation all equipment necessary to
9 prevent the circulation of smoke through air return and exhaust ductwork.
10 Smoke detectors must be located as follows:

- 11 1. In every mechanical equipment, electrical, transformer, telephone
12 equipment, unmanned computer equipment, elevator machinery or similar
13 room and in all elevator lobbies. Elevator lobby detectors must be
14 connected to an alarm verification zone or be listed as a releasing device.
- 15 2. In the main return-air and exhaust-air plenum of each air-conditioning
16 system having a capacity greater than 2,000 cubic feet per minute. Such
17 devices must be located in a serviceable area downstream of the last duct
18 inlet.
- 19 3. At each connection to a vertical duct or riser serving two (2) or more
20 stories from a return-air duct or plenum of an air conditioning system. In
21 Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in
22 each return-air riser carrying not more than five thousand (5,000) cubic
23 feet per minute and serving not more than ten (10) air inlet openings.
- 24 4. In all corridors serving as a means of egress.

- 25 v. Fire Alarm System: An approved and listed, automatic and manual, fully
26 addressable and electronically supervised fire alarm system must be provided
27 in conformance with the California Fire Code and California Building Code.

- 28 vi. Emergency voice alarm communication system: An emergency voice alarm
communication system shall be designed and installed in accordance with

NFPA 72 and California Building Code 907.5.2.2, and its subsections, and 11B-215.

- vii. Locking of stairway doors: 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. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position.

Housing:

156. The Project shall require recordation of the affordable housing agreement prior to the approval of any final or parcel map or building permit for the residential project to ensure the provision of housing in compliance with OCC Chapter 14C and any replacement housing obligations under State law.

157. Density Bonus/Inclusionary Housing Requirements: In order to obtain the density bonus, incentives/concessions, and waivers under the City's Comprehensive Zoning Ordinance Section 3032 and California Government Code Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved affordable housing requirements for low and moderate-income households under Oceanside City Code Chapter 14C, the occupancy of 36 of the 360 rental apartment units shall be restricted for occupancy by Low-Income Households, as defined in California Health and Safety Code Section 50105, at an Affordable Housing Cost, as set forth in Section 50053 of the California Health and Safety Code for a period of not less than 55 years. To demonstrate compliance with Density Bonus law, Chapter 14C, and any housing and occupant protection obligations under Housing Element law, Density Bonus law, the Housing Crisis Act of 2019 or the Mello Act, an Affordable Housing Agreement, along with the approved site development plan and a deed of trust securing such covenants, as approved by the City Attorney and the Housing and Neighborhood Services Director, shall be recorded against the title of the property and the relevant terms and conditions recorded as a deed restriction, regulatory agreement or other enforceable instrument. The

1 Agreement will be recorded prior to the approval of any final or parcel map or issuance
2 of a building permit for the first dwelling unit of the Project. The Agreement shall be
3 binding to all future owners and successors in interest.

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

9 159. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing Plan
10 (AFHMP) shall be submitted for review and acceptance by the Housing and
11 Neighborhood Services Department at least 6 months before issuance of the Certificate
12 of Occupancy for the first dwelling unit of the Project utilizing Form HUD-935.2A -
13 Affirmative Fair Housing Marketing Plan (Multifamily Housing) or HUD-935.2B -
14 Affirmative Fair Housing Marketing Plan (Single Family Housing). The purpose of this
15 affirmative fair housing marketing program is to target and outreach to specific groups
16 who may need differing efforts in order to be made aware of and apply for the available
17 affordable housing opportunities. The affirmative fair housing marketing program
18 should Identify the demographic groups within the housing market area which are least
19 likely to apply for housing without special outreach efforts and an outreach program
20 which includes special measures designed to attract those groups, in addition to other
21 efforts designed to attract persons from the total population. All marketing materials
22 must include the applicable fair housing logos, including the Equal Housing Opportunity
23 and Accessibility logos.

24 **Landscaping:**

25 160. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
26 and Specifications for Landscape Development (latest revision), Water Conservation
27 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and
28 ordinances, including the maintenance of such landscaping shall be submitted, reviewed
and approved by the City Engineer prior to the issuance of building permits.

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

- 9 a. Final landscape plans shall accurately show placement of all plant material such as
10 but not limited to trees, shrubs, and groundcovers.
- 11 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain
12 lines and utility easements and place planting locations accordingly to meet City of
13 Oceanside requirements.
- 14 c. Final landscape plans shall be prepared under the direct supervision of a Registered
15 Landscape Architect (State of California), with all drawings bearing their
16 professional stamp and signature.
- 17 d. All required landscape areas shall be maintained by owner, project association or
18 successor of the project (including public rights-of-way along North Coast Highway,
19 Neptune Way and North Tremont Street). The landscape areas shall be maintained
20 per City of Oceanside requirements.
- 21 e. The As-built/ Maintenance Guarantee (refundable cash deposit, or letter of Credit)
22 shall not be released until the as-built drawings have been approved on the original
23 approved Mylar landscape plan and the required maintenance period has been
24 successfully terminated.
- 25 f. Proposed landscape species shall fit the site and meet climate changes indicative to
26 their planting location. The selection of plant material shall also be based on
27 cultural, aesthetic, and maintenance considerations. In addition, proposed landscape
28 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 1st 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 material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

- o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
 - p. The landscape plans shall match all plans affiliated with the project.
 - q. Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.
 - r. Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with Storm Water Management Plan (SWMP), Hydromodification Plan, or Best Management Practices and meet the satisfaction of the City Engineer.
 - s. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.
 - t. All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.
161. All landscaping, fences, walls, etc. on the site, within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.
162. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

Transportation:

163. The project shall provide a 40-foot long five (5) minute passenger loading/unloading zone on the west side of Coast Highway that will start a minimum of 20 feet north of the southbound limit line on the north leg of the Coast Highway/State Route 76 intersection and continuing 40 feet north. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
164. The proposed removal of the two existing driveways on the west side of Coast Highway, within the project site boundary, shall be replaced with new curb and gutter per the City's standards. The curb and sidewalk shall match the existing surrounding conditions. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
165. The project shall design and install a new traffic signal at the intersection of Coast Highway and Neptune Way. The project shall furnish and install traffic signal equipment to include but not limited to, a 352i traffic signal cabinet, Intelight 2070LX controller, battery backup system, vehicle detection system, audible pedestrian push buttons system, pedestrian count down signal heads, and network switch. Continental crosswalk shall be installed on the west, east and south legs of the intersection. Proposed ADA pedestrians' ramps shall meet ADA current standards. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
166. The project shall design and modify the traffic signal at the intersection of Coast Highway and State Route 76 to accommodate the removal of the eastbound movement from the project site, and the removal of the existing Caltrans traffic signal cabinet and equipment. The project shall furnish and install a 352i traffic signal cabinet within the City's right-of-way. The project shall also install traffic signal equipment include but not limited to Intelight 2070LX controller, new traffic signal poles, traffic signal mast arms, traffic signal heads, traffic signal safety lights, pedestrian equipment, battery backup system, CCTV, fiber switch, vehicle detection system, audible pedestrian push buttons system, pedestrian count down signal heads and upgrade of all existing traffic signal

1 conduits to meet current City's standard. Intersection modification shall include
2 upgrading the existing ramps to meet ADA current standards. This improvement shall be
3 completed prior to the issuance of occupancy and to the satisfaction of the City Traffic
4 Engineer

5 167. The Project shall furnish and install (1) 3" conduit for fiber as well as 12 strands single
6 mode fiber optic cable (SMFOC) on Coast Highway between State Route 76 and
7 Surfrider Way. Fiber shall land into all three signal cabinets. This improvement shall be
8 completed prior to the issuance of occupancy and to the satisfaction of the City Traffic
9 Engineer.

10 168. The project shall refresh all markings and striping in front of project's frontage on Coast
11 Highway. This improvement shall be completed prior to the issuance of occupancy and
12 to the satisfaction of the City Traffic Engineer.

13 **Water Utilities:**

14 169. The developer will be responsible for developing all water and sewer utilities necessary
15 to develop the property. Any relocation of water and/or sewer utilities is the
16 responsibility of the developer and shall be done by an approved licensed contractor at
17 the developer's expense.

18 170. All Water and Wastewater construction shall conform to the most recent edition of the
19 Water, Sewer, and Recycled Water Design and Construction Manual or as approved by
20 the Water Utilities Director.

21 171. The property owner shall maintain private water and wastewater utilities located on
22 private property.

23 172. Water services and sewer laterals constructed in existing right-of-way locations are to be
24 constructed by an approved and licensed contractor at developer's expense.

25 173. Minimum separation between water services and sewer laterals shall be 10 feet.

26 174. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.
27 Palm tree minimum separation is lowered to 5' from water facilities.

28 175. Each new residential dwelling unit, and hotel space shall be metered individually.

- 1 176. For new buildings with multiple residential dwelling units; the City has accepted, as an
2 alternative, a public master meter for each building provided there is a private sub-meter
3 for each individual dwelling unit. The Building Owner would be responsible for the
4 ownership, maintenance, reading, and replacement of the private sub-meters.
- 5 177. Provide a separate commercial water meter for the proposed hotel space. The separate
6 meter shall be dedicated to serve only the proposed hotel rooms.
- 7 178. Provide a separate irrigation water meter for the property. Meter shall be located along
8 N. Coast Highway for future connection to the City's recycled water system. Meter shall
9 be managed and paid for by the Building Owner. An address assignment will need to be
10 completed for the meter, and can be processed through the City Planning Department.
- 11 179. Per the latest approved California Fire Code, all new residential units shall be equipped
12 with fire sprinkler system.
- 13 180. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire
14 protection shall have a dedicated fire service connection to a public water main with a
15 double check detector backflow assembly. Location of the backflow assembly must be
16 approved by Fire Department.
- 17 181. Hot tap connections will not be allowed for size on size connections, and connections
18 that are one (1) pipe size smaller than the water main. These connections shall be a cut-
19 in tees with three valves for each end of the tee. Provide a connection detail on the
20 improvement plans for all cut-in tee connections.
- 21 **The following conditions shall be met prior to the approval of engineering design plans.**
- 22 182. Any water and/or sewer improvements required to develop the proposed property will
23 need to be included in the improvement plans and designed in accordance with the
24 *Water, Sewer, and Recycled Water Design and Construction Manual*.
- 25 183. All public water and/or sewer facilities not located within the public right-of-way shall
26 be provided with easements sized according to the *Water, Sewer, and Recycled Water*
27 *Design and Construction Manual*. Easements shall be constructed for all weather
28 access.

- 1 184. No trees, structures or building overhang shall be located within any water or
2 wastewater utility easement.
- 3 185. Recycled water is anticipated to be supplied along N. Coast Highway in the near future.
4 When recycled water becomes available, this property shall be required to convert its
5 irrigation supply to recycled water. The irrigation system shall be designed in
6 anticipation of a future recycled water service and meter off N. Coast Highway.
- 7 186. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities
8 Department for an independent review and pay a separate recycled water review fee. The
9 review shall include the processing, plan submittal, permitting, inspection, and testing of
10 the proposed irrigation system for approval by the State Water Resources Control Board
11 / San Diego County Department of Environmental Health and Quality for on-site
12 recycled water use. If Development is responsible for the irrigation or maintenance of
13 any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter
14 and service shall be required for this irrigation system. Local regulations do not permit a
15 single irrigation meter to service landscaping areas across property lines.
- 16 187. A water study and sewer study must be prepared by the developer at the developer's
17 expense and approved by the Water Utilities Department. The water study shall
18 demonstrate that adequate fire flows and pressures can be delivered to the development.
19 The sewer study shall demonstrate that the collection system on-site and off-site has
20 adequate capacity for the development. The sewer study analysis shall include all sewer
21 mains from the proposed development to the current La Salina Wastewater Treatment
22 Plant that will receive flows from the development. Sewer flow monitoring downstream
23 of the proposed development may be required by a City approved flow monitoring
24 company for at least a one-week period to confirm existing sewer capacity. Off-site
25 improvements may be required as a result of the studies and flow monitoring. Off-site
26 improvements may include replacing sewer infrastructure that is in poor condition that
27 would be exacerbated by the development.
- 28 188. The developer may elect to have the City's hydraulic modeling Consultant utilize the
City's Wastewater Model to determine if there is adequate sewer capacity and if any off-

- 1 site improvements are required. The Consultant will determine the project flows, update
2 the model, analyze the sewer collection system, and prepare a technical memorandum
3 with the findings for a fee that is detailed in the Water Utilities Development Fee Table.
- 4 189. An inspection manhole for commercial waste as described by the *Water, Sewer, and*
5 *Recycled Water Design and Construction Manual*, shall be on each building sewer
6 lateral and the location shall be called out on the approved engineering plans.
- 7 190. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing
8 Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed
9 necessary shall be shown on building plans at each building sewer in an appropriate
10 location and shall be maintained in accordance with the Fats, Oil, and Grease permit.
11 The location shall be shown on the approved Engineering Plans with reference to
12 Building Plans for design and detail.
- 13 191. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-
14 OR0021-1 relating to food service establishments shall be on each building sewer when
15 deemed necessary in an appropriate outside location and shall be maintained by the
16 property owner. The grease interceptor shall be shown on Engineering Plans with
17 reference to Building Plans for design and detail.
- 18 192. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a
19 new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and*
20 *Recycled Water Design and Construction Manual*.
- 21 193. Connection to an existing sewer manhole will require rehabilitation of the manhole per
22 City standards. Rehabilitation may include, but not be limited to, re-channeling of the
23 manhole base, surface preparation and coating the interior of the manhole, and replacing
24 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 25 194. A separate irrigation meter and connection with an approved backflow prevention device
26 is required to serve common landscaped areas and shall be displayed on the plans.
- 27 195. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter
28 and reduced pressure principle backflow device on Landscape Plans.

- 1 196. Provide stationing and offsets for existing and proposed water service connections and
2 sewer laterals on plans.
- 3 197. Subterranean parking structures shall be designed with a drainage system that conveys
4 runoff to the City's Storm Drain System and shall comply with the California Regional
5 Water Quality Control Board Order No. 2013-0001.
- 6 198. Any unused water services or sewer laterals by the proposed development, shall be
7 abandoned in accordance with Water Utilities requirements. If an existing water meter is
8 abandoned then a credit will be applied towards future buy-in fees in the amount of the
9 buy-in fee of the existing meter.

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

- 11 199. Show location and size of existing and proposed water meter(s) and fire services on site
12 plan of building plans. Show waterline from proposed meter to connection point to
13 building.
- 14 200. Show location and size of existing and proposed sewer lateral(s) from property line or
15 connection to sewer main to connection point at building.
- 16 201. Provide a fixture unit count table and supply demand estimate per the latest adopted
17 California Plumbing Code (Appendix A) to size the water meter(s), including sub-
18 meters, and service line(s).
- 19 202. Provide drainage fixture unit count per the latest adopted California Plumbing Code to
20 size sewer lateral for property.
- 21 203. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then
22 building plans must show sizing calculations per the latest California Plumbing Code,
23 the location, the make and model, and plumbing schematic showing the required
24 appurtenances at each building sewer lateral.
- 25 204. If a Sand and Oil Separator is required, then building plans must show drainage fixture
26 unit count and calculations per the latest California Plumbing Code to size oil and sand
27 separator and show on plans the location, make and model of separator, inlet/outlet
28 piping, and a plumbing schematic of the separator along with the required appurtenances
at each building sewer lateral.

1 205. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are
2 to be paid to the City at the time of Building Permit issuance per City Code Section
3 32B.7.
4

5 PASSED AND ADOPTED by the Community Development Commission of the City of
6 Oceanside, California, this 26th day of June, 2024 by the following vote:
7

8 AYES:

9 NAYS:

10 ABSENT:

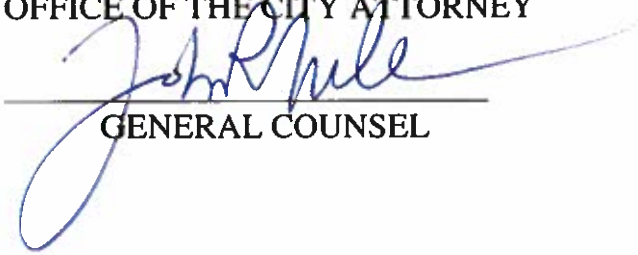
11 ABSTAIN:

12
13 ATTEST:

14
15
16 SECRETARY

CHAIRPERSON

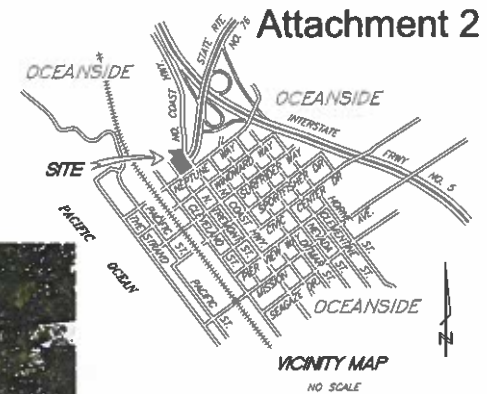
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY


GENERAL COUNSEL

MILL CREEK RESIDENTIAL TRUST

MODERA NEPTUNE

815 N. COAST HWY OCEANSIDE, CA



ARCHITECTURE

SHEET NUMBER	SHEET NAME
0000	COVER SHEET
0001A	PROJECT INFORMATION SUMMARY 01
0001B	PROJECT INFORMATION SUMMARY 02
0002	EXISTING IMPROVED ZONING
0003	CONTEXTUAL SITE PLAN - MICRO / MEDIUM
0004	EXISTING NEIGHBORHOOD CONTEXT
0101A	GROSS AREA DIAGRAM 01
0101B	GROSS AREA DIAGRAM 02
0102	OPEN SPACE AREA DIAGRAM
0201	PAVE DEPARTMENT ACCESS PLAN
0202	PAVE SERVICE ACCESS PLAN
0203	SURVEY PLAN
0204	DEMOLITION PLAN
0301	SHADOW STUDY
A001	SITE PLAN
A002	LEVEL 00 PLAN
A100	LEVEL 01 PLAN
A101	LEVEL 02 PLAN
A102	LEVEL 03 PLAN
A103	LEVEL 04 PLAN
A104	LEVEL 05 PLAN
A105	LEVEL 06 PLAN
A106	LEVEL 07 PLAN
A107	ROOF PLAN
A201	ELEVATIONS - NE & SE
A202	ELEVATIONS - SW & NW
A203	SECTIONS - COURTYARD
A204	SECTIONS - ENTRANCE
A205	PERSPECTIVE VIEWS
A206	MATERIALS AND FINISHES
A207	SITE DETAILS
A208	BUILDING DETAILS

CIVIL

C-1	EXISTING CONDITIONS PLAN
C-2	CONCEPTUAL GRADING PLAN
C-3	PROPOSED MAP

ENCLOSURE: DRAINAGE REPORT, PROJECT DEVELOPMENT PROJECT STORM WATER QUALITY MANAGEMENT PLAN

LANDSCAPE ARCHITECTURE

L-1	SCHEMATIC LANDSCAPE PLAN - GROUND LEVEL & COURTYARD
L-2	SCHEMATIC OPEN SPACE ENLARGEMENT - COURTYARD AREA
L-3	SCHEMATIC OPEN SPACE ENLARGEMENT - ROOF DECK
L-4	SCHEMATIC WALL & FENCE PLAN - GROUND LEVEL & COURTYARD
L-5A	SCHEMATIC PLANTING PLAN - GROUND LEVEL & COURTYARD
L-5B	SCHEMATIC PLANTING PLAN - ROOF DECK
L-6	SCHEMATIC PLANTING NOTES, STANDARDS, AND REQUIREMENTS
L-7	SCHEMATIC LANDSCAPE AREA PLAN
L-8	SCHEMATIC TREE CANOPY SHADE COVERAGE PLAN

OWNER / DEVELOPER

MILL CREEK RESIDENTIAL TRUST
4320 LA JOLLA VILLAGE DRIVE
SUITE 205
SAN DIEGO, CA 92122
TEL: 714.966.9355
CONTACT: JOHN COLLETTI

ARCHITECT

AC MARTIN
900 WILSHIRE BLVD
SUITE 2800
LOS ANGELES, CA 90017
TEL: 213.261.4040
CONTACT: MATTHEW COBO

CIVIL ENGINEER

KIMLEY-HORN
401 B STREET
SUITE 600
SAN DIEGO, CA 92101
TEL: 619.234.9411
CONTACT: ERIN LEE

LANDSCAPE ARCHITECT

STUDIO PAD
23195 LA CADENA DRIVE
SUITE 103
LAGUNA HILLS, CA 92653
TEL: 949.770.8530
CONTACT: PETER DUARTE

Attachment 2

AC MARTIN

714.966.9355
4320 LA JOLLA VILLAGE DRIVE
SUITE 205
SAN DIEGO, CA 92122

Project Number: 230712

Project Director:

Project Designer:

Project Architect:

Rev	Date	Revision
1	12.15.2010	Original
2	03.29.2011	Revised
3	09.29.2011	Revised
4	09.29.2011	Revised

Project Name:

PLANNING APPLICATION
AUGUST 24th, 2023

Sheet / Project

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.966.9355
4320 LA JOLLA VILLAGE DRIVE
SUITE 205
SAN DIEGO, CA 92122

Sheet Name:

COVER SHEET

Sheet Number:

G000

Print Date: 3/29/2024 5:05:40 PM

LEGAL DESCRIPTION

PARCEL 1. A PORTION OF LOTS 1, 3 AND 12 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID LOTS 1 AND 12 VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 1648 EXCEPTED THOSE PORTIONS OF SAID LOTS 1 AND 2 THAT LIE WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF AND LYING ON THE NORTHEASTLY LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, THENCE SOUTH 36°29' 00" EAST 28.84 FEET ALONG THE NORTHEASTLY LINE OF SAID LOT 3 TO A POINT 13.59 FEET FROM THE SOUTHEASTLY CORNER OF SAID LOT, THENCE SOUTH 87°29' 00" WEST, 188.68 FEET TO THE NORTHWESTLY LINE OF SAID LOT 12 BEING 35.39 FEET NORTHEASTLY OF THE SOUTHWESTLY CORNER OF SAID LOT 12, THENCE ALONG SAID NORTHWESTLY LINE OF SAID LOT 12 AND ITS NORTHEASTLY PROLONGATION NORTH 64° 00' 29" EAST, 76.18 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, THENCE ALONG SAID SOUTH LINE NORTH 90° 00' 00" EAST TO THE POINT OF BEGINNING.

PARCEL 2. ALL OF LOT 7 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, EXCEPTED THE NORTHEASTLY 80.58 FEET OF SAID LOT.

PARCEL 3. ALL OF LOT 8 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, EXCEPTED THE NORTHEASTLY 80.58 FEET OF SAID LOT.

PARCEL 4. ALL OF LOT 9 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, EXCEPTED THE NORTHEASTLY 80.58 FEET OF SAID LOT.

PARCEL 5. ALL OF LOT 10 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, EXCEPTED THE NORTHEASTLY 80.58 FEET OF SAID LOT.

PARCEL 6. A PORTION OF LOTS 2 AND 11 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID LOTS 2 AND 12 VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 1648-88 EXCEPTED THOSE PORTIONS OF SAID LOTS 2 AND 11 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 11, THENCE NORTH 84° 30' 30" EAST, 148.79 FEET ALONG THE NORTHWESTLY LINE OF SAID LOT 11 AND ITS NORTHEASTLY PROLONGATION, THENCE NORTH 89°29' 00" EAST, 13.58 FEET, THENCE SOUTH 87° 29' 00" WEST, 188.68 FEET, THENCE SOUTH 33° 29' 00" EAST, 23.80 FEET TO THE SOUTHEASTLY LINE OF LOT 11, THENCE SOUTH 87° 29' 00" WEST, 80.80 FEET ALONG SAID SOUTHWESTLY LINE TO THE SOUTHWESTLY LINE OF LOT 11, THENCE ALONG SAID SOUTHWESTLY LINE NORTH 33° 29' 00" WEST, 80.80 FEET AND THE POINT OF BEGINNING.

PARCEL 7. A PORTION OF LOTS 1 AND 12 IN BLOCK 34 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID LOTS 1 AND 12 VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 1648, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 12, THENCE ALONG THE NORTHWESTLY LINE NORTH 84° 30' 30" EAST, 93.38 FEET, THENCE NORTH 87° 29' 00" EAST, 104.18 FEET TO THE SOUTHEASTLY LINE OF LOT 1, THENCE ALONG THE SOUTHEASTLY LINES OF LOTS 1 AND 12 SOUTH 87° 29' 00" WEST, 148.79 FEET TO THE SOUTHWESTLY LINE OF SAID LOT 12, THENCE ALONG SAID SOUTHWESTLY LINE NORTH 33° 29' 00" WEST, 80.80 FEET TO THE POINT OF BEGINNING.

PARCEL 8. THAT PORTION OF LOT 8 AND THE SOUTHERLY 97' 12" FEET OF THE WEST 840.00 FEET OF THE EAST 870 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF THE 280.00 FOOT FRONT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD ON THE SOUTHEASTLY BY THE NORTHWESTLY LINE OF OCEANSIDE, ACCORDING TO MAP THEREOF NO. 344.

EXCEPTED THEREFROM THAT PORTION LYING WESTERLY OF THE LOCATION AND PROLONGATION OF A LINE WHICH BEARS SOUTH 37° 00' 00" EAST FROM A POINT IN THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, DISTANT THEREFROM 84.36 FEET WEST FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EASEMENTS - EXCEPTIONS

1. EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 1118089-2A, DATED MAY 14, 2018.

2. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, ROADS, EGRESS AND RIGHTS INCIDENTAL IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED JANUARY 1, 1989 IN BOOK 1123, PAGE 264 OF DEEDS (NO SPECIFIC LOCATION) (NOTED HEREON).

3. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, ROADS, EGRESS AND RIGHTS INCIDENTAL IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED OCTOBER 21, 1986 IN BOOK 7216, PAGE 414 OF OFFICIAL RECORDS (PLOTTED HEREON).

4. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "LOT 10 AGREEMENT, DATED APRIL 24, 1988, BY AND BETWEEN WARNER C. LUBAND AND THE CITY OF OCEANSIDE, UPON THE TERMS THEREIN PROVIDED, RECORDED MAY 1, 1988 AS INSTRUMENT NO. 88-28018 OF OFFICIAL RECORDS, (NOTED HEREON).

5. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "TRIPROVIDA, DRIVING, PARKING AND PEDESTRIAN WAY AGREEMENT BY AND BETWEEN W.C. LUBAND AND ANDREY LAM UPON THE TERMS THEREIN PROVIDED, RECORDED JULY 8, 1988 AS INSTRUMENT NO. 88-28018 OF OFFICIAL RECORDS, (NOTED HEREON).

PROJECT DESCRIPTION

THE MODERA NEPTUNE MIXED USE DEVELOPMENT, LOCATED AT 815 N. COAST HIGHWAY, OCEANSIDE, CA, IS AN (8) EIGHT STORY BUILDING (5) FIVE STORIES TYPE BA OVER (3) THREE STORIES TYPE IN WITH (3) THREE LEVELS SUBTERRANEAN. THE PROGRAM INCLUDES 360 RESIDENTIAL UNITS WITH 21,384 SF OF RESIDENTIAL LEASING AND AMENITY SPACE AND 61 HOTEL UNITS, 1,400 SF OF OFFICE, OPERATOR, LOBBY AND LOUNGE USES ON LEVELS 1, 2, 8 & 9. GUEST PARKING OF 488 SPACES FOR RESIDENTIAL USE AND 42 SPACES FOR HOTEL USE ARE PROVIDED WITHIN AN ENCLOSED PARKING GARAGE ON LEVELS B1, B2, & B3, SUBTERRANEAN. THE BUILDING PROVIDES FOR R2, R1, A, B AND S OCCUPANCIES AND 48 HPPA 13 FINE SPRINKLED.

PLANNING / ZONING SUMMARY

LAND USE: DOWNTOWN COASTAL ZONE
EXISTING ZONING: 0-70 RECREATIONAL / COMMERCIAL / RESIDENTIAL MIXED-USE, COASTAL ZONE
PROPOSED ZONING: 0-70 RECREATIONAL / COMMERCIAL / RESIDENTIAL MIXED-USE, COASTAL ZONE
PROJECT ENTITLEMENT: MIXED USE DEVELOPMENT PLAN INCLUDES CONDITIONAL USE PERMIT (HOTEL), COASTAL DEVELOPMENT PERMIT
*RESIDENTIAL ALLOWED IN MIXED-USE DEVELOPMENTS WITH A USE PERMIT (OCEANSIDE ZONING ORDINANCE, SECTION 1218)
*CITY ALLOWS MIXED-USE IN ZONE, COASTAL COMMISSION APPROVAL REQUIRED (SEE NON-RESIDENTIAL USE TABLE IN OCEANSIDE ZONING ORDINANCE, SECTION 1232)
*THE COMMUNITY DEVELOPMENT COMMISSION MUST APPROVE A MIXED-USE DEVELOPMENT PLAN BEFORE MIXED-USE ALLOWED (OCEANSIDE ZONING ORDINANCE, SECTION 1232)

MAX HEIGHT (OCEANSIDE ZONING ORDINANCE, SECTION 1232): 45' OR 60' W/ APPROVED MASTER PLAN OR MIXED-USE DEVELOPMENT PLAN OR OVER 60' W/ DENSITY BONUS & CONDITIONAL USE PERMIT (HOTEL)
BUILDING HEIGHT DEFINITION (COASTAL ZONE): THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY
GRADE DEFINITION (COASTAL ZONE): THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING. IN CASE WALLS ARE PARALLEL TO AND WITHIN FIVE FEET OF A SIDEWALK, THE ABOVE-GROUND LEVEL SHALL BE MEASURED AT THE SIDEWALKS.

FAR (OCEANSIDE ZONING ORDINANCE, SECTION 1232):
COMMERCIAL (HOTEL / MOTEL):
RESIDENTIAL:
LANDSCAPING REQUIRED (OCEANSIDE ZONING ORDINANCE, SECTION 1232 & 3095):
MIN 3.0 MAX 5.6 MIXED-USE NOT SUBJECT TO MAX
NO DENSITY OR FAR LIMIT
1 TREE / 6 PARKING SPACES
12 AREA + MIN 10%
15 REDUCED IN ALL VISIBLE STREET SIDE SETBACK AREAS
PL 4 100' MIN LS SCREENING 2' WIDE
PL 3 100' MIN LS SCREENING 10' ALONG STREET SIDE AND 5' ALONG OTHER DISTRICTS
UTILITY MASTERS MUST BE SCREENED
EXTERNAL MECHANICAL EQUIPMENT MUST BE SCREENED

OPEN SPACE REQUIRED (OCEANSIDE ZONING ORDINANCE, SECTION 1232):
COMMERCIAL (HOTEL / MOTEL):
RESIDENTIAL:
200 SF PER UNIT (INCLUDING 48 SF PRIVATE OUTDOOR LIVING SPACES)

APPLICABLE BUILDING CODES:
2022 OCEANSIDE MUNICIPAL CODE
2022 CALIFORNIA BUILDING CODE (BASED ON IBC 2021)
2022 CALIFORNIA ELECTRICAL CODE, PART 2 (BASED ON NEC 2020)
2022 CALIFORNIA MECHANICAL CODE, PART 4 (BASED ON IMC 2021)
2022 CALIFORNIA PLUMBING CODE, PART 5 (BASED ON UPC 2021)
2022 CALIFORNIA ENERGY CODE, PART 6
2022 CALIFORNIA FIRE CODE, PART 9 (BASED ON IPC 2021)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
CALIFORNIA CODE OF REGULATIONS - TITLE 24
2018 ADA STANDARD FOR ACCESSIBLE DESIGN (APPLIES TO PUBLIC SPACES)
1988 PHADN & ASS. A11.1 (APPLIES TO TENANT COMMON USE SPACES)
1988 PHADN APPLIES TO TENANT COVERED DWELLING UNITS

PARKING REQUIRED (PER OCEANSIDE ZONING ORDINANCE, SECTION 1218):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
1.5 PER GUESTROOM / 1 PER GUESTROOM UNDER PROJECT-SPECIFIC MIXED-USE STANDARD
1 SPACES, INCLUDING ONE BEDROOM, ONE BEDROOM WIDE (NO CLOSET)
1 SPACES, INCLUDING ONE BEDROOM WIDE (NO CLOSET) IN DEAL, TWO-BEDROOM
NA

PARKING REQUIRED (PER BODC, AS 2349):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
1.5 PER GUESTROOM / 1 PER GUESTROOM UNDER PROJECT-SPECIFIC MIXED-USE STANDARD
1 SPACES, INCLUDING ONE BEDROOM, ONE BEDROOM WIDE (NO CLOSET)
1 SPACES, INCLUDING ONE BEDROOM WIDE (NO CLOSET) IN DEAL, TWO-BEDROOM
NA

ACCESSIBLE PARKING REQUIRED (PER CALIFORNIA BUILDING CODE, TITLE 24, 11B-306.2):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
3, PER CBC, TABLE 11B-306.2
2% OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS
2% OF GUEST PARKING SPACES

EVCS PARKING REQUIRED (PER OCEANSIDE ZONING ORDINANCE, SECTION 1248):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
15%
15%
15%

OFF-STREET LOADING REQUIRED (PER OCEANSIDE ZONING ORDINANCE, SECTION 1218):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
NA

SHORT / LONG TERM BICYCLE PARKING REQUIRED (PER OCEANSIDE ZONING ORDINANCE, SECTION 1248):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
NA

SHORT TERM BICYCLE PARKING REQUIRED (PER CALIFORNIA GREEN BUILDING STANDARD CODE, TITLE 24, 6.108.4):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
6 PERCENT OF VEHICLE PARKING SPACES, MINIMUM ONE TWO-BIKE CAPACITY RACK
6 PERCENT OF VEHICLE PARKING SPACES, MINIMUM ONE TWO-BIKE CAPACITY RACK

LONG TERM BICYCLE PARKING REQUIRED (PER CALIFORNIA GREEN BUILDING STANDARD CODE, TITLE 24, 6.108.4):
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
6 PERCENT OF VEHICLE PARKING SPACES, MINIMUM ONE TWO-BIKE CAPACITY RACK
6 PERCENT OF VEHICLE PARKING SPACES, MINIMUM ONE TWO-BIKE CAPACITY RACK

SETBACKS REQUIRED (PER OCEANSIDE ZONING, SECTION 1232):
FRONT SETBACK:
REAR SETBACK:
SIDE SETBACK:
CORNER SIDE SETBACK:
10' OR 40' FROM CL OF N COAST HWY WHICHEVER IS GREATER
0'
0'
10'



SITE SUMMARY

GROSS AREA: 8,008 SF
HOTEL / MOTEL COMPONENT: 6,748 SF
RESIDENTIAL COMPONENT: 1,260 SF
TOTAL: 8,008 SF

HOTEL DEVELOPABLE AREA: 6,748 SF
HOTEL NET DEVELOPABLE AREA: 6,748 SF
RESIDENTIAL NET DEVELOPABLE AREA: 1,260 SF
DENSITY: 2601.221 / 272 DENS

BUILDING SUMMARY:
TOTAL UNITS PROVIDED: 360 UNITS
TOTAL GUESTROOMS PROVIDED: 42 GUESTROOMS

FAR:
HOTEL/MOTEL: 43,307 SF
RESIDENTIAL: 588,741 SF

BUILDING HEIGHT (PER CBC): 60' 10"
BUILDING HEIGHT (PER OCEANSIDE ZONING): 75' 0"
STORIES: 8
CONSTRUCTION TYPE: TYPE IIIA & TYPE IIA
OCCUPANCY CLASSIFICATION & USE: R-1, B, HOTEL, MOTEL, R-2, A (RESIDENTIAL), S (PARKING)
FIRE SUPPRESSION CLASSIFICATION: HPPA 13 THIS STRUCTURE WILL BE REQUIRED TO HAVE A CLASS 1 STANDPIPE AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM WITH AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM

PARKING PROVIDED:
GUEST: 13
HOTEL/MOTEL: 418
TOTAL: 430

ACCESSIBLE PARKING PROVIDED:
GUEST: 2
HOTEL/MOTEL: 3
RESIDENTIAL: 1
TOTAL: 6

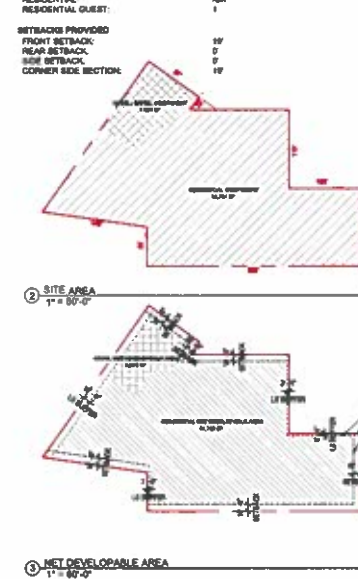
EVCS PARKING PROVIDED:
GUEST: 7
HOTEL/MOTEL: 68
TOTAL: 75

OFF-STREET LOADING PROVIDED:
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
2
1

SHORT TERM BICYCLE PARKING PROVIDED:
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
NA
1 - TWO-BIKE CAPACITY RACK

LONG TERM BICYCLE PARKING PROVIDED:
NON-RESIDENTIAL (HOTEL / MOTEL):
RESIDENTIAL:
4
NA

SETBACKS PROVIDED:
FRONT SETBACK: 10'
REAR SETBACK: 0'
SIDE SETBACK: 0'
CORNER SIDE SETBACK: 10'



60

AC MARTIN
1000 BULLHORN BOULEVARD SUITE 200
LOS ANGELES, CA 90017 213.702.1011

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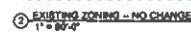
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60

HOTEL ROOM SUMMARY				
NAME	ROOM TYPE	AVG SF	#	% RENTABLE AREA
Q001	DOUBLE QUEEN	361 SF	34	38.1%
Q002	DOUBLE QUEEN	417 SF	8	8.7%
Q003	DOUBLE QUEEN	460 SF	1	0.7%
		1,239 SF	35	39.1%
K1	KING	365 SF	21	33.3%
K2	KING	321 SF	4	8.9%
		837 SF	25	46.3%
S1	SUITE	840 SF	1	1.8%
		840 SF	1	0%
TOTAL		2,852 SF	62	100.0%

RESIDENTIAL UNIT SUMMARY				
AFFORDABLE UNIT MATRIX				
UNIT TYPE	AVG SF	#	%	% RENTABLE AREA
1BR/1BA	729 SF	20	72.7%	13,578 SF
2BR/2BA	1,069 SF	10	37.3%	10,690 SF
TOTAL		30	100%	24,268 SF
GENERAL UNIT MATRIX				
NAME	UNIT TYPE	AVG SF	#	% RENTABLE AREA
A1	1BR/1BA	729 SF	32	8.9%
A1B	1BR/1BA	742 SF	7	1.9%
A2	1BR/1BA	743 SF	81	19.9%
A2B	1BR/1BA	748 SF	29	6.9%
A3C	1BR/1BA	695 SF	6	2.3%
A4D	1BR/1BA	661 SF	2	0.6%
A5	1BR/1BA	841 SF	4	2.2%
A6	1BR/1BA	812 SF	1	0.7%
A8	1BR/1BA	878 SF	86	13.9%
A9	1BR/1BA	824 SF	6	2.2%
A10	1BR/1BA	1,007 SF	6	2.2%
A11	1BR/1BA	863 SF	8	1.4%
A12	1BR/1BA	867 SF	8	2.2%
A13	1BR/1BA	779 SF	24	6.7%
A14	1BR/1BA	831 SF	4	1.1%
A15	1BR/1BA	869 SF	7	1.9%
A16	1BR/1BA	1,234 SF	200	73.2%
B1	2BR/2BA	1,129 SF	24	6.7%
B1B	2BR/2BA	1,336 SF	6	2.2%
B2	2BR/2BA	994 SF	8	1.4%
B3	2BR/2BA	888 SF	8	2.2%
B4	2BR/2BA	1,088 SF	6	2.2%
B5	2BR/2BA	1,369 SF	8	2.2%
B6	2BR/2BA	1,114 SF	14	3.8%
B7	2BR/2BA	1,302 SF	6	1.7%
B8	2BR/2BA	1,369 SF	2	0.6%
B9B	2BR/2BA	1,148 SF	8	1.4%
B9	2BR/2BA	1,238 SF	8	2.2%
B10	2BR/2BA	864 SF	4	1.1%
TOTAL		13,878 SF	160	37.9%
		26,432 SF	280	100.0%

PARKING REQUIRED				EVCS PARKING REQUIRED				ACCESSIBLE PARKING REQUIRED				BICYCLE PARKING REQUIRED						
PER SDBL AB 2345				PER OCEANSIDE ZONING ORDINANCE SECTION 3048		PER CBC, TITLE 24, TABLE 11B-228.3.2.1		PER CBC, TITLE 24, 11B-208.2		PER CALGREEN, TITLE 24, 5.106.4								
TYPE		#	STALL REQUIRED	TOTAL	FACTOR	TOTAL EVCS PARKING	ACCESSIBLE	VAN	STANDARD	STANDARD	FACTOR	TOTAL ACCESSIBLE PARKING	VAN (4%)	STANDARD	FACTOR	TOTAL SHORT TERM BICYCLE PARKING	FACTOR	TOTAL LONG-TERM BICYCLE PARKING
DOUBLE QUEEN GRD		35	1 QUEENSTROOM	35														
		35	1 QUEENSTROOM	35														
		1	1 QUEENSTROOM	1														
		42		42	10%	19		1	1	8		3	1	2		8%	4	8%
18015BA		268	1 JOU	268														
23015BA		198	1 3 JOU	198														
		268		410	19%	42						2%	8	3	7			
GUEST PARKING				8	19%	8						2%	6	8	8	19%	1	3%
TOTAL				478		72		1	1	8		12	3	9		8		



RESIDENTIAL

COMMERCIAL

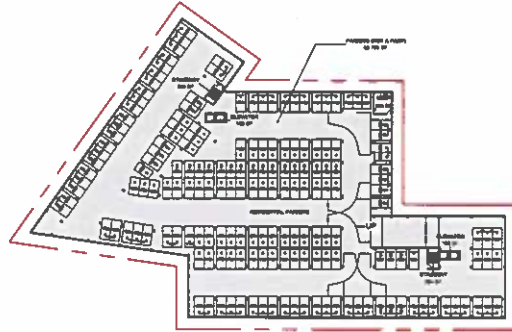
COASTAL ZONE

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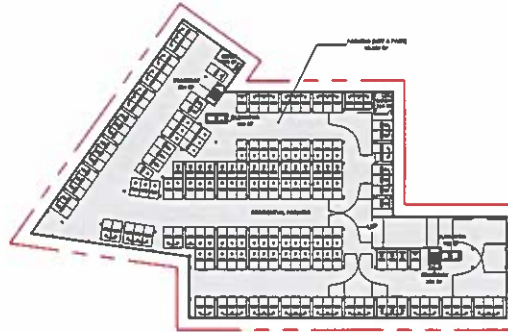


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① GROSS AREA - LEVEL B3
1" = 50'-0"



② GROSS AREA - LEVEL B2
1" = 50'-0"



③ GROSS AREA - LEVEL B1
1" = 50'-0"

GROSS FLOOR AREA LEVEL B3-B1

LEVEL	USE	NAME	AREA
LEVEL B3	RESIDENTIAL	ELEVATOR	313 SF
LEVEL B3	RESIDENTIAL	SERVICE	363 SF
LEVEL B3	RESIDENTIAL	STAIRWAY	879 SF
LEVEL B3	HOTEL/MOTEL	STAIRWAY	364 SF
			1,819 SF
LEVEL B2	RESIDENTIAL	ELEVATOR	313 SF
LEVEL B2	RESIDENTIAL	SERVICE	483 SF
LEVEL B2	RESIDENTIAL	STAIRWAY	364 SF
LEVEL B2	HOTEL/MOTEL	STAIRWAY	1,178 SF
			2,344 SF
LEVEL B1	RESIDENTIAL	ELEVATOR	313 SF
LEVEL B1	RESIDENTIAL	SERVICE	3,946 SF
LEVEL B1	RESIDENTIAL	STAIRWAY	364 SF
LEVEL B1	HOTEL/MOTEL	ELEVATOR	79 SF
LEVEL B1	HOTEL/MOTEL	SERVICE	360 SF
LEVEL B1	HOTEL/MOTEL	STAIRWAY	364 SF
			4,853 SF
TOTAL			6,985 SF

GROSS FLOOR AREA LEVEL B3-B1 - RESIDENTIAL

LEVEL	AREA
LEVEL B3	879 SF
LEVEL B2	1,178 SF
LEVEL B1	3,946 SF
TOTAL	5,993 SF

GROSS FLOOR AREA LEVEL B3-B1 - HOTEL

LEVEL	AREA
LEVEL B3	364 SF
LEVEL B2	364 SF
LEVEL B1	686 SF
TOTAL	1,414 SF

GROSS AREA LEGEND

- ☐ ELEVATOR
- ☐ STAIRWAY
- ☐ SERVICE
- ☐ PARKING (NOT A PART)

AC MARTIN
100 MILLIKEN AVE. SUITE 100
LOS ANGELES, CA 90015 213-223-1100

project number: 2207912

project owner:

project designer:

project architect:

PLANNING APPLICATION
AUGUST 24th, 2023

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.988.5586
4300 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92132

GROSS AREA DIAGRAMS
01

G101A

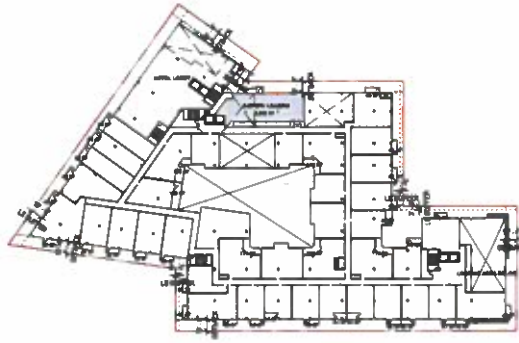
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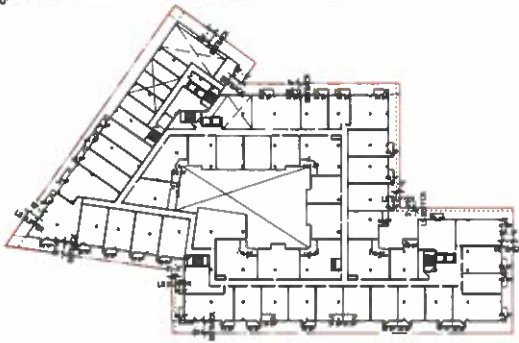
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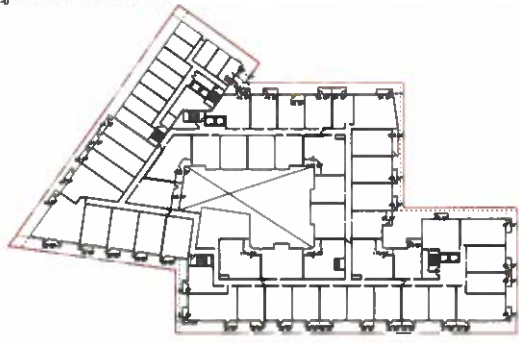
1 OPEN SPACE - LEVEL 01
1" = 50'-0"



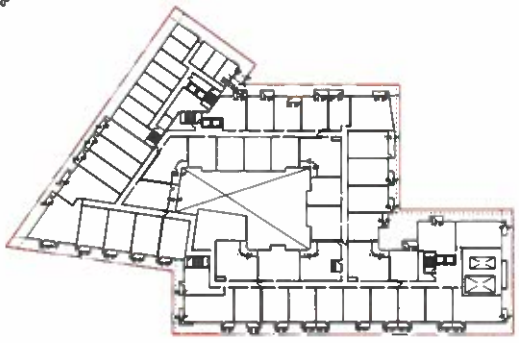
2 OPEN SPACE - LEVEL 02
1" = 50'-0"



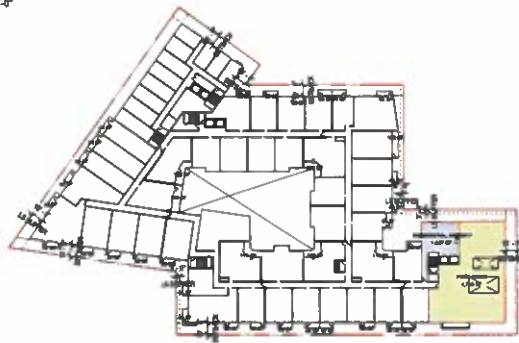
3 OPEN SPACE - LEVEL 03
1" = 50'-0"



4 OPEN SPACE - LEVEL 04-05
1" = 50'-0"



5 OPEN SPACE - LEVEL 07
1" = 50'-0"



6 OPEN SPACE - LEVEL 09
1" = 50'-0"



COMMON OPEN SPACE PROVIDED

LEVEL	NAME	AREA
LEVEL 01	INDOOR 2-STORY CLUBHOUSE	1,418 SF
LEVEL 01	INDOOR CLUBHOUSE	3,462 SF
LEVEL 01	OUTDOOR COURTYARD	6,886 SF
		11,766 SF
LEVEL 02	INDOOR 2-STORY CLUBHOUSE	2,836 SF
		2,836 SF
LEVEL 08	INDOOR RESIDENTIAL AMENITY	1,887 SF
LEVEL 09	OUTDOOR POOL DECK	4,738 SF
		6,762 SF
TOTAL		15,052 SF

PRIVATE OUTDOOR OPEN SPACE REQUIRED - 380'46" = 17,289 SF

PRIVATE OPEN SPACE PROVIDED

LEVEL	NAME	AREA
LEVEL 01	BALCONY	1,888 SF
LEVEL 02	BALCONY	2,343 SF
LEVEL 03	BALCONY	2,862 SF
LEVEL 04	BALCONY	2,719 SF
LEVEL 05	BALCONY	2,719 SF
LEVEL 06	BALCONY	2,719 SF
LEVEL 07	BALCONY	2,832 SF
LEVEL 08	BALCONY	2,880 SF
TOTAL		15,062 SF

USABLE OPEN SPACE PROVIDED

LEVEL	NAME	AREA
LEVEL 01	LANDSCAPE	3,888 SF

OPEN SPACE PROVIDED

TYPE	AREA
INDOOR COMMON OPEN SPACE	7,882 SF
OUTDOOR COMMON OPEN SPACE	16,880 SF
PRIVATE OPEN SPACE	15,062 SF
TOTAL	39,824 SF

OPEN SPACE LEGEND

- INDOOR COMMON OPEN SPACE
- OUTDOOR COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- USABLE OPEN SPACE
- (NOT A PART)

AC MARTIN
ARCHITECTS
100 WILSON BOULEVARD, SUITE 100
LOS ANGELES, CA 90017-1210

project number: 2207912
project owner:
project designer:
project architect:

NO.	DATE	REVISION
1	10.10.2022	Original
2	02.02.2023	Revised
3	02.02.2023	Revised
4	02.02.2023	Revised

PLANNING APPLICATION
AUGUST 24th, 2023

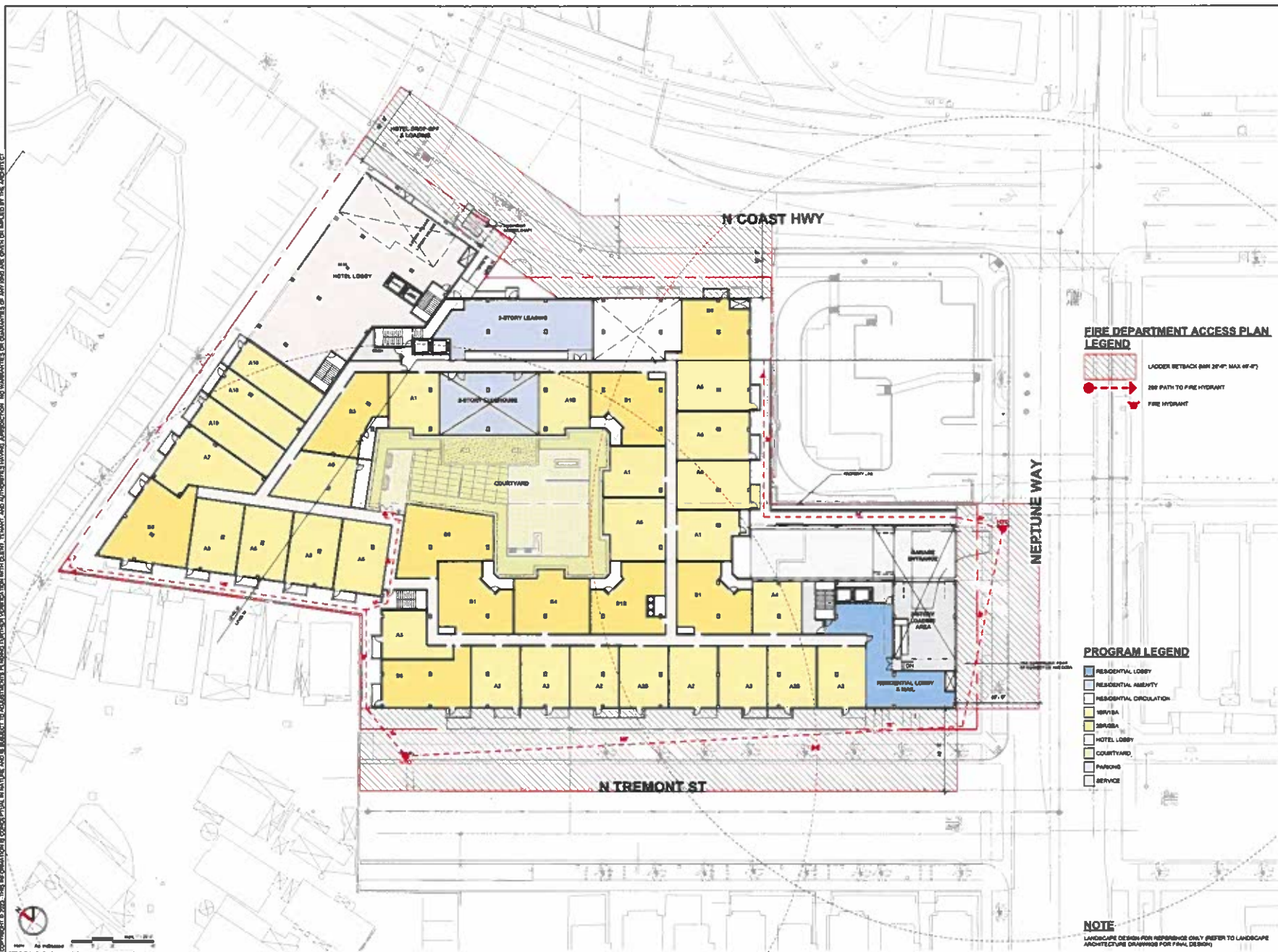
MOORA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.886.8266
4250 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92122

OPEN SPACE AREA
DIAGRAMS

G102

print date: 3/13/2024 2:15:24 PM

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FIRE DEPARTMENT ACCESS PLAN LEGEND

LOADER RETRACT (MIN 30'-0", MAX 40'-0")

200' PATH TO FIRE HYDRANT

FIRE HYDRANT

PROGRAM LEGEND

- RESIDENTIAL LOBBY
- RESIDENTIAL ENTRY
- RESIDENTIAL CIRCULATION
- WALKWAY
- WALKWAY
- HOTEL LOBBY
- COURTYARD
- PARKING
- SERVICE

NOTE
LANDSCAPE DESIGN FOR REFERENCE ONLY (REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR FINAL DESIGN)

ACMARTIN
ARCHITECTURAL & CONSTRUCTION PLANNING, INC.
4500 LA JOLLA VILLAGE DRIVE, SUITE 200
SAN DIEGO, CA 92131

Project Number: 2207012
Project Owner: Bill Creek Residential Trust
Project Manager: [Name]
Project Architect: [Name]

Rev	Date	Description
1	12.15.2022	Original
2	12.15.2022	Revised
3	12.15.2022	Revised
4	12.15.2022	Revised

Project Status: **PLANNING APPLICATION**
August 24th, 2023

Client / Project: **MODERA NEPTUNE**
815 N COAST HWY,
OCEANSIDE, CA 92034
BILL CREEK RESIDENTIAL TRUST
714.385.1233
4500 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92131

Drawn by: [Name]
Checked by: [Name]

FIRE DEPARTMENT ACCESS PLAN

G201

Print Date: 01/25/2024 2:27:49 PM

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TRASH SERVICE ACCESS PLAN - LEVEL
B1 & B2
1" = 30'-0"

TRASH SERVICE ACCESS PLAN - LEVEL
B1
1" = 30'-0"

TRASH ENCLOSURE PLAN
1/8" = 1'-0"

TRASH SERVICE ACCESS PLAN LEGEND

- TRASH HAULER TRUCK ROUTE
- RESIDENTIAL TRASH ROUTE
- COMMERCIAL TRASH ROUTE
- RESIDENTIAL UNIT
- TRASH ROOM
- TRASH TERMINATION ROOM/STAGING AREA

AC MARTIN
ARCHITECTS
LOS ANGELES, CA 90015

project number: 220712
project director:
project designer:
project architect:

rev	date	revision
1	12.15.2022	Original
2	02.02.2023	Revised
3	02.28.2023	Revised
4	03.29.2023	Revised

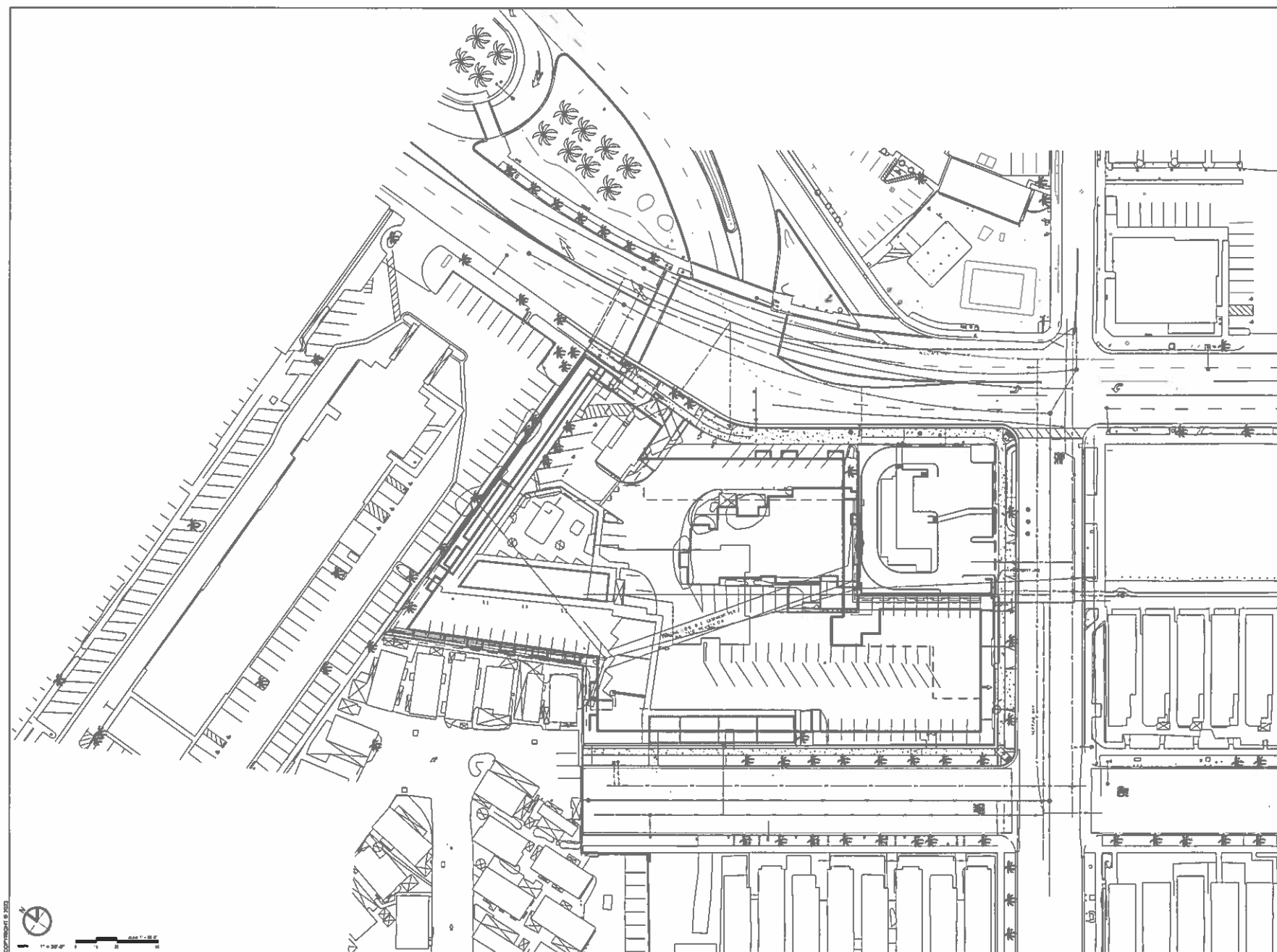
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**PLANNING APPLICATION
AUGUST 24th, 2023**

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.368.9368
4320 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92121

**TRASH SERVICE ACCESS
PLAN**

G202

plot date: 2/29/2023 2:40:11 PM



ACMARTIN
100 WILSON ROAD, SUITE 100
LOS ANGELES, CA 90024

project number 2207012
project director
project designer
project architect

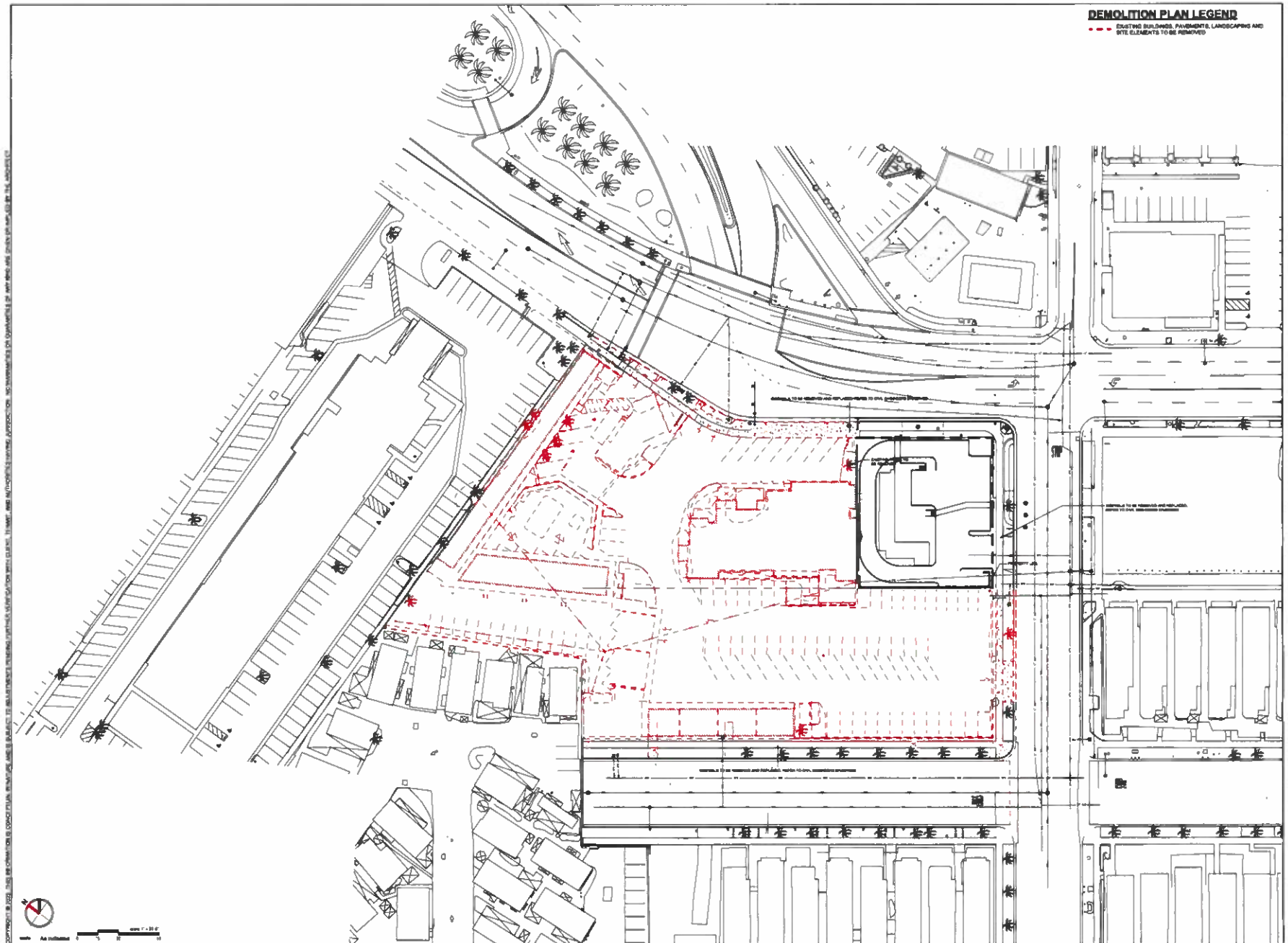
rev	date	revision
1	10.10.2020	Original
2	10.20.2020	Revisions
3	10.20.2020	Revisions
4	10.20.2020	Revisions

PLANNING APPLICATION
AUGUST 24th, 2023

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
HILL CREEK RESIDENTIAL TRUST
714.388.8385
4330 LA JOLLA VILLAGE DRIVE
SUITE 300
SAN DIEGO, CA 92123

SURVEY PLAN
G203

print date 20/08/2024 2:40:13 PM



DEMOLITION PLAN LEGEND
--- EXISTING BUILDINGS, PAVEMENTS, LANDSCAPING AND SITE ELEMENTS TO BE REMOVED

AC MARTIN

project number 2207812
project director
project manager
project architect

no.	date	revision
1	12.10.2022	Original
2	12.20.2022	Revisions
3	12.23.2022	Revisions
4	12.21.2022	Revisions

planning application
AUGUST 24th, 2023

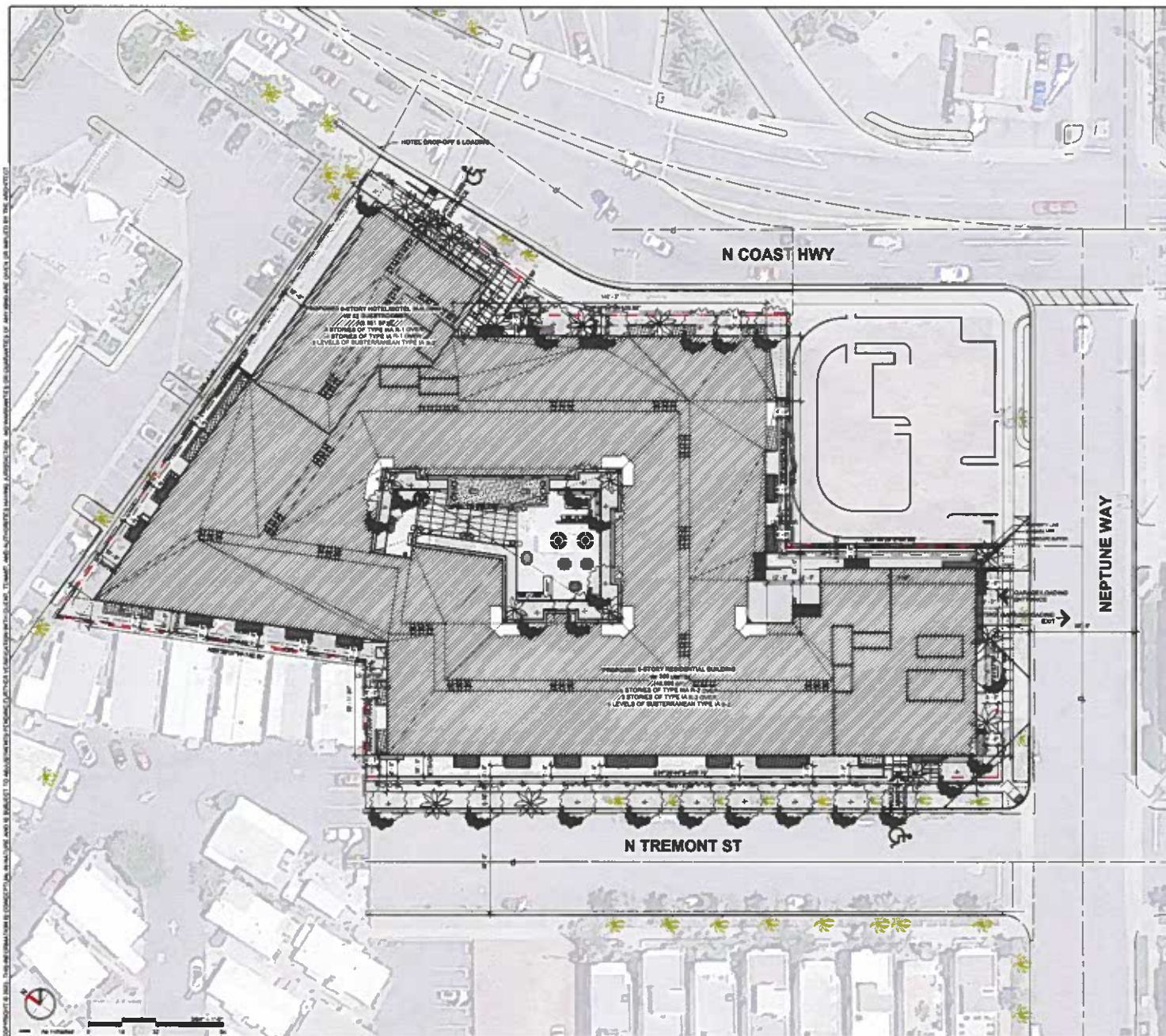
MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.988.9388
4320 LA JOLLA VILLAGE DRIVE
SUITE 204
SAN DIEGO, CA 92121

DEMOLITION PLAN

G204

date 30/09/2023 2:45:14 PM

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PATH OF TRAVEL LEGEND



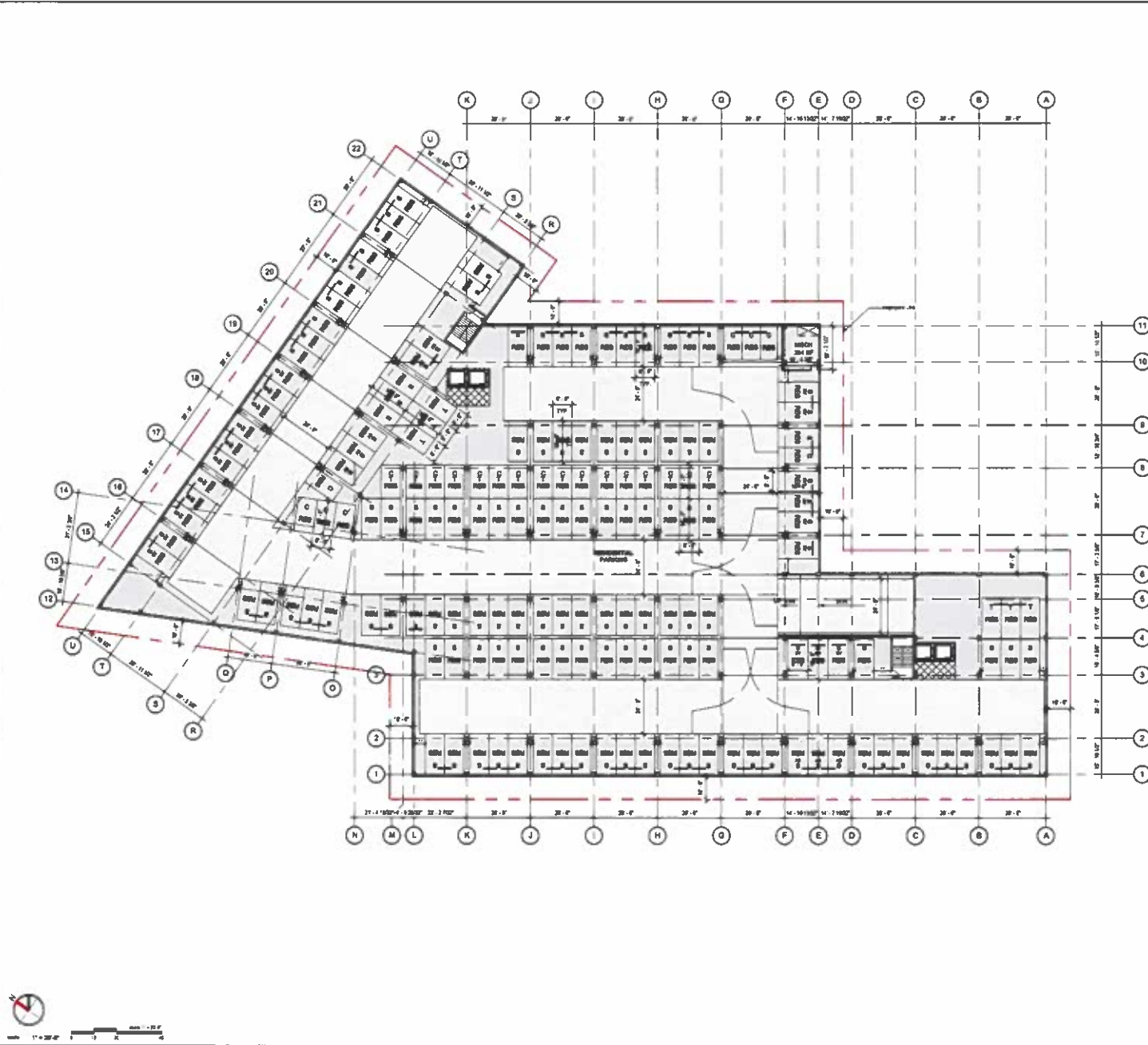
NOTE:

NOTE: PROVIDE INSTEAD EXIT SIGNAGE THAT COMPLIES WITH CBC 10108.5.12 AT THE FOLLOWING LOCATIONS WITH THE FOLLOWING WORDS (FOR CEC 1008.5.8.1):

- A) EACH GRADE LEVEL EXIT/STAIR EXIT DOOR: "EXIT"
- B) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXIT/STAIR EXIT BY MEANS OF A STAIRWAY OR RAMP: "EXIT STAIR UP", "EXIT STAIR DOWN", "EXIT STAIR UP", OR "EXIT RAMP UP"
- C) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXIT/STAIR EXIT BY MEANS OF AN EXIT PASSAGEWAY OR AN EXIT PASSAGEWAY: "EXIT ROUTE"
- D) EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALL THAT IS REQUIRED TO HAVE A VISIBLE EXIT SIGN: "EXIT ROUTE"

NOTE

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PARKING SUMMARY - LEVEL B3		
USE	TYPE	#
RESIDENTIAL	COMPACT	6
RESIDENTIAL	COMPACT TANDEN	15
RESIDENTIAL	EVDS	38
RESIDENTIAL	STANDARD	67
RESIDENTIAL	TANDEN	6
RESIDENTIAL	TANDEN PRISM	27
		177

GARAGE PLAN LEGEND

- OPENING IN SLAB
- INDICATES VERTICAL CLEARANCE ZONE FOR ACCESSIBLE VEHICLES MAINTAIN MINIMUM 8'-0" CLEAR HEIGHT TO ANY OBJECT
- INDICATES SLAB STEP OR SLOPE
- S** STANDARD STALL
- C** COMPACT STALL
- T** TANDEN STALL
- G** GUEST STALL
- EV** FUTURE ELECTRIC VEHICLE STALL
- ACCESSIBLE STALL

PROGRAM LEGEND

- PARKING
- SERVICE



Project Number: 2207012

Project Name: MODERA NEPTUNE

Project Location: 815 N COAST HWY, OCEANSIDE, CA 92054

Project Date: AUGUST 24th, 2023

Project Status: PLANNING APPLICATION

Project Owner: BRL CREEK RESIDENTIAL TRUST

Project Architect: AC MARTIN

Project Engineer: [Name]

Project Designer: [Name]

Project Checker: [Name]

Project Approver: [Name]

Project Date: [Date]

Project Status: [Status]

Project Location: [Location]

Project Name: [Name]

Project Number: [Number]

Project Date: [Date]

Project Status: [Status]

Project Owner: [Owner]

Project Architect: [Architect]

Project Engineer: [Engineer]

Project Designer: [Designer]

Project Checker: [Checker]

Project Approver: [Approver]

Project Date: [Date]

Project Status: [Status]

Project Location: [Location]

Project Name: [Name]

Project Number: [Number]

Project Date: [Date]

Project Status: [Status]

Project Owner: [Owner]

Project Architect: [Architect]

Project Engineer: [Engineer]

Project Designer: [Designer]

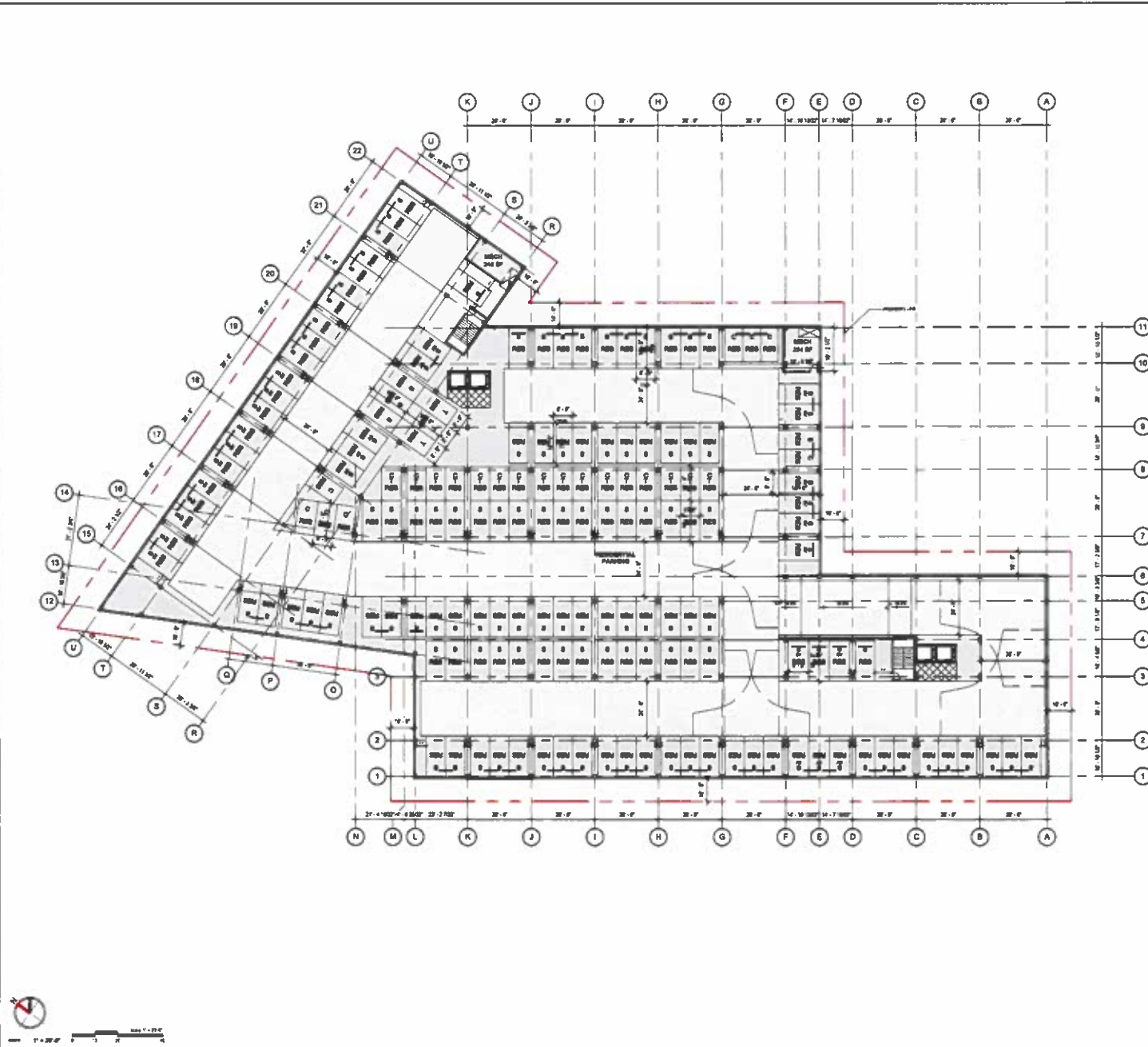
Project Checker: [Checker]

Project Approver: [Approver]

Project Date: [Date]

Project Status: [Status]

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PARKING SUMMARY - LEVEL B2		
TYPE	TYPE	QTY
RESIDENTIAL	COMPACT	8
RESIDENTIAL	COMPACT TANDUM	15
RESIDENTIAL	EVCS	25
RESIDENTIAL	STANDARD	85
RESIDENTIAL	TANDUM	2
RESIDENTIAL	TANDUM PRISM	10
		175

GARAGE PLAN LEGEND

□ OPENING IN SLAB

▨ INDICATES VERTICAL CLEARANCE ZONE FOR ACCESSIBLE VEHICLES MINIMUM 8'-0" CLEAR HEIGHT TO ANY OBJECT

▬ INDICATES SLAB STEP OR SLOPE

S STANDARD STALL (1) (A/D)

C COMPACT STALL (2) (A/D)

T TANDUM STALL (3) (A/D)

G GUEST STALL

EV FUTURE ELECTRIC VEHICLE STALL

♿ ACCESSIBLE STALL (4) (A/D)

PROGRAM LEGEND

□ PARKING

□ SERVICE

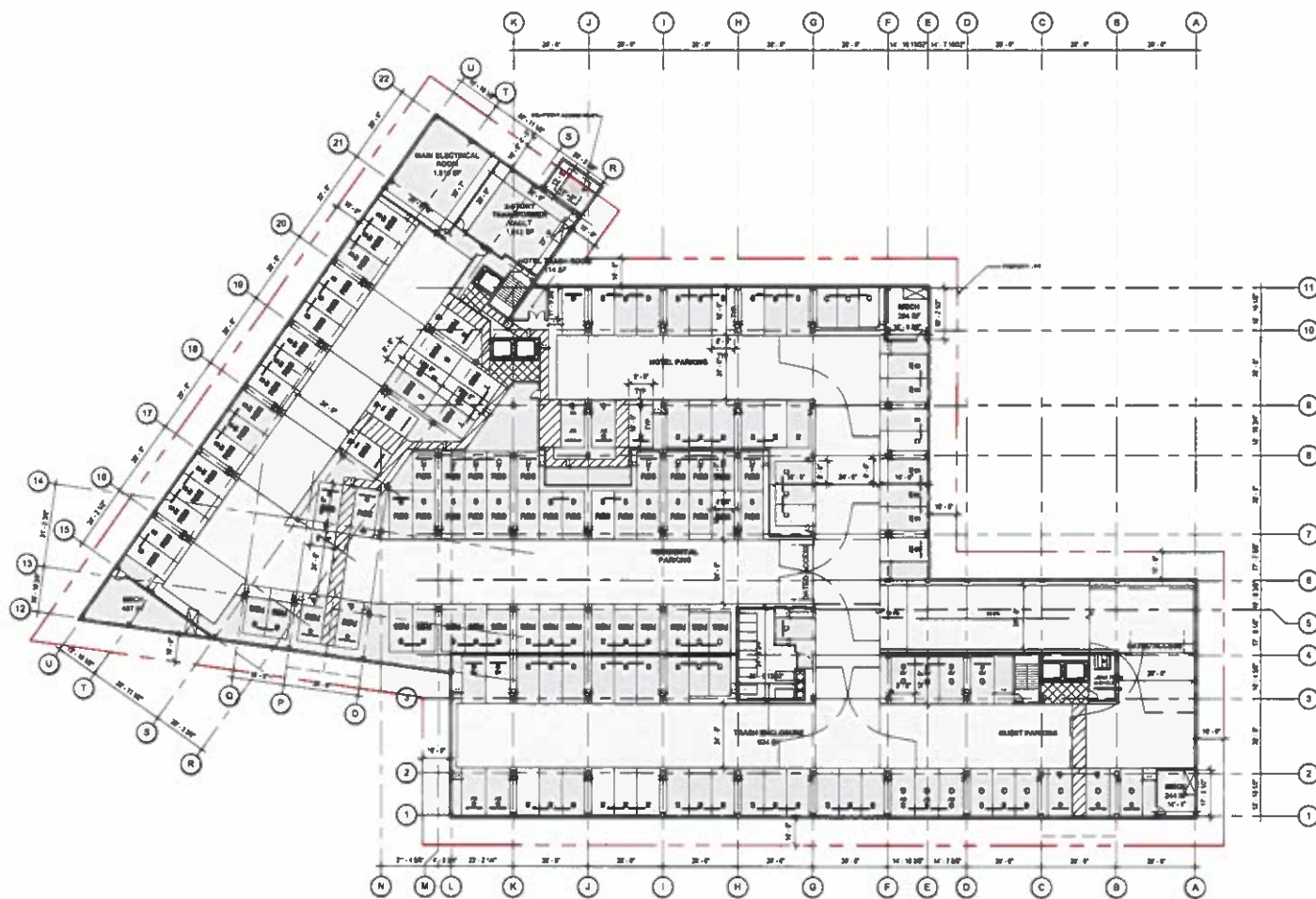
AC MARTIN
PLANNING APPLICATION
AUGUST 24th, 2023

PROJECT NUMBER: 2207912
PROJECT OWNER: MILL CREEK RESIDENTIAL TRUST
PROJECT ADDRESS: 815 N COAST HWY, OCEANSIDE, CA 92054
PROJECT CONTACT: 714.966.8006
PROJECT PHONE: 408.14.1014 VILLAGE DRIVE
PROJECT ADDRESS: SUITE 200, SAN DIEGO, CA 92112

LEVEL B2 PLAN

A099

DATE: 2023/08/23 2:30:22 PM



TYPE	TYPE	#
QUEST	ACCESSIBLE	3
QUEST	EVCS	4
QUEST	STANDARD	13
HOTEL/MOTEL	ACCESSIBLE	1
HOTEL/MOTEL	COMPACT	10
HOTEL/MOTEL	EVCS	10
HOTEL/MOTEL	W/AN ACCESSIBLE	1
HOTEL/MOTEL	W/AN W/ ACCESSIBLE	30
HOTEL/MOTEL	STANDARD	67
RESIDENTIAL	ACCESSIBLE	6
RESIDENTIAL	COMPACT	2
RESIDENTIAL	COMPACT TANDEM	10
RESIDENTIAL	EVCS	12
RESIDENTIAL	STANDARD	24
RESIDENTIAL	TANDEM	3
RESIDENTIAL	TANDEM PRISM	2
RESIDENTIAL	W/AN ACCESSIBLE	2
TOTAL		71

Diagram illustrating various parking stall types and their corresponding symbols:

- OPENING IN SLAB:** Symbol: A square with an 'X' inside.
- INDICATES VERTICAL CLEARANCE ZONE FOR ACCESSIBLE VEHICLES MAINTAIN MINIMUM 8'-2" CLEAR HEIGHT TO ANY OBJECT:** Symbol: A square with diagonal hatching.
- INDICATES SLAB STEP OR ON RAMP:** Symbol: A square with a stepped edge.
- STANDARD STALL:** Symbol: A circle with the number 1 and the text "A/NO".
- COMPACT STALL:** Symbol: A circle with the number 2 and the text "A/NO".
- TANGENT STALL:** Symbol: A circle with the number 3 and the text "A/NO".
- QUEST STALL:** Symbol: A circle with the number 4 and the text "A/NO".
- FUTURE SELECTING VEHICLE STALL:** Symbol: A circle with the number 5 and the text "A/NO".
- ACCESSIBLE STALL:** Symbol: A circle with the number 6 and the text "A/NO".

PARTING
SERVICE

GUESTS WILL BE ALLOWED TEMPORARY ACCESS INTO THE LOWER LEVEL BASEMENT PASSING IN ORDER TO TURNAROUND AND EXIT

444

AC MARTIN

—

228T012

Journal of Management Education

project manager

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[illegible]

PLANNING APPLICATION
AUGUST 24th, 2023

MODERA NEPTUNE
515 N COAST HWY,
OCEANSIDE, CA 92054
 MILL CREEK RESIDENTIAL TRUST
 714.368.9366
 4339 LA JOLLA VILLAGE DRIVE
 SUITE 206
 SAN DIEGO, CA 92122

short name

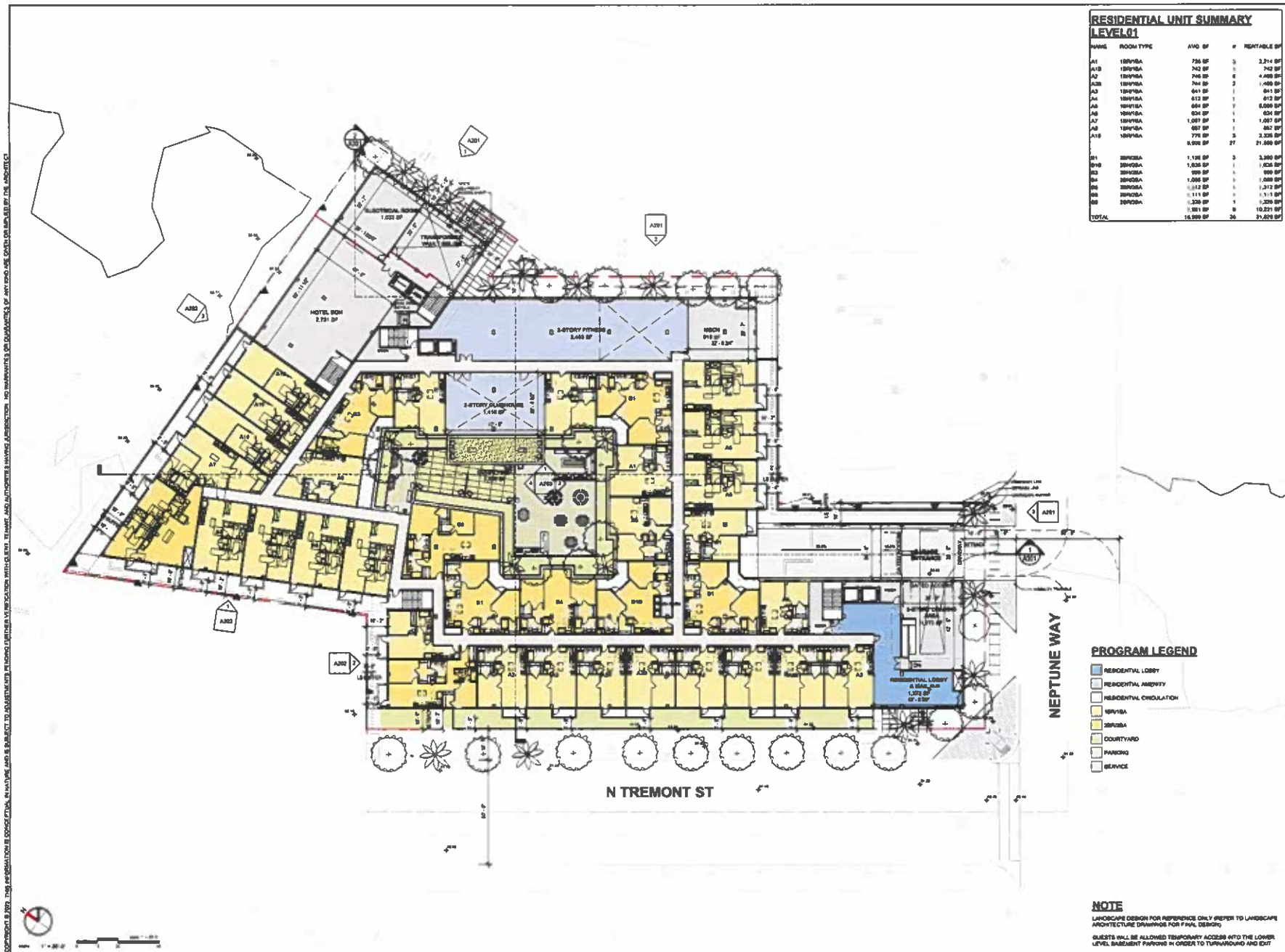
LEVEL B1 PLAN

of the

A100

Print Date: 2/20/2024 2:26:38 PM

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AC MARTIN
ARCHITECTS
1000 WILSON BOULEVARD, SUITE 1000
LOS ANGELES, CA 90017 (213) 481-1100

project number: 2207012
project owner: [redacted]
project manager: [redacted]
project architect: [redacted]

revision table:

no.	date	revised
1	11.16.2020	Original
2	02.20.2021	Revised
3	05.25.2021	Revised
4	08.21.2021	Revised

project title: **PLANNING APPLICATION**
AUGUST 24th, 2023

sheet number: **A101**

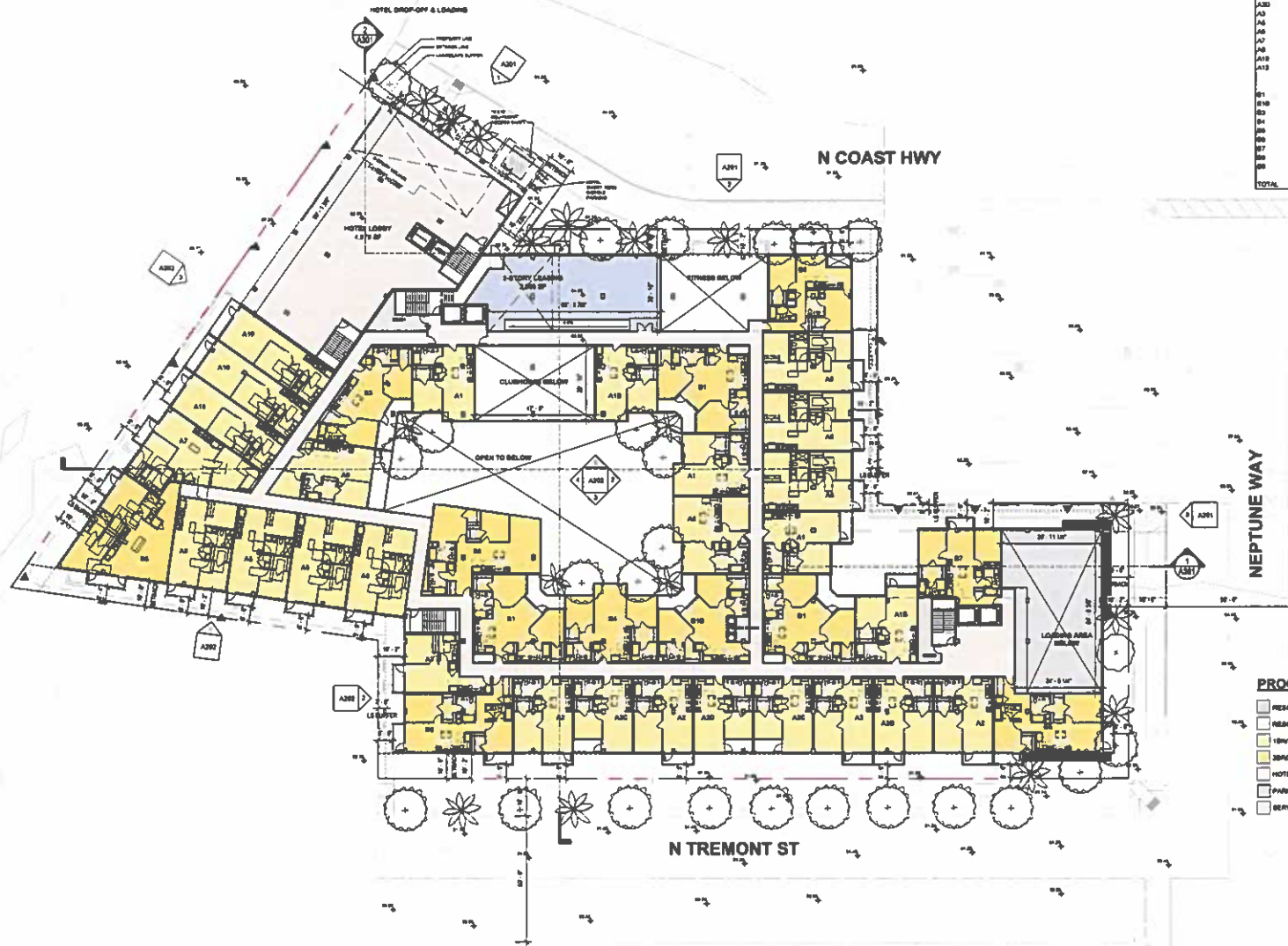
MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.986.8908
4350 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92122

level title: **LEVEL 01 PLAN**

sheet number: **A101**

sheet date: 3/13/2024 2:15:38 PM

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RESIDENTIAL UNIT SUMMARY LEVEL 02

NAME	ROOM TYPE	AVG SF	#	RENTABLE SF
A1	1BR/1BA	720 SF	6	3,000 SF
A2	1BR/1BA	740 SF	6	3,720 SF
A3	1BR/1BA	740 SF	1	740 SF
A4	1BR/1BA	600 SF	3	1,800 SF
A5	1BR/1BA	600 SF	1	600 SF
A6	1BR/1BA	640 SF	1	640 SF
A7	1BR/1BA	600 SF	7	4,200 SF
A8	1BR/1BA	600 SF	1	600 SF
A9	1BR/1BA	1,000 SF	1	1,000 SF
A10	1BR/1BA	600 SF	1	600 SF
A11	1BR/1BA	770 SF	3	2,310 SF
A12	1BR/1BA	600 SF	1	600 SF
A13	1BR/1BA	8,777 SF	20	175,540 SF
B1	2BR/2BA	1,120 SF	6	6,720 SF
B2	2BR/2BA	1,000 SF	1	1,000 SF
B3	2BR/2BA	900 SF	1	900 SF
B4	2BR/2BA	1,000 SF	1	1,000 SF
B5	2BR/2BA	1,300 SF	1	1,300 SF
B6	2BR/2BA	1,110 SF	7	7,770 SF
B7	2BR/2BA	1,000 SF	1	1,000 SF
B8	2BR/2BA	1,000 SF	1	1,000 SF
B9	2BR/2BA	1,320 SF	1	1,320 SF
TOTAL		16,360 SF	121	134,400 SF

PROGRAM LEGEND

- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- 1BR/1BA
- 2BR/2BA
- HOTEL LOBBY
- PARKING
- SERVICE

NOTE

LANDSCAPE DESIGN FOR REFERENCE ONLY. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR FINAL DESIGN.

AC MARTIN
1000 WILSON BOULEVARD, SUITE 1000
LOS ANGELES, CA 90017-2700

project number 2207013
project designer
project architect
project architect

NO.	DATE	REVISION
1	10.10.2022	Original
2	10.10.2022	Revised
3	10.10.2022	Revised
4	10.10.2022	Revised

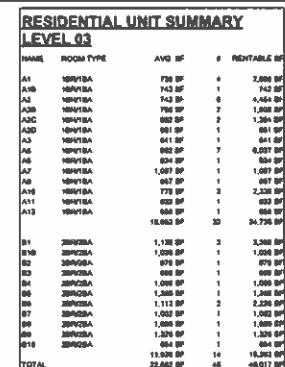
PLANNING APPLICATION
AUGUST 24th, 2023

MOODER NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.886.8366
4000 LA JOLLA VILLAGE DRIVE
SUITE 300
SAN DIEGO, CA 92122

LEVEL 02 PLAN

A102

DATE 08/24/2023 2:16:08 PM



NAME	ROOM TYPE	AVG SF	#	RENTABLE SF
001	DOUBLE QUEEN	381 SF	4	1,524 SF
002	DOUBLE QUEEN	411 SF	7	417 SF
003	DOUBLE QUEEN	400 SF	11	400 SF
		1,192 SF	6	2,462 SF
01	SING.	360 SF	2	611 SF
		366 SF	2	611 SF
TOTAL		1,963 SF	6	3,084 SF

☐ RESIDENTIAL CIRCULATION
☐ VERBIA
☐ VERBIA DEN
☐ VERBIA
☐ HOTEL CIRCULATION
☐ DOUBLE QUEEN
☒ KING
☐ SERVICE

AC MARTIN

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**PLANNING APPLICATION
AUGUST 24th, 2023**

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.906.9066
4320 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92122

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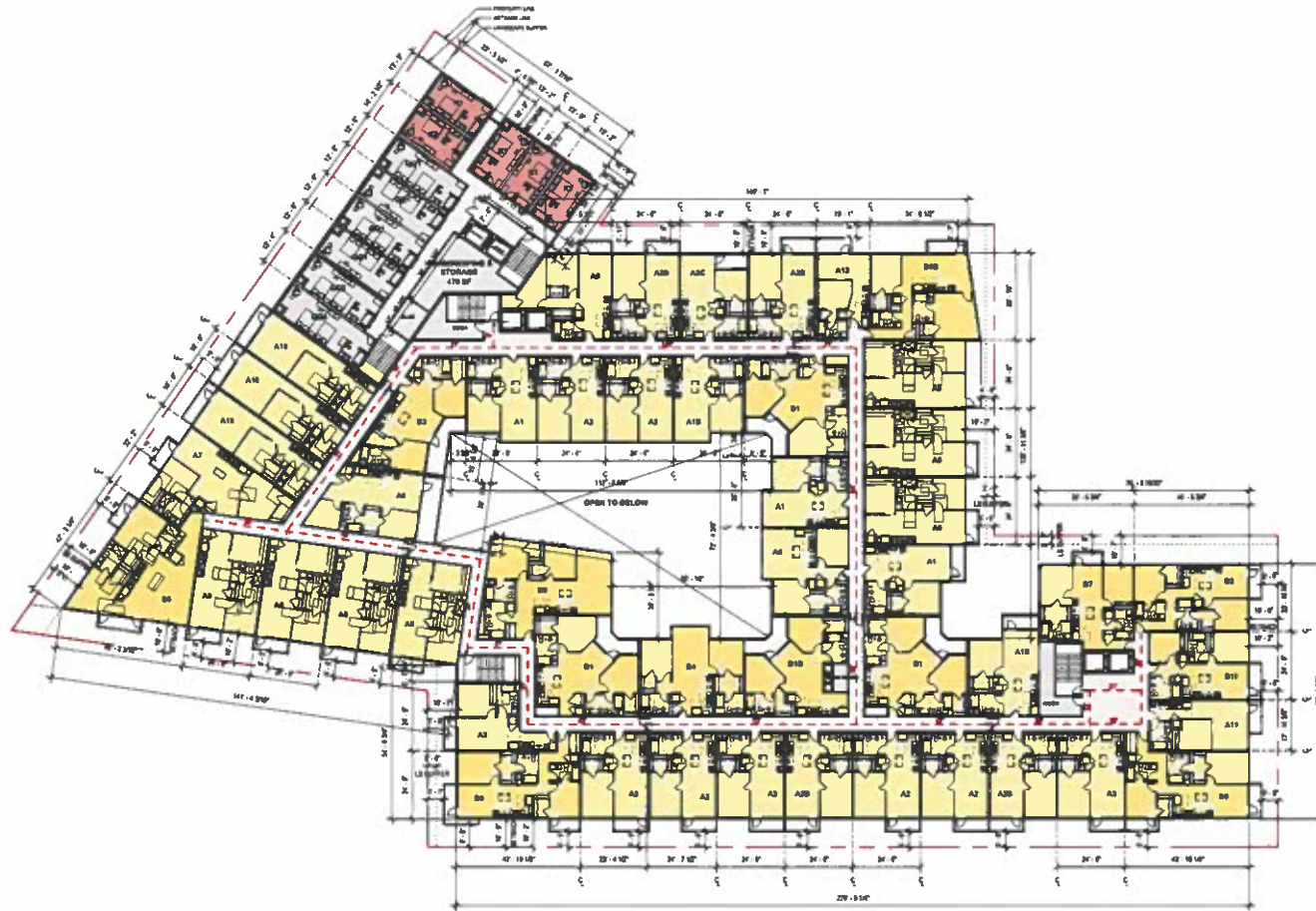
LEVEL 03 PLAN

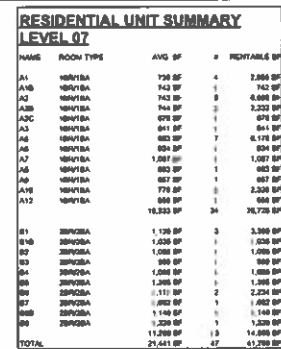
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HOTEL ROOM SUMMARY				
LEVEL 07				
NAME	ROOM TYPE	AVG BP	#	RENTABLE BP
OG1	DOUBLE DUEEN	381 BP	4	1,524 BP
OG2	DOUBLE DUEEN	417 BP	1	417 BP
OG3	DOUBLE DUEEN	480 BP	1	480 BP
		1,278 BP	6	2,422 BP
K1	KING	387 BP	4	1,548 BP
K2	KING	321 BP	1	321 BP
		708 BP	5	1,869 BP
TOTAL		1,986 BP	11	6,291 BP

☐ RESIDENTIAL CIRCULATION
☐ TERRACE
☐ TERRACE
☐ HOTEL CIRCULATION
☐ DOUBLE QUEEN
☐ KING
☐ SERVICE

AC MARTIN

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Personen		
id	idno	Abteilung
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2	00 20 2000	Personal
3	00 20 2001	Personal
4	00 20 2002	Personal
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105	00 20 2103	Personal
106	00 20 2104	Personal

**PLANNING APPLICATION
AUGUST 24th, 2023**

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.966.8265
4339 LA JOLLA VILLAGE DRIVE
SUITE 206
SAN DIEGO, CA 92123

LEVEL 07 PLAN

A105

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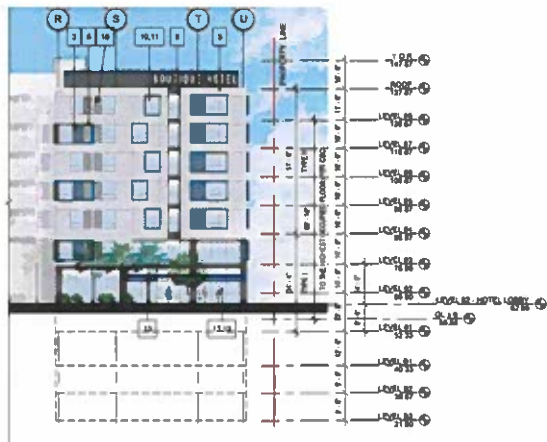


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- ☐ RESIDENTIAL AMENITY
- ☐ RESIDENTIAL CIRCULATION
- ☐ YR151A
- ☐ YR151B
- ☐ HOTEL CIRCULATION
- ☐ DOUBLE QUEEN
- ☒ KING
- ☐ ROOF DECK/POOL DECK
- ☐ SERVICE



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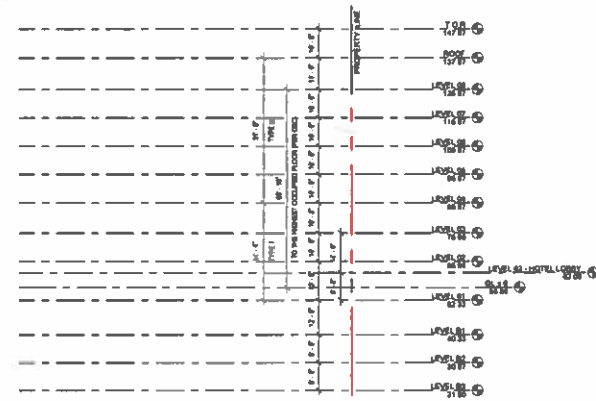
1 NE ELEVATION - HOTEL
1" = 20'-0"



3 SE ELEVATION
1" = 20'-0"



2 NE ELEVATION - RESIDENTIAL
1" = 20'-0"



EXTERIOR MATERIALS & FINISHES

KEY	BUILDING COMPONENT / SPECIFICATION				
1	FIBER CEMENT SIDING COLOR: ROCK CLIFFS, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	5	EXTERIOR PLASTER COLOR: MIST, MANUFACTURER STANDARD FINISH: 28 / 30 SAND	9	EXTERIOR PLASTER COLOR: JET GRAY, MANUFACTURER STANDARD FINISH: 28 / 30 SAND
2	FIBER CEMENT SIDING COLOR: TAUPE, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	6	EXTERIOR PLASTER COLOR: TO MATCH ROCK CLIFFS, MANUFACTURER STANDARD FINISH: 28 / 30 SAND	10	RESIDENTIAL WINDOW FRAME COLOR: T80 FINISH: FACTORY APPLIED / VINYL / FIXED / OPERABLE
3	FIBER CEMENT SIDING COLOR: PACIFIC BLUE, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	7	EXTERIOR PLASTER COLOR: CORLESTONE, MANUFACTURER STANDARD FINISH: 28 / 30 SAND	11	GLAZING COLOR: T80 FINISH: LOW E COATING / BI-PANE ARCHITECTURAL GLASS
4	EXTERIOR PLASTER COLOR: WHITE, MANUFACTURER STANDARD FINISH: 28 / 30 SAND	8	EXTERIOR PLASTER COLOR: CLOUD COVER, MANUFACTURER STANDARD FINISH: 28 / 30 SAND	12	STOREFRONT SYSTEM COLOR: T80 FINISH: FACTORY APPLIED / RECTANGULAR ALUMINUM TUBE
				13	CANOPIES COLOR: CLEAR ANODIZED FINISH: FACTORY APPLIED
				14	METAL BALCONY RAIL COLOR: CLEAR ANODIZED FINISH: FACTORY APPLIED
				15	GLASS BALCONY RAIL COLOR: CLEAR ANODIZED FINISH: MANUFACTURER APPLIED
				16	ARCHITECTURAL LOUVER COLOR: GRAY ANODIZED FINISH: MANUFACTURER APPLIED

AC MARTIN
ARCHITECTS
1000 N. LAKE AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78205

project number: 2307012
project director:
project architect:
project engineer:

REV	DATE	REVISION
1	12.16.2023	Original
2	01.10.2024	Revised
3	02.28.2024	Revised
4	03.28.2024	Revised

PLANNING APPLICATION
AUGUST 24th, 2023

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.680.5500
4330 LA JOLLA VILLAGE DRIVE
SUITE 300
SAN DIEGO, CA 92122

ELEVATIONS - NE & SE

A201

REV DATE: 2023/08/01 04:57 PM

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1 NW ELEVATION 01
1" = 20'-0"



2 NW ELEVATION 01
1" = 20'-0"



3 NW ELEVATION 02
1" = 20'-0"

EXTERIOR MATERIALS & FINISHES

KEY	BUILDING COMPONENT / SPECIFICATION						
1	FIBER CEMENT SIDING COLOR: ROCK CLIFFS, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	5	EXTERIOR PLASTER COLOR: MIST, MANUFACTURER STANDARD FINISH: 20 30 SAND	9	EXTERIOR PLASTER COLOR: JET GRAY, MANUFACTURER STANDARD FINISH: 20 30 SAND	13	CANOPIES COLOR: CLEAR ANODIZED FINISH: FACTORY APPLIED
2	FIBER CEMENT SIDING COLOR: TAUPE, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	6	EXTERIOR PLASTER COLOR: TO MATCH ROCK CLIFFS, MANUFACTURER STANDARD FINISH: 20 30 SAND	10	RESIDENTIAL WINDOW FRAME COLOR: T80 FINISH: FACTORY APPLIED / VINYL / FIXED / OPERABLE	14	METAL BALCONY RAIL COLOR: CLEAR ANODIZED FINISH: FACTORY APPLIED
3	FIBER CEMENT SIDING COLOR: PACIFIC BLUE, MANUFACTURER STANDARD FINISH: TRADITIONAL, FACTORY APPLIED	7	EXTERIOR PLASTER COLOR: CORNELIUS, MANUFACTURER STANDARD FINISH: 20 30 SAND	11	GLAZING COLOR: T80 FINISH: LOW E COATING / DUAL PANE ARCHITECTURAL GLASS	15	GLASS BALCONY RAIL COLOR: CLEAR ANODIZED FINISH: MANUFACTURER APPLIED
4	EXTERIOR PLASTER COLOR: WHITE, MANUFACTURER STANDARD FINISH: 20 30 SAND	8	EXTERIOR PLASTER COLOR: CLOUD COVER, MANUFACTURER STANDARD FINISH: 20 30 SAND	12	STONEFRONT SYSTEM COLOR: T80 FINISH: FACTORY APPLIED / RECTANGULAR ALUMINUM TUBE	16	ARCHITECTURAL LOUVER COLOR: GRAY ANODIZED FINISH: MANUFACTURER APPLIED

AC MARTIN
1000 BROADWAY, SUITE 200
LOS ANGELES, CA 90012 | 213.333.1111

project number: 2207912
project owner:
project designer:
project engineer:

REV	DATE	DESCRIPTION
1	12.18.2022	Original
2	02.28.2023	Revisions
3	05.02.2023	Revisions
4	05.24.2023	Revisions

project title:

PLANNING APPLICATION
AUGUST 24th, 2023

sheet / project

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.968.8800
4530 LA JOLLA VILLAGE DRIVE
SUITE 300
SAN DIEGO, CA 92122

sheet name

ELEVATIONS - SW & NW

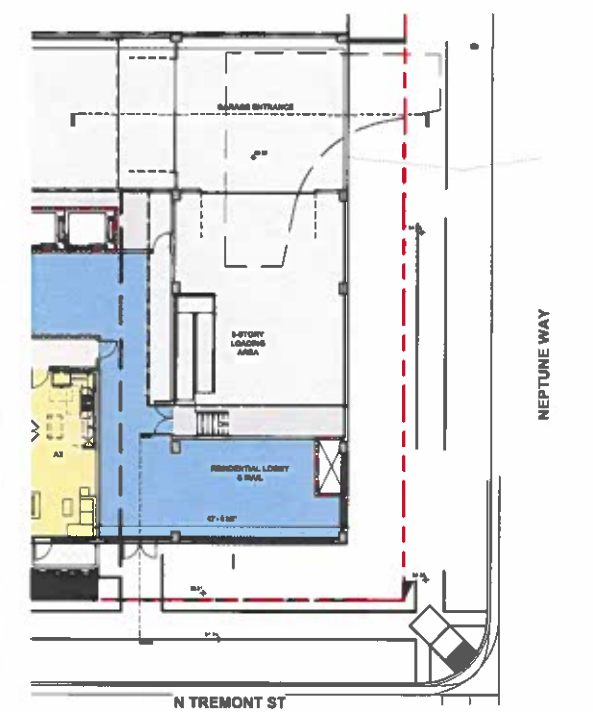
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A202

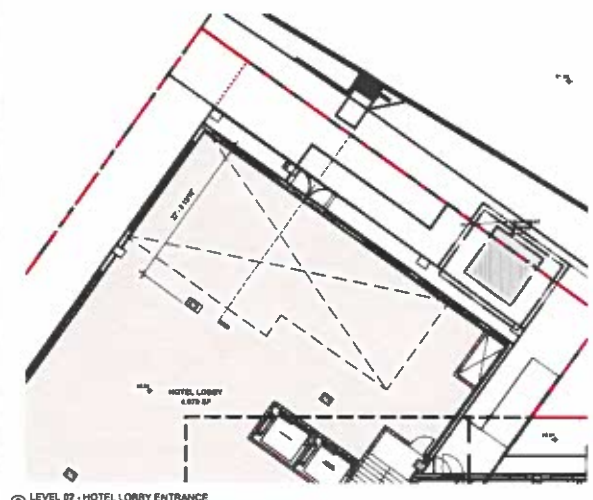
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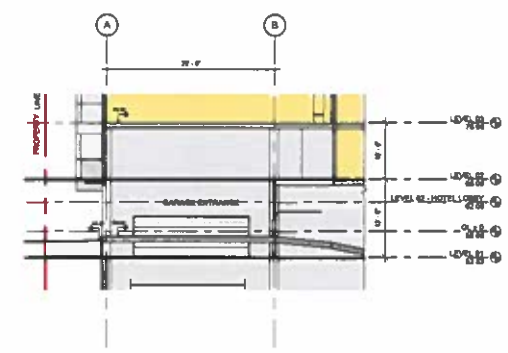
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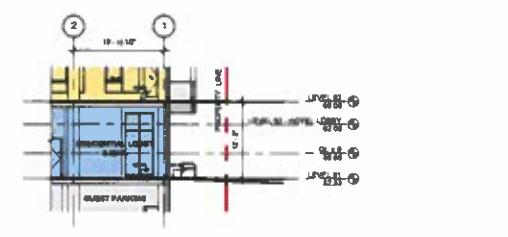
LEVEL 01 - RESIDENTIAL LOBBY & GARAGE ENTRANCE
1" = 10'-0"



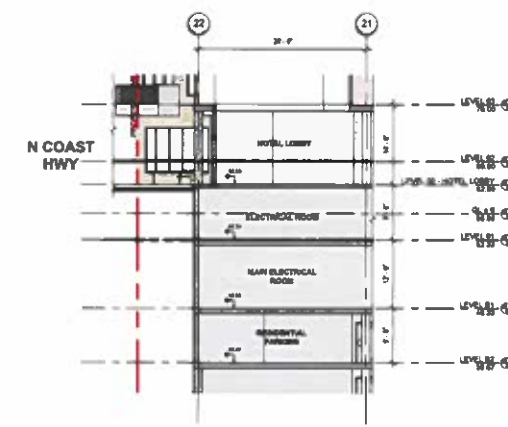
LEVEL 02 - HOTEL LOBBY ENTRANCE
1" = 10'-0"



SECTION - GARAGE ENTRANCE
1" = 10'-0"



SECTION - RESIDENTIAL LOBBY
1" = 10'-0"



SECTION - HOTEL LOBBY
1" = 10'-0"

AC MARTIN
ARCHITECTS
1000 LA JOLLA VILLAGE DRIVE, SUITE 200
SAN DIEGO, CA 92132

project number: 2207012
project owner: MODERA NEPTUNE
project designer: AC MARTIN
project architect: AC MARTIN

DATE	DESCRIPTION	BY	CHKD
12.10.2022	CONCEPT	AC	AC
01.20.2023	PERMIT	AC	AC
02.20.2023	PERMIT	AC	AC
03.20.2023	PERMIT	AC	AC

planning application
AUGUST 24th, 2023

MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
BILL CREEK RESIDENTIAL TRUST
714.988.8866
4300 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92132

SECTIONS - ENTRANCE
sheet number

A302

plot date: 02/09/2024 2:28:40 PM

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① SOUTH PERSPECTIVE VIEW



② EAST PERSPECTIVE VIEW



AC MARTIN
ARCHITECTS
1000 W. 10TH STREET, SUITE 200
LOS ANGELES, CA 90057

project number 2207012
project director
project designer
project architect

no.	date	revision
1	10.10.2022	Original
2	10.20.2022	Revisions
3	02.22.2023	Revisions
4	05.24.2023	Revisions
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project dates
PLANNING APPLICATION
AUGUST 24th, 2023

drawn / prepared

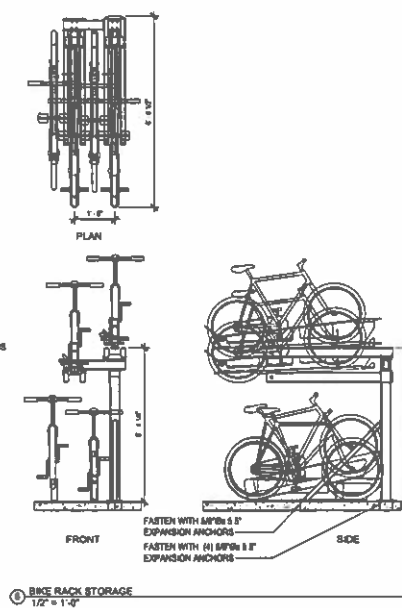
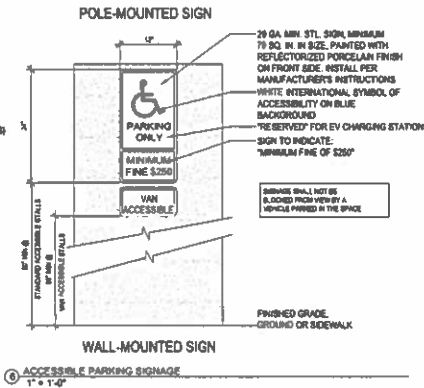
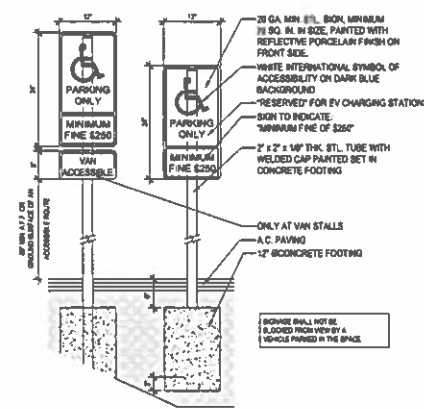
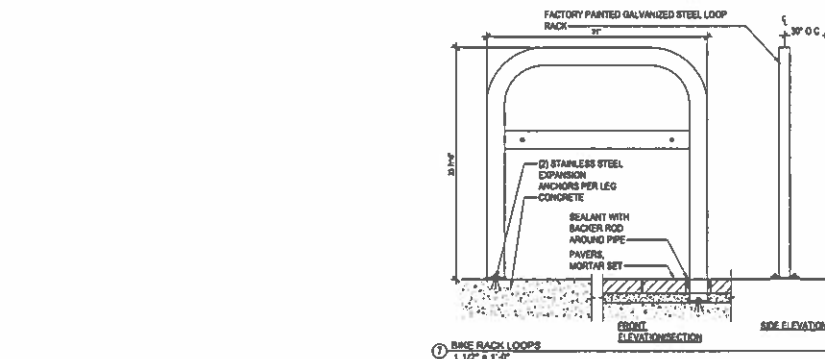
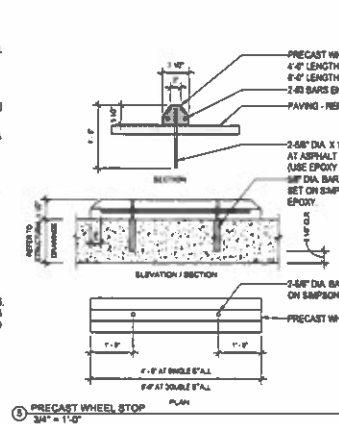
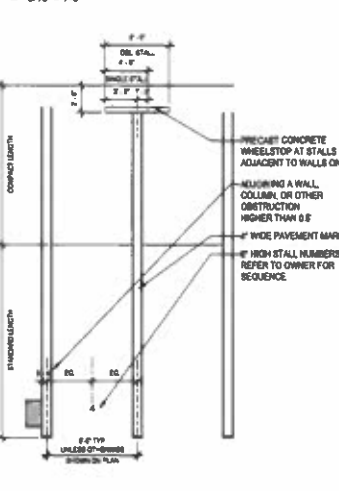
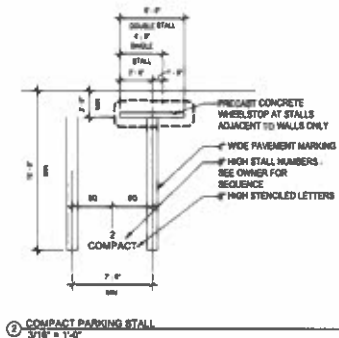
MODERA NEPTUNE
815 N COAST HWY,
OCEANSIDE, CA 92054
MILL CREEK RESIDENTIAL TRUST
714.265.0266
4200 LA JOLLA VILLAGE DRIVE
SUITE 200
SAN DIEGO, CA 92122

drawn / prepared

PERSPECTIVE VIEWS
sheet number

A401

print date 10/26/2024 10:09:00 PM



GRADING NOTES

- PROPOSED BIOFILTRATION RAISED PLANTER SEE DETAIL 1 SHEET C-4
- PROPOSED RETAINING WALL SEE STRUCTURAL PLANS IN FINAL DESIGN FOR RETAINING WALL DETAILS
- ADA CONNECTION TO EXISTING SIDEWALK
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 8" FIRE WATER SERVICE
- PROPOSED 8" SEWER LATERAL
- CONNECT TO EXIST 12" ACP PUBLIC WATER MAIN
- CONNECT TO EXIST 8" PUBLIC SEWER MAIN
- 8" SEWER LATERAL BUILDING POC SEE CONCEPT PLUMBING DRAWINGS FOR CONTINUATION
- 8" FIRE SERVICE BUILDING POC SEE CONCEPT PLUMBING DRAWINGS FOR CONTINUATION
- 2" WATER SERVICE BUILDING POC SEE CONCEPT PLUMBING DRAWINGS FOR CONTINUATION
- PROPOSED CONCRETE DRIVEWAY PER BORNO D-148
- PROPOSED 8" FIRE CDDA
- PROPOSED 2" DOMESTIC WATER METER AND BACKFLOW
- PROPOSED VEGETATED SWALE
- PROPOSED GRATED INLET
- PROPOSED TYPE A CURB OUTLET PER BORNO D-26A
- RELOCATE EXISTING FIRE HYDRANT
- EXISTING WATER METER TO BE ABANDONED PER CITY REQUIREMENTS
- PROPOSED BOSSA UNDERGROUND PUBLIC UTILITY VALVE SEE ARCHITECTURAL PLANS FOR REFERENCE
- PROPOSED AREA DRAIN SEE PLUMBING PLANS FOR CONTINUATION
- EXISTING DRIVEWAY TO BE CLOSED
- PROPOSED CROSS CUTTER PER BORNO D-12
- EXISTING RETAINING WALL PER DWG 022-0008
- PROPOSED ADA RAMP
- PROPOSED 2" DOMESTIC WATER SERVICE FOR HOTEL BUILDING
- PROPOSED SEWER MANHOLE
- 1" 8" IRRIGATION WATER METER AND BACKFLOW
- PROPOSED 1" IRRIGATION WATER SERVICE
- PROPOSED STORM WATER PUMP
- PROPOSED RETAINING CURB PER BORNO C-06 TYPE 6
- EXISTING 8" CURB AND GUTTER TO BE REMOVED AND REPLACED PER BORNO D-42
- EXISTING SIDEWALK TO BE REMOVED AND REPLACED PER BORNO D-11
- PROPOSED 6" ROUND ATRIUM GRATE
- PROPOSED 6" PVC STORM DRAIN
- EXISTING CURB RAMP TO REMAIN
- PROPOSED CROSSWALK STRIPING
- PROPOSED YELLOW PAINTED CURB
- PROPOSED 30-MINUTE COMMERCIAL LOADING ZONE SIGN

SITE DATA

LOT AREA = 14,202 SF (1.73 AC)
 BUILDING COVERAGE = 64,118 SF
 LOT COVERAGE = 7.7%
 PERMISSIBLE SURFACE AREA = 17,862 SF (0.41 AC) 24%
 FRONT SETBACK = 10' OR 48' FROM CL OF N COAST HWY WHICHEVER IS GREATER
 SIDE SETBACK = 6'
 REAR SETBACK = 6'
 CORNER SIDE SETBACK = 10'
 SITE IN ZONE X PER FEMA PANEL MAP NO. 08073034J
 EFF. 12/05/2016

APN: 143-040-2900

APN: 143-040-3100

LEGEND

- | | | | | | |
|--|----------------------------|--|------------------------|--|--------------------|
| | PROP LANDSCAPE | | PROP CONCRETE SIDEWALK | | BAWCUT LINE |
| | BUILDING OUTLINE | | BASEMENT FOOTPRINT | | CENTERLINE |
| | RETAINING WALL | | LEVEL CHANGE | | PROP SEWER LATERAL |
| | BIOFILTRATION PLANTERS SWP | | PROJECT BOUNDARY | | PROP WATER LATERAL |
| | PROPOSED VEGETATED SWALE | | BUILDING PATIO | | PROP FIRE LATERAL |
| | SETBACK | | POINT OF CONNECTION | | PROP STORM DRAIN |
| | PATIO | | PROP ASPHALT | | GRADE BREAK |
| | BASEMENT FOOTPRINT | | SEE NOTE 1 HEREIN | | B/S SECTION LABEL |
| | DEDICATION IN FEE | | | | |

GRADING QUANTITIES

CUT: 61,875 CY
 REMEDIAL CUT: 28,761 CY
 FILL: 725 CY
 NET EXPORT: 66,735 CY

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS. FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEANING AND GRUBBING, BORROWAGE, SUBSIDENCE, OVEREXCAVATION AND RE-CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REMOVAL OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. ANY OVEREXCAVATION AND RECONSTRUCTION DEPTHS AND VOLUMES, BORROWAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BUILDING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. DUE TO THE FACT OF NO STRUCTURAL PLANS, 12" SLAB THICKNESS WAS ASSUMED. THIS IS SUBJECT TO CHANGE ONCE STRUCTURAL ENGINEERING PLANS ARE RECEIVED. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOOLS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

- NOTES:
- EXTENT OF HALF-WIDTH IMPROVEMENTS TO BE CONFIRMED WITH CORING PRIOR TO FIRST SUBMITTAL. IN FINAL ENGINEERING, STRUCTURAL SECTION TO BE CORROBORATED WITH R-VALUES LISTED IN THE FINAL GEOTECHNICAL REPORT AND CITY OF OCEANSIDE PAVEMENT DESIGN GUIDELINES. SEE DETAIL 2, SHEET C-4 FOR MINIMUM PAVEMENT SECTIONS.
 - AN AFFORDABLE HOUSING DENSITY BONUS CONCESSION WILL BE USED TO RELIEVE THE PROJECT FROM STREET IMPROVEMENTS INCLUDING: REPLACEMENT OF CURB AND GUTTERS ON ALL FRONTAGES, CROSS CUTTER REPLACEMENT ON NEPTUNE, SIDEWALK REPLACEMENT ON ALL FRONTAGES, STREET EVALUATION TESTING (CORING) ON ALL FRONTAGES, FULL DEPTH PAVEMENT REPLACEMENT ON ALL FRONTAGES.

CITY PROJECT# 8022-00005

NO.	REVISIONS	DESCRIPTION	DATE	BY	CHKD

APPROVALS

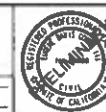
PROJECT ENG.	DESIGN	DATE

PREPARED BY: R.C.E. NO. 1: 06063
 COLUMBIA
 EUGENE D. CONNOR II

DATE: 3/13/2024

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 401 S STREET, SUITE 300, SAN DIEGO, CA 92101
 Phone: 619-234-4111

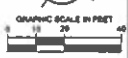


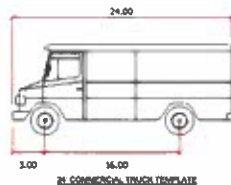
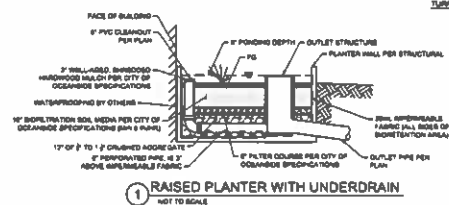
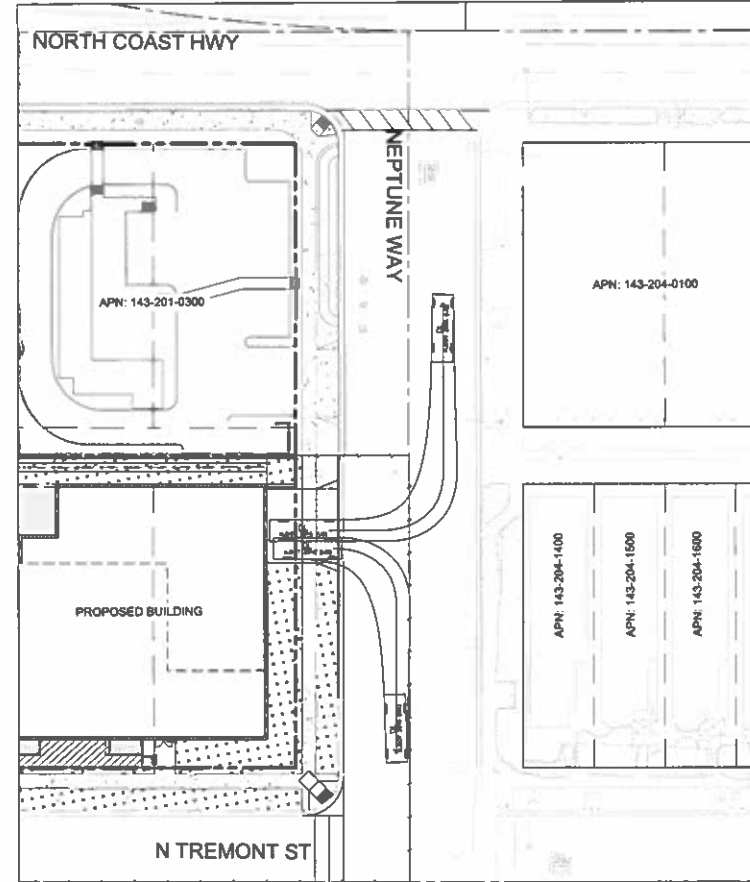
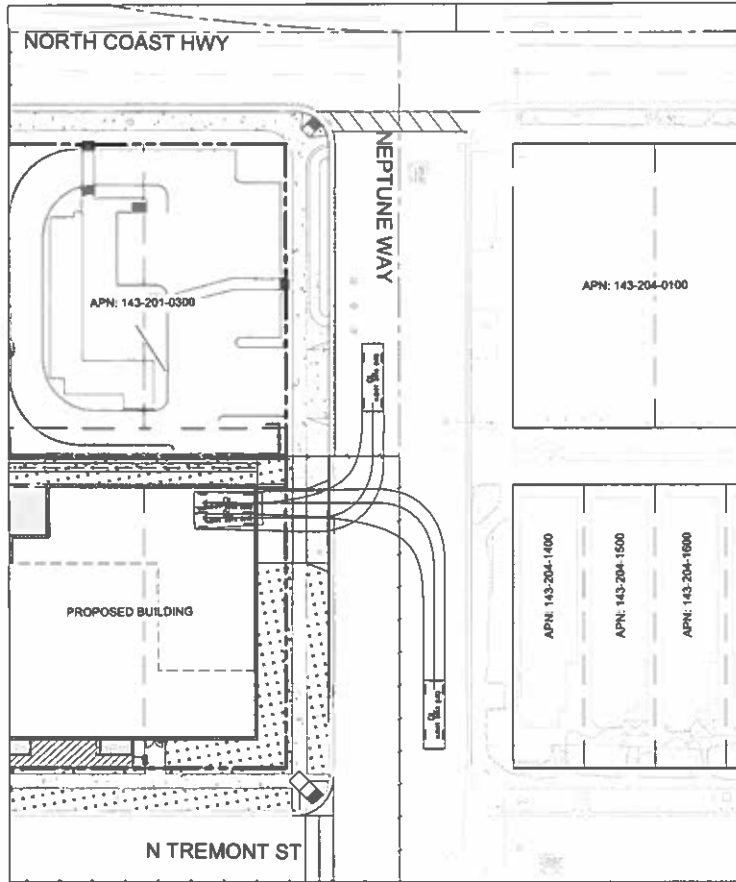
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 DESIGN: SM
 DRAWING: SM
 CHECKED: BC
 APPROVED: [Signature]
 DATE: 5/13/24

CITY OF OCEANSIDE

CONCEPTUAL GRADING PLAN

C-2





NO.	REVISIONS	DATE	BY	APPD
1	DESCRIPTION			
2				
3				
4				
5				
6				
7				
8				
9				
10				

APPROVALS

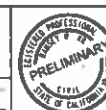
PROJECT ENG.	DESIGN	DATE

Kimley-Horn

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-224-8411

PREPARED BY:
PRELIMINARY
KIMLEY-HORN GROUP

R.C.E. NO. 92413
DATE: 1/31/2024



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DESIGN:	SH
DRAWN:	SH
CHECKED:	RE
APPROVED:	
DATE:	1/31/24

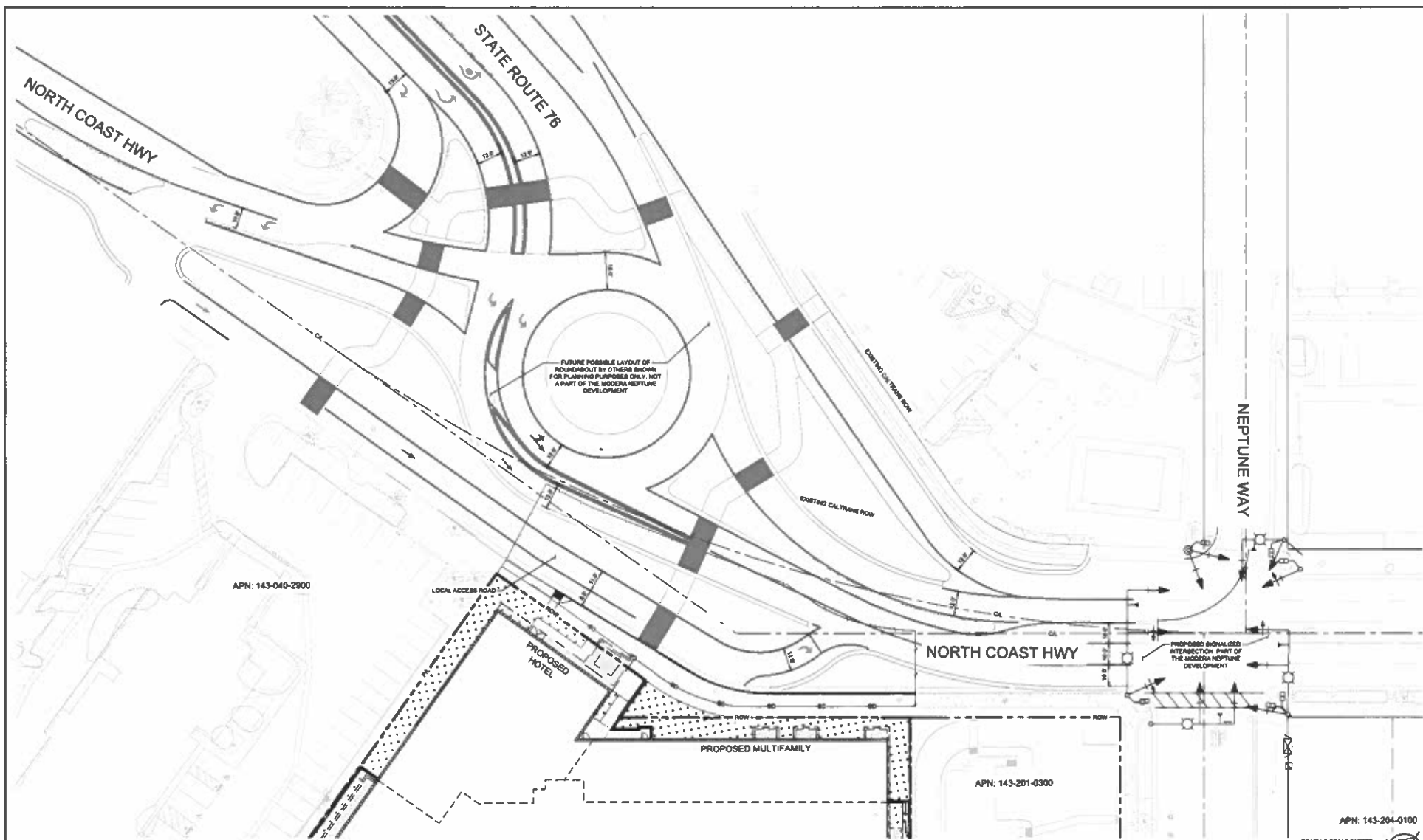
CITY OF OCEANSIDE

TURNING TEMPLATE

CITY PROJECT# 2022-00005



C-4



NOTE: AN AFFORDABLE HOUSING DENSITY BONUS CONCESSION WILL BE USED TO RELIEVE THE PROJECT FROM STREET IMPROVEMENTS

FUTURE CITY ROUNDABOUT WITH LOCAL ACCESS & SIGNALIZED NEPTUNE AND DONUT HIGHWAY EXITS

REVISIONS				
REV	DESCRIPTION	DATE	BY	APPD

APPROVALS

PROJECT	DESIGN	REVIEW	DATE

Kimley»Horn

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-8411

PREPARED BY: R.C.E. NO.: 95413
DATE: 1/31/2024

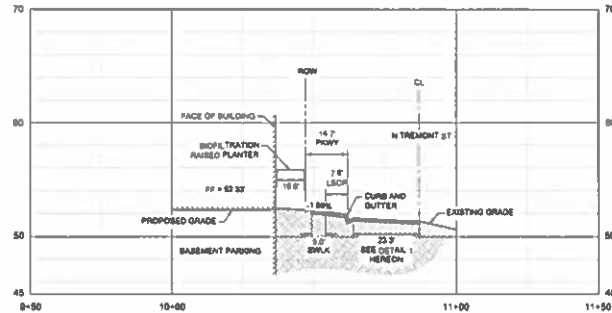
DESIGNED BY: R.C.E. NO.: 95413
DATE: 1/31/2024



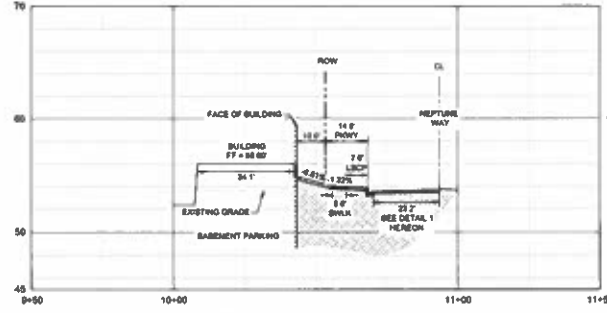
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DESIGN	SH
DRAWN	SH
CHECKED	SH
APPROVED	---
DATE	1/31/24

CITY OF OCEANSIDE
FUTURE ROUNDABOUT
LAYOUT WITH TRAFFIC
SIGNAL

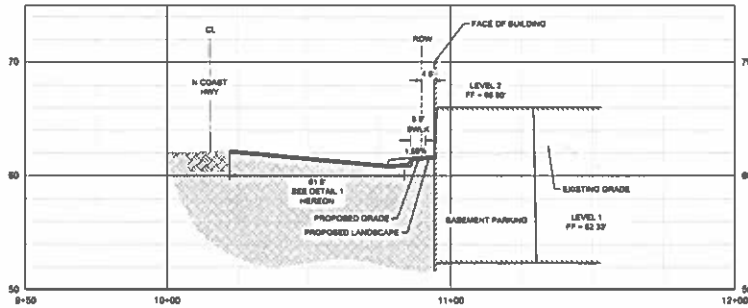
C-5



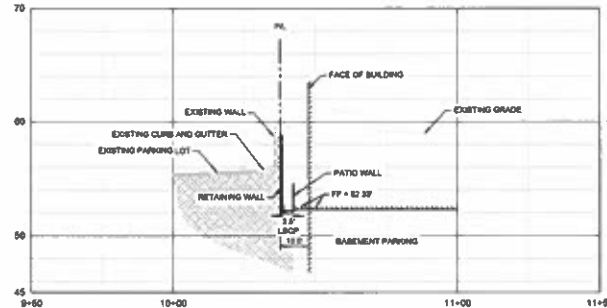
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HORIZ: 1" = 20'
VERT: 1" = 5'



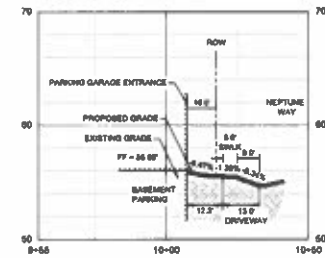
SECTION B-B: STA 9+50.0 TO 11+50
HORIZ: 1" = 20'
VERT: 1" = 5'



SECTION C-C: STA 9+50.0 TO 12+00
HORIZ: 1" = 20'
VERT: 1" = 5'



SECTION D-D: STA 9+50.0 TO 11+50
HORIZ: 1" = 20'
VERT: 1" = 5'



SECTION E-E: STA 9+55.0 TO 10+50
HORIZ: 1" = 20'
VERT: 1" = 5'

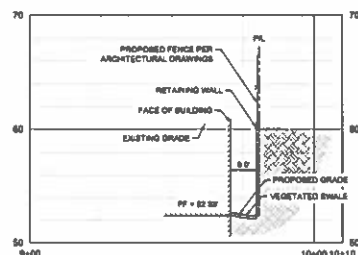
STREET	PAVEMENT DEPTH "X" (IN)	AGGREGATE DEPTH "Y" (IN)
NORTH COAST HIGHWAY	5.0	14.5
TREMONT STREET	3.0	9.5
NEPTUNE WAY	3.0	9.5

SEE NOTE 1, SHEET C-2

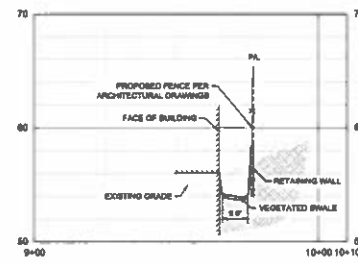
ASPHALT PAVEMENT - HALF-WIDTH IMPROVEMENTS
N.T.S.

1

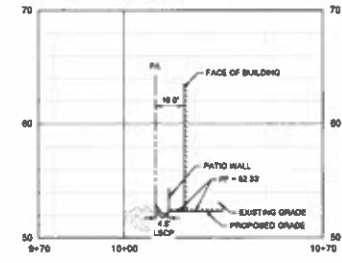
NOTE: AN AFFORDABLE HOUSING DENSITY BONUS CONCESSION WILL BE USED TO RELIEVE THE PROJECT FROM HALF-WIDTH STREET IMPROVEMENTS INCLUSIVE OF REPLACEMENT OF CURB AND GUTTER ON ALL FRONTAGES. CURB AND GUTTER REPLACEMENT ON NEPTUNE, SIDEWALK REPLACEMENT ON ALL FRONTAGES, STREET EVALUATION TESTING (COMING) ON ALL FRONTAGES, FULL DEPTH PAVEMENT REPLACEMENT ON ALL FRONTAGES



SECTION F-F: STA 9+00.0 TO 10+10
HORIZ: 1" = 20'
VERT: 1" = 5'



SECTION G-G: STA 9+00.0 TO 10+10
HORIZ: 1" = 20'
VERT: 1" = 5'



SECTION H-H: STA 9+70.0 TO 10+70
HORIZ: 1" = 20'
VERT: 1" = 5'

REVISIONS	DESCRIPTION	DATE	BY	APPD
1				

APPROVALS

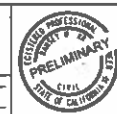
PROJECT ENG.	SERIAL	DATE

Kimley»Horn

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401 B STREET, SUITE 800, SAN DIEGO, CA 92101
PHONE: 619-234-8111

PREPARED BY:
PRELIMINARY
ANALYST: KADP

R.C.E. NO.: 25413
DATE: 1/31/2024

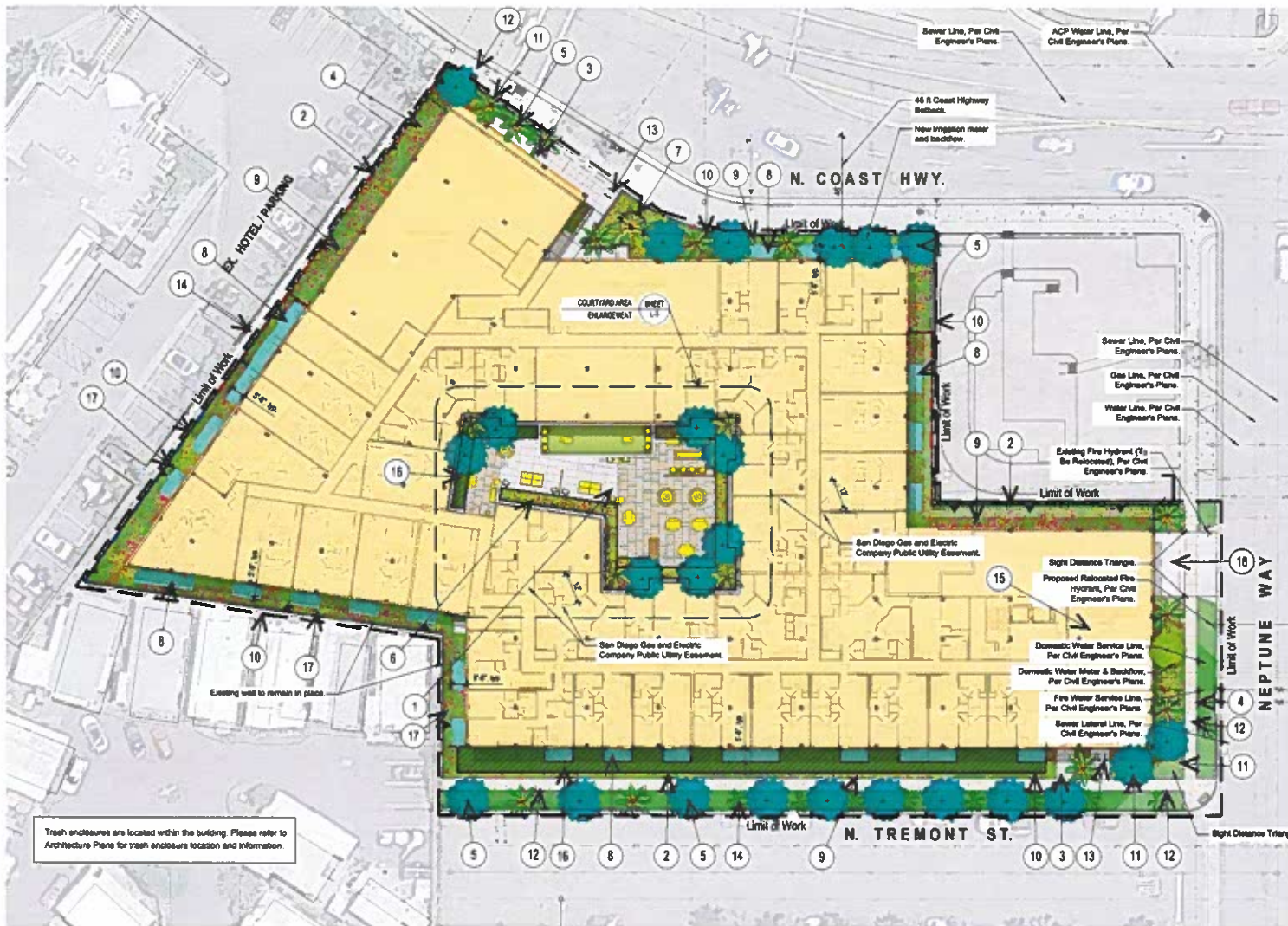


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DESIGN:	20
DRAWN:	20
CHECKED:	20
APPROVED:	20
DATE:	1/31/24

CITY PROJECT # 2022-00005
CITY OF OCEANSIDE

**SITE SECTIONS AND
DETAILS**

C-6



LEGEND

- 1 Central community courtyard area with enhanced pavers, bench/lounge seating, outdoor ping pong tables, BBQ island, picnic tables, fire table seating area, and corn hole with faux turf. See Enlargement Sheet L-2.
- 2 Proposed wall, planter, gate or fence, per Wall & Fence Plan.
- 3 Natural colored concrete with enhanced scoring pattern at main hotel project entry. Light top-cast finish and saw-cut joints.
- 4 Natural colored concrete with light top-cast finish and saw-cut joints.
- 5 Proposed tree, per Planting Plan. See Sheet L-5A and Sheet L-5B.
- 6 Proposed planter area at courtyard. See Enlargement Sheet L-2.
- 7 Proposed project sign wall feature.
- 8 Private / exclusive use patio area.
- 9 Common area landscape, builder installed and maintained.
- 10 Property line.
- 11 Public street R.O.W.
- 12 Public street sidewalk, per Civil plans.
- 13 Short term bike parking (4 total bike racks to accommodate 8 bike stalls).
- 14 Existing palm trees to remain.
- 15 Pool & Spa area at Level 06. See Enlargement Sheet L-3.
- 16 Proposed vegetated areas, per Civil Engineer's Plans.
- 17 Proposed vegetated areas, per Civil Engineer's Plans.
- 18 Parking entrance with natural colored concrete with light top-cast finish and saw-cut joints.

NOTE: All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan - Ground Level & Courtyard

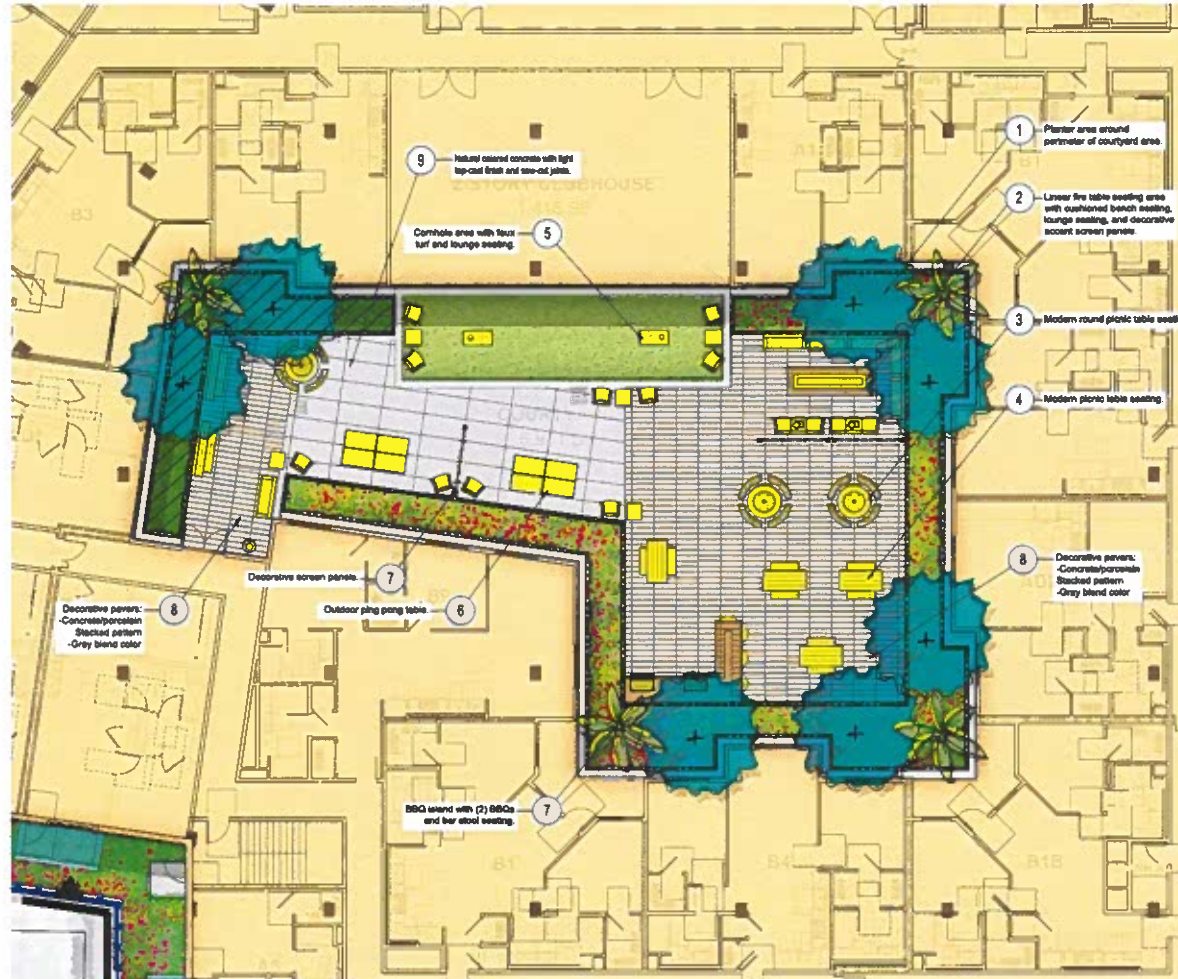
Level 01 & Level 02

Revised: 05/15/2024

Mill Creek Residential

Schematic - 9th City Submit

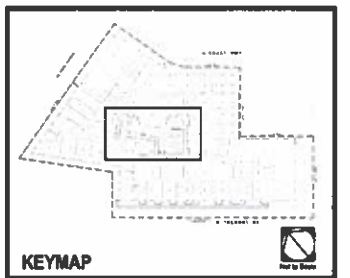
Project No: MC20-D
Date: Dec. 1, 2023



NOTE: All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Open Space Enlargement - Courtyard Area

Level 01

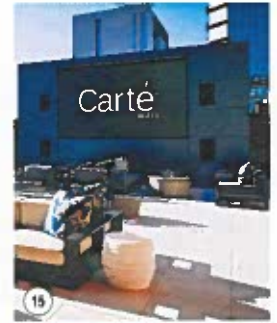
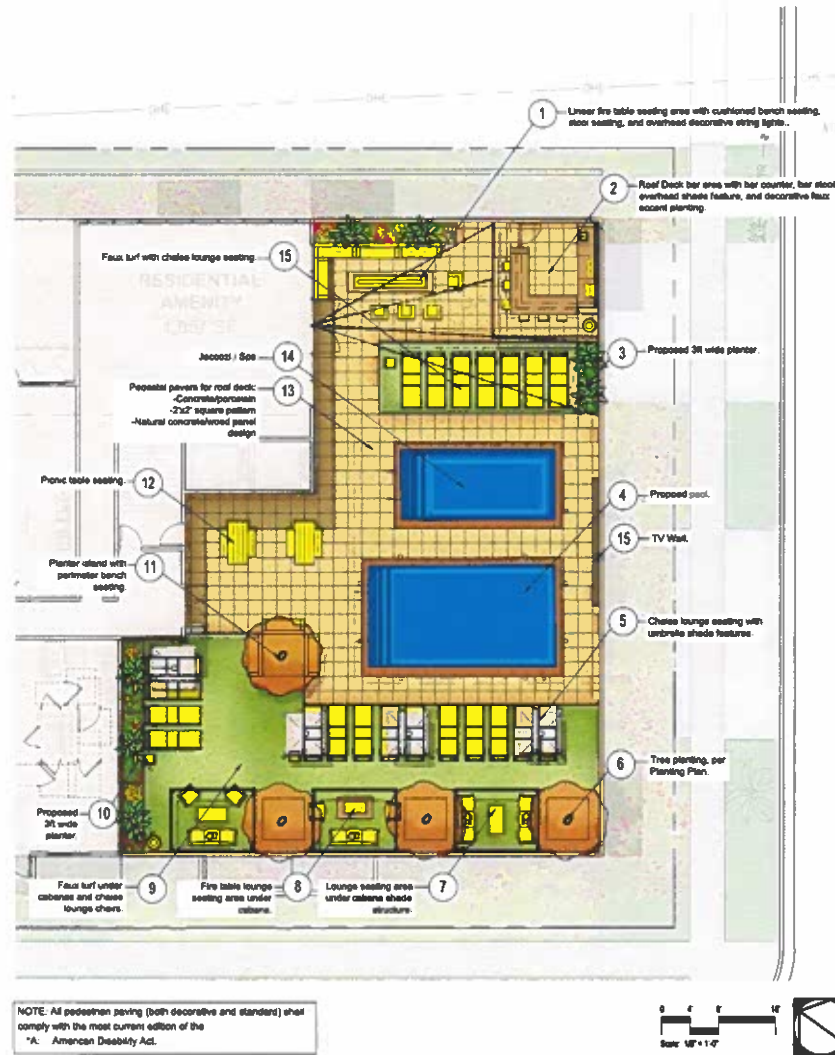
Mill Creek Residential

Schematic - 6th City Submittal

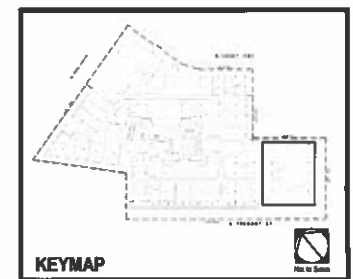
Project No. MC22-D
Date: Dec. 1, 2022

L-2

MODERA NEPTUNE, Oceanside CA PAD



*Conceptual images (provided herein are conceptual and subject to change)



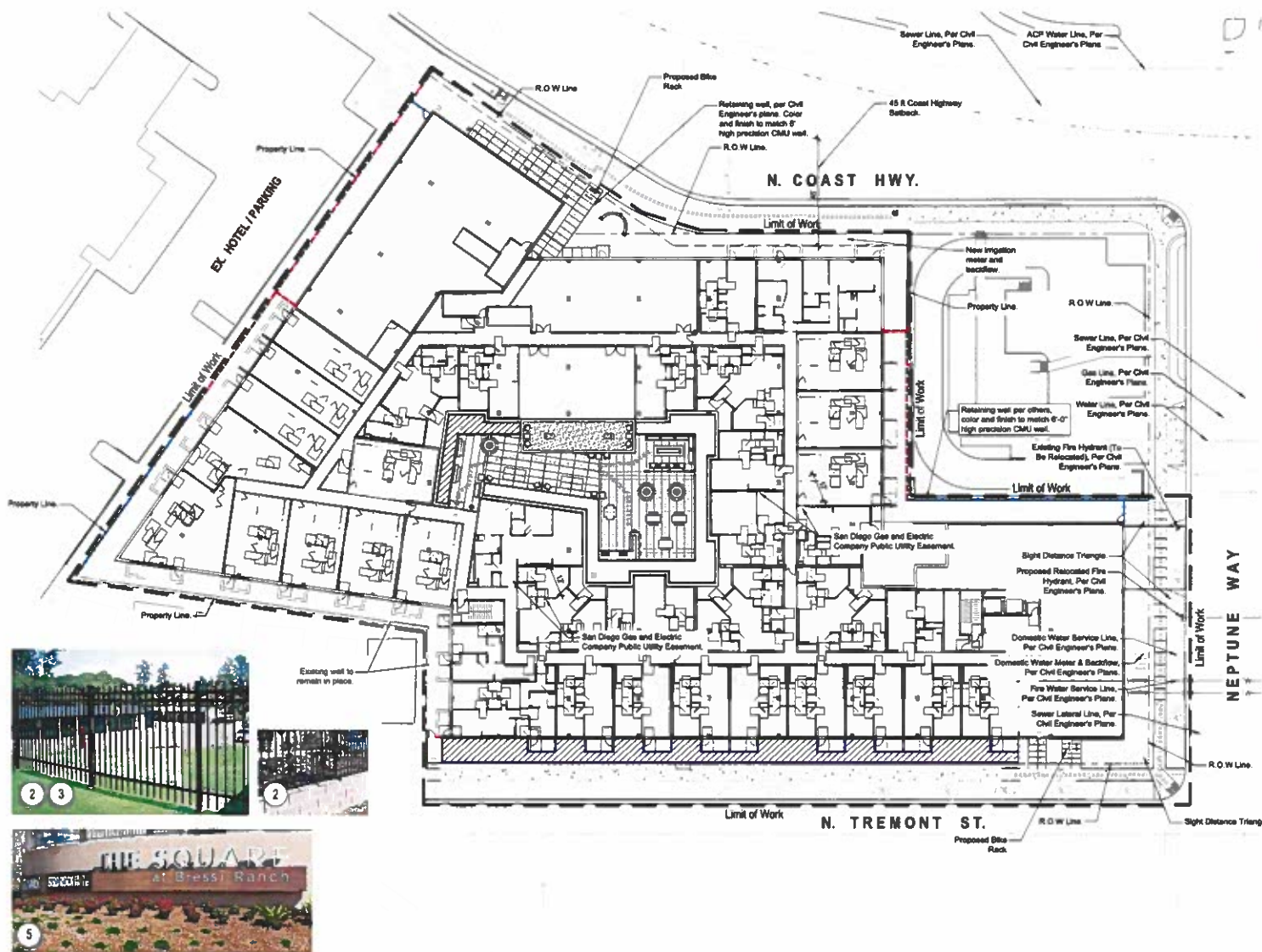
Schematic Open Space Enlargement - Roof Deck

Level 08

Mill Creek Residential

Schematic - San City Submittal Project No. MC23-0 Date: Dec 1, 2023

L-3



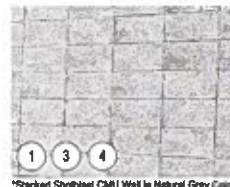
WALL LEGEND

- 1 8'-0" High precision CMU wall, with CMU cap (gray or tan color). (Retaining per Civil Plans). Remove block course at bottom of wall for vines where applicable.
- 2 5'-6" High tube steel picket fence, see Civil Plans for combo wall conditions (black paint color).
- 3 5'-6" High CMU bio planter wall (on podiums), with CMU cap (gray or tan color).
- 4 5'-6" High CMU bio planter wall (on grade), with CMU cap (gray or tan color).
- 5 5'-6" High monument feature (to complement architecture).
- 6 5'-6" High metal maintenance / fire access gates.

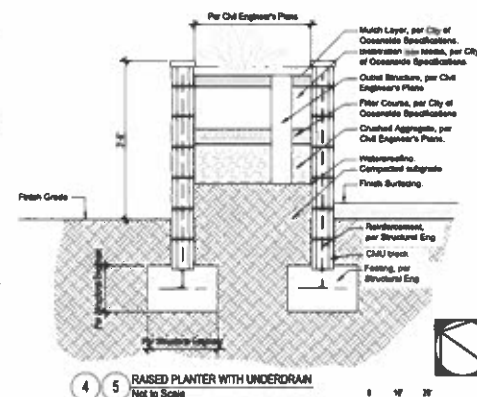
ADA Path of Travel



*Precision CMU Wall in Borro Color



*Stacked Shotblast CMU Wall in Natural Gray Color



4 5 RAISED PLANTER WITH UNDERDRAIN
Not to Scale



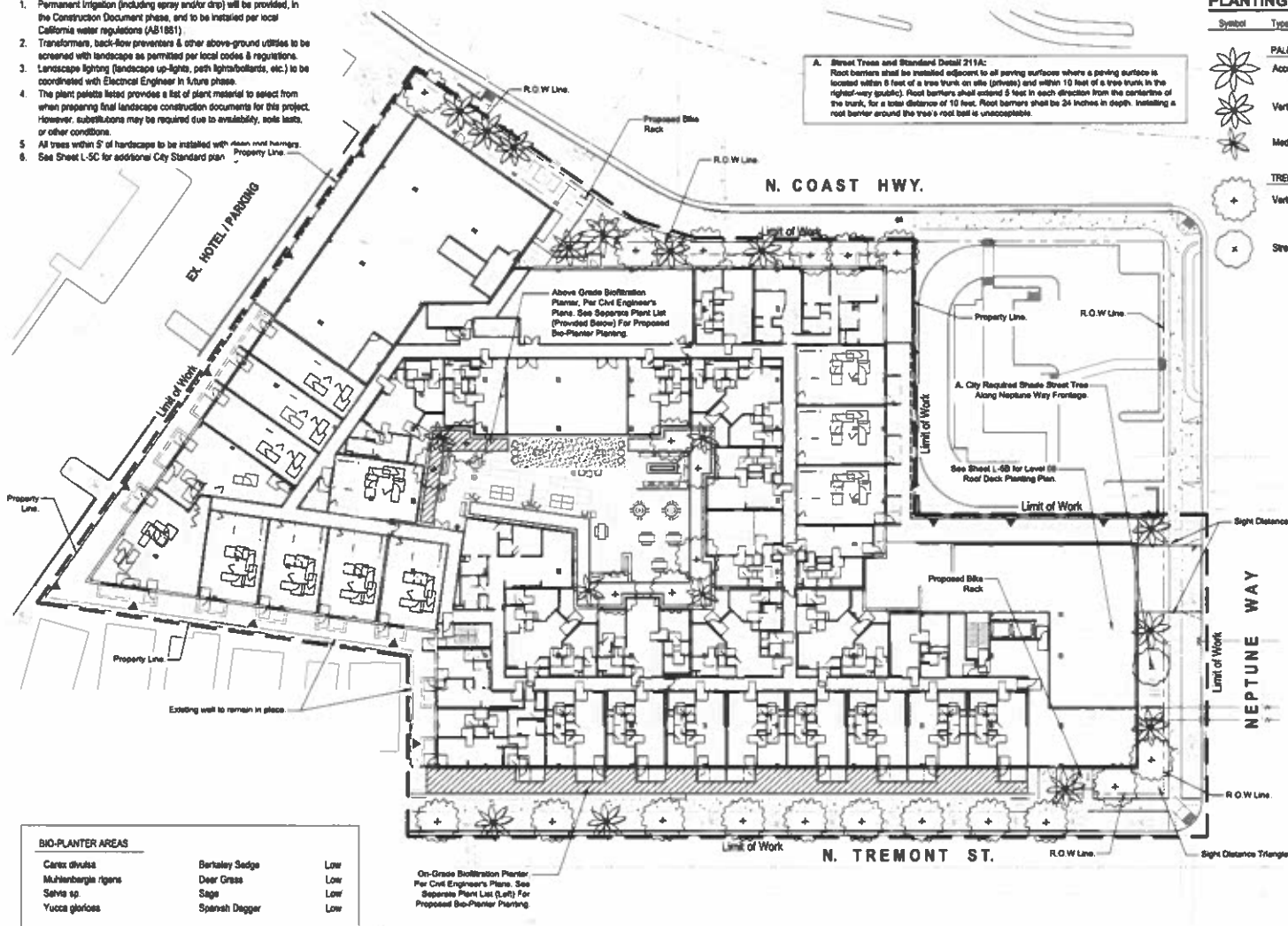
Schematic Wall & Fence Plan -Ground Level & Courtyard

Level 01 & Level 02
Revised: 05/15/2024

Mill Creek Residential

Schematic - 3rd City Submit | Project No. MC02-D
Date: Dec 1, 2023

1. Permanent irrigation (including spray and/or drip) will be provided, in the Construction Document set, and to be installed per local California water regulations (AS1061)
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lighting, path lights/floodlights, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of additions to be installed with Asian root hangers.
6. See S-10C for topsoil to be installed per City Standard plan. Property Line



Symbol	Type/Form	Suggestions	Trunk	Size	BTH (ft)	DBH (in)	FC	City
		Botanical Name (Common Name)	*BTH & DBH at full growth					
PALMS								
	Accent	Phoenix dactylifera (Date Palm)	Single	10' BT	5'	20-35"	Low	1
	Vertical	Syagrus romerozoffiana (Queen Palm) Washingtonia robusta (Fan Palm)	Single	12-14' BT	20-40"	25-40"	Low Low	12
	Medium	Howea forsteriana (Kentia Palm)	Single/Multi	36" Box	30"	10-15"	Low	4
TREES								
	Vertical	Titania cordata (Brisbane Box) Gelsora parriflorus (Australian Willow)	Single Single	24" Box	-	10-12"	Low Low	24
	Street Tree	Eriobotrya deflexa (Bronze Liqueur) Albizia unedo (Strawberry Tree) *Required Shade Tree At Neptune Way Frontage; Final Selection Per City	Single	24" Box	-	10-12"	Med Low	1
TOTAL =								42

TOTAL BTH PROPOSED = 655 FT
TOTAL DBH PROPOSED = 851 INCHES

<i>Antigonon leptopus</i>	Conil Vine	Low
<i>Bougainvillea 'Moria'</i> (Oo-La-La® Bougainvillea)	Bougainvillea	Low
<i>Mecardyna unguis-cat</i>	Cat's Claw Vine	Low
<i>Pandorea jasminoides 'Lady Ol'</i>	White Bower Vine	Med
<i>Trachelospermum jasminoides</i>	Star Jasmine	Med

Arigozanthes	Kangaroo Paw	Med
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Battibush	Low
Carex divula	Berkley Sedges	Low
Carex m. 'Green Carpet'	Dwarf Natal Palm	Low
Chamaecyparis humilis	Mediterranean Fan Palm	Low
Dasylirion longistylum	Mexican Grass Tree	Low
Decaspermia cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rav'	Little Rav™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Very Low
Kalanchoe thyrsiflora	Flackjack Paddle Plant	Low
Leucodendron stoechas 'Larkman Haze'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum 'Tasarium'	Japanese Privet	Med
Stipa (fescue) pulchra	Purple Needlegrass	Very Low
Muhlenbergia capillaris	Pink / Holy Ann Munity	Med
Muhlenbergia rigens	Deer Grass	Low
Rhapidocephala indica 'Clara'	Indie Hawthorn	Low
Rosemarinus o. 'Huntington Carpet'	Groundcover Rosemary	Very Low
Trachelospermum jasminoides	Star Jasmine	Med
Westringia sp.	Westringia	Low
Xylocarpus congestum 'Compact'	Compact Xylocarp	Low
Yucca gloriosa	Spanish Dagger	Low



Schematic Planting Plan - Ground Level & Courtyard

Level 01 & Level 02

Revised 05/15/2024

Mill Creek Residential

Schematic - 3A City Submittal

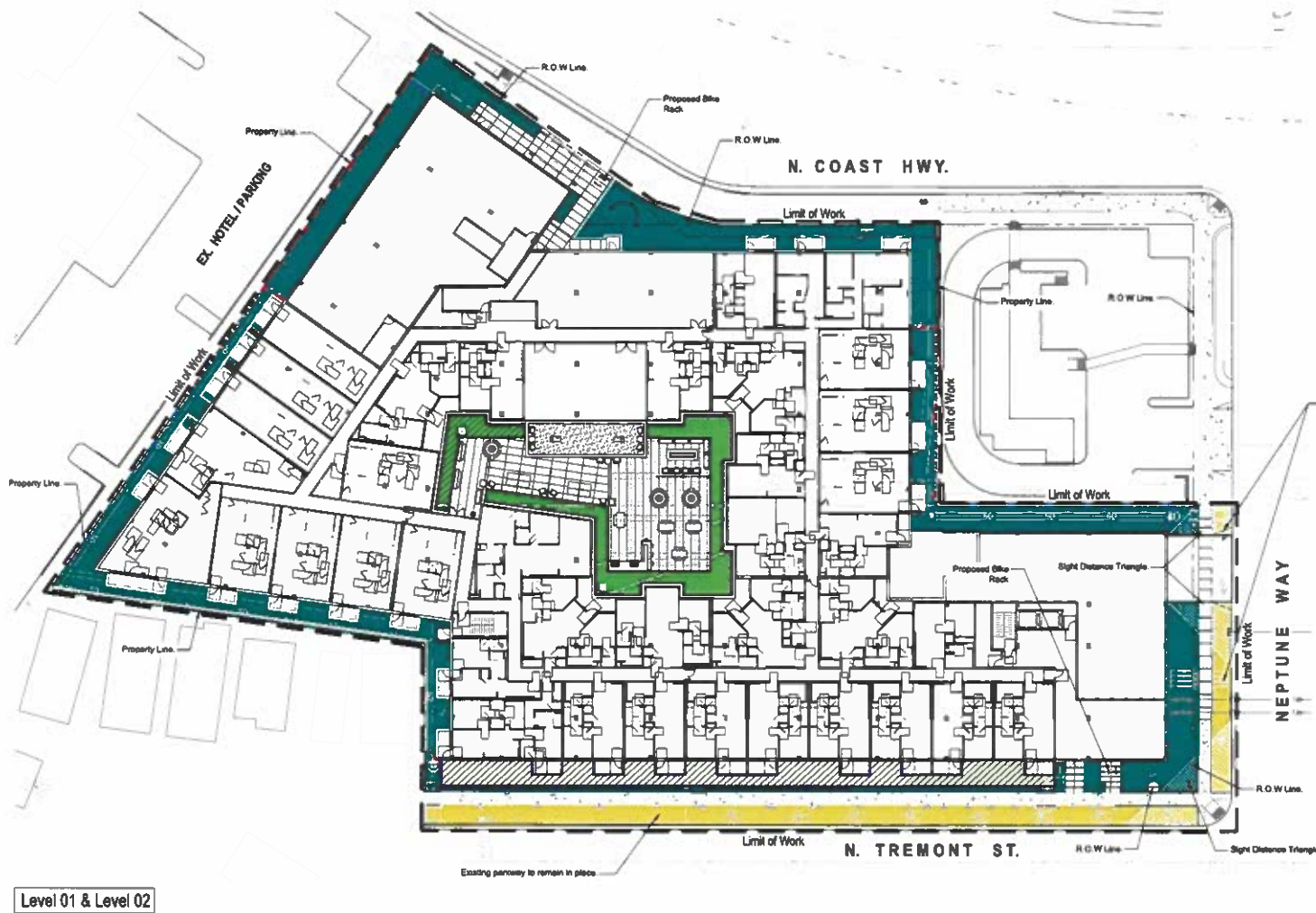
Project No.: MC03-D
 Cycle Date: 1, 2023

L-5A

City of Oceanside Standard Planting Notes / Requirements: Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers. Landscape Architect shall be aware of utility, sewer, storm drain easement and place planting locations accordingly to meet City of Oceanside requirements. All required landscape areas (including the ROW) shall be maintained by owner or as stated in any legal document such as but not limited to a lease agreement. The landscape areas shall be maintained per City of Oceanside requirements. 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. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soil report from an agricultural suitability soil sample taken from the site. 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. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines. The current general notes below refer to the placement of trees and their distances from hardscape and other utilities/ structures. Please show the City of Oceanside's current tree planting distances/ spacing on the CLP and space proposed trees accordingly. STREET TREES AND OTHER TREES SHALL BE SPACED: 8 feet (previously 5 feet) from transformers, cable, and pull boxes. 5 feet from mailboxes 5 feet from fire hydrants (all sides) 10 feet from centerline (previously 7 feet) of all utility lines (without easement) (sewer, water, storm drains, double check detectors, air relief valves and gas) 10 feet from easement boundaries (sewer, water, storm drains, access or other utilities) 10 feet from driveways (unless a line of sight is determined by the Traffic Division to be otherwise) 10 feet from traffic and directional signs 15 feet (minimum) from streetlights, other utility poles, (determined by specifications) - Street trees shall be planted 3' outside right-of-way if the right-of-way does not allow space, subject to the City Engineer's approval. - Line of sight at arterials, collector and local streets shall be reviewed and determined by Traffic Engineer. A minimum of twenty-five feet (25') from street intersection or as approved by the Traffic Engineer. - Minimum fifteen feet (15') streetlight and stop sign or clearance determined by specifications. - Screen all utilities according to specific agency requirements. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 5 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 a minimum 24 inches in depth, installing a root barrier around the tree's root ball is unacceptable. Landscape Improvement Plan set and installation are required to implement approved Fire Dept. regulations, codes, and standards at the time of project approval. All fire hydrants, double check detectors, post indicating valves, and fire department connections shall be provided with a 3-foot clearance around all fire apparatuses. All trees at maturity shall meet a horizontal clearance along of roadways from curb to curb. Horizontal roadway clearance for a one-story building is 25-feet wide. All trees at maturity shall meet a vertical clearance of 14-feet from the top of the roadway to the lowest branches.	
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Schematic Planting Notes, Standards, and Requirements

Mill Creek Residential



LANDSCAPE LEGEND

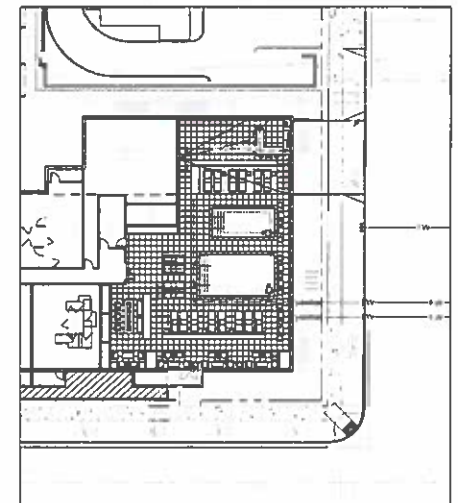
SYMBOL	NOTES	QTY
	PERMEABLE LANDSCAPE - ON PODIUM BIO PLANTER	1,505 sf
	PERMEABLE LANDSCAPE - ON GRADE BIO PLANTER	1,670 sf
	PERMEABLE LANDSCAPE - PERIMETER (On site)	9,373 sf
	PERMEABLE LANDSCAPE - ROOF TOP PLANTER	283 sf
	PERMEABLE LANDSCAPE - PARKWAY	3,158 sf
TOTAL LANDSCAPED AREA:		16,989 sf (21.3%)
TOTAL SITE AREA:		74,923 sf

MAINTENANCE NOTE: All maintenance areas to be maintained by developer / property manager.

NOTE: The Conceptual Landscape Plan is required to comply with the City of Oceanside Comprehensive Zoning Ordinance Item 3048.

*Landscape Open Space Cares to comply with D District 1232 (R)

Existing driveway to remain in place



Level 08

Schematic Permeable Landscape Area Plan



Revised: 05/16/2024

Mill Creek Residential

Schematic - San City Summit

Project No.: M002-0

Date: Dec 1, 2023

L-6

MODERA NEPTUNE, Oceanside CA

studio



TREE CANOPY SHADE COVERAGE SCHEDULE

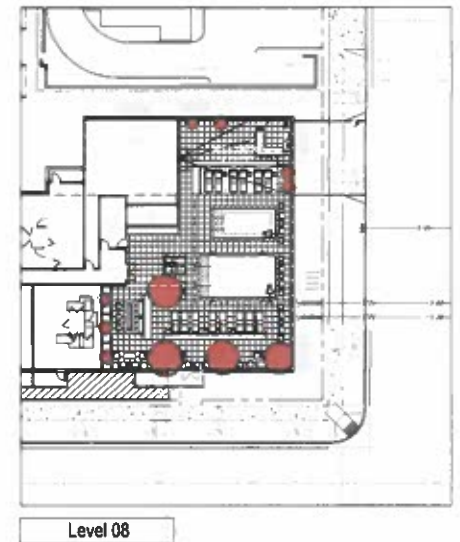
TREE SHADE COVERAGE
 Drawn at Full Mature Tree Canopy Size
 Takeoff: 9,002 sf

TREE SHADE COVERAGE FROM PROPOSED PARKWAY TREES
 Drawn at Full Mature Canopy Size; Tree Shade Coverage
 Provided by Proposed Parkway Trees Along N. Tremont
 Street.
 Takeoff: 3,048 sf

TOTAL SITE AREA: 1.72 Acres (74,823 SF)

Tree Shade Cover Required: (12% of Site Area)	8,980 SF
Tree Shade Cover Provided: (12% of Site Area) *DOES NOT INCLUDE TREE SHADE FROM PARKWAY TREES	9,002 SF
Tree Shade Cover Provided including Parkway Trees: (18% of Site Area)	12,048 SF

NOTE: The Conceptual Landscape Plan is required to comply with
 the City of Oceanside Comprehensive Zoning Ordinance Item 3048.



Schematic Tree Canopy Shade Coverage Plan



Mill Creek Residential

Schematic - 3rd City Submission | Project No.: MC02-D
 Date: Dec 1, 2023

L-7

MODERA NEPTUNE MIXED-USE DEVELOPMENT PROJECT

Mixed-Use Development Plan with Density Bonus,
Regular Coastal Permit, Conditional Use Permit & Tentative Parcel Map

DESCRIPTION & JUSTIFICATION

MARCH 2024

Project Setting and Overview

This application proposes a contemporary high-quality mixed-use infill project which will feature residential apartments and a hotel use within the same property located at the northwest corner of North Coast Highway and Neptune Way. The Modera Neptune Mixed Use Development ("Project") will provide needed housing for the city with 360 apartments (including 36 low income units) integrated with a 62-room hotel providing low cost visitor accommodations within the Coastal Zone. The hotel will include an approximate 5,000 square-foot hotel lobby space accommodating an ancillary use, including a bar/lounge, to the hotel, while the residential portion of the building will provide an approximate 1,400 square-foot residential lobby space along with resident amenity areas. The entitlement application for this project includes a Mixed-Use Development Plan with a Density Bonus application to incorporate the affordable units, a Regular Coastal Permit, a Tentative Map for Condominium Purposes, and a Conditional Use Permit as required for the hotel use.

The 1.72-acre site is located near the north end of Oceanside's Downtown District in the Townsite Neighborhood Planning Area within the Coastal Zone. The property is currently developed with a 62-room motel (Motel 6), parking lot, and a shuttered restaurant building. The property is comprised of two existing parcels (APNs 143-201-05 and, -11) which will be reconfigured as part of the proposed development and condominiums established for the residential and hotel uses.

The project would involve demolition of all existing development on the site, and construction of the new mixed-use building. The residential portions of the proposed building vary to include seven to eight levels of apartment homes situated above and around ground floor leasing, amenity, and support areas. The hotel will feature six levels of guest rooms located above the ground floor hotel lobby and ancillary uses (+/-5,030 sf) which are oriented along the North Coast Highway frontage. The hotel and residential uses are designed to avoid direct access between these distinct areas of the building. A three-level subterranean parking garage is also incorporated with the project providing on-site parking for residents and hotel guests. Access to the garage will be from Neptune Way.

The zoning for this property is Subdistrict 7B of the (D) Downtown District. This subdistrict is intended to provide for a mix of recreational and commercial uses conveniently located near recreational and residential areas, with residential uses allowed as part of a mixed-use project. This subdistrict implements the Local Coastal Plan designation of this area for Coastal Dependent, Recreation, and Visitor Serving Commercial uses.

Existing uses in the vicinity include a variety of hotel/motels, restaurants, and other commercial uses, as well as a residential mobile home community and multi-family developments, with the San Luis Rey River further to the northwest and Interstate 5 further east. A Starbucks coffee shop with a drive-thru is under construction adjacent to the project site directly at the northwest corner of North Coast Highway and Neptune Way and will add favorably to the use mix and streetscape design in this area.

Mixed-Use Development Plan, Regular Coastal Permit & Conditional Use Permit

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.

Exhibit “A” as attached provides the Mixed-Use Development Plan standards proposed for Modera Neptune. The development standards incorporate the Base District Regulations for Residential and Nonresidential land uses as a guideline, and modify provisions in accordance with State Density Bonus Law related to density, parking and design, which are also specified in Exhibit “A.”

The proposed project is designed to provide a new and vibrant mix of uses, that will complement the overall uses in Subdistrict 7B. The building frontage along North Coast Highway is designed to activate the streetscape and enhance the pedestrian experience along this corridor. The hotel lobby and ancillary uses will be located at the ground level facing North Coast Highway, while leasing office and amenity space for the residential portion of the building will also be oriented along the ground level of the Coast Highway and Neptune frontages. An approximate 20’ – 25’ wide enhanced paving and sidewalk area is designed along the hotel lobby frontage intended to function as a small pedestrian plaza and flexible amenity area serving to further enliven the streetscape in this area.

The Project would provide 324 market rate apartment homes with an additional 36 apartments designated as low-income affordable homes (10% of base density low-income units) for residents who want the benefits of downtown Oceanside living, such as access to multiple transit options, the beach, and the variety of downtown businesses within walking distance, yet via a more affordable housing option. Apartment homes can provide this at a rate that is more attainable for a broader part of the population, with onsite amenities for social gathering opportunities and fitness.

All hotel/motel uses within the Downtown (D) District are allowed with approval of a CUP. However, the property already includes a hotel/motel operation as an allowed use. Nonetheless, the application conservatively includes a request for a Conditional Use Permit (CUP) because the Project includes a hotel use as part of the mixed- use development.

The hotel portion of the Project would provide a total of 62 new hotel rooms to replace the 62 motel rooms which currently exist on site as part of the Motel 6. The existing motel rooms are documented as part of the Low-Cost Visitor Serving Accommodations (LCVSA) inventory within the Oceanside Coastal Zone. The Project will include rate restricted hotel rooms as necessary to satisfy applicable LCVSA criteria.

All the apartments in the residential portion of the building will be single level and arranged in a “stacked flat” configuration. Each unit is accessed via an interior hallway and open to outdoor space along the perimeter of the building or via the central courtyard. A residential unit summary is provided in Table 1 below.

Table 1A – Total Unit Summary

UNIT TYPE	AVERAGE AREA (SF)	TOTAL UNITS	PERCENTAGE OF TOTAL
1BR/1BA	784	260	72.22%
2BR/2BA	1,111	100	27.78%
	Total	360	100%

Table 1B – Market Rate Unit Summary

UNIT TYPE	AVERAGE AREA (SF)	TOTAL UNITS	PERCENTAGE OF MARKET RATE
1BR/1BA	790	234	72.22%
2BR/2BA	1,116	90	27.78%
	Total	324	100%

Table 1B – Affordable Unit Summary

UNIT TYPE	AVERAGE AREA (SF)	TOTAL UNITS	PERCENTAGE OF AFFORDABLE
1BR/1BA	726	26	72.22%
2BR/2BA	1,068	10	27.78%
	Total	36	100%

Architecture

Modera Neptune features a Contemporary Coastal architectural theme. Due to its prominent location along North Coast Highway and the highly visible nature of the project, great care was taken in developing the architectural design to present a clean aesthetic with a varying and interesting street scene at this gateway to downtown Oceanside and to ensure all building facades present a distinctive high-quality design. The architectural style features clean lines and

simple forms while incorporating a sophisticated variation of colors, materials, accent elements and façade details. The building facades incorporate strong elements of horizontal and vertical relief and a hierarchy of scale with varying rooflines and the highest portions of the building stepped back from the North Coast Highway frontage. Through integration of varied materials, colors, accent elements and façade details, the building is designed to complement coastal architecture in Oceanside.

Elevations are enhanced with numerous recesses and “popped-out” balconies, decorative metal and glass balcony rails, window canopies, recessed openings and varied window orientations – all working together to provide a high degree of visual interest, relief and articulation. Proposed building materials and finishes also include stucco walls, architectural louvers, horizontal and vertical fiber cement lap siding, architectural glazing, and decorative window frames. The color scheme includes various shades of gray, white, blue, and other earthtones designed as part of a complementary palette.

The ground floor hotel lobby and residential amenity spaces are distinguished by incorporating expansive glass facades, high ceilings and metal canopies to emphasize a commercial appearance along the street frontage. Color variations in materials and building elements will highlight the organization of masses and planes incorporated throughout the structure.

Amenities

The project incorporates numerous amenities to provide residents with recreation and social opportunities beyond those available via the close proximity to the beach and downtown areas. This includes amenities for the convenience and leisure of residents in both outdoor and indoor spaces. These elements include:

- A nearly 6,000 square foot internal courtyard/plaza space
- Approximately 8,000 square feet of interior 1 and 2-story clubhouse space
- Roof-top pool deck area approximately 4,735 square feet in size
- Roof-top interior residential amenity space approximately 1,057 square feet in size

A summary of the amenity and usable open space areas for the project is provided in Table 2 below.

Table 2 - Usable Open Space & Amenity Areas

LOCATION OF OPEN SPACE	OPEN SPACE AREA (SQUARE FEET)
Common Open Space	
Central Courtyard	5,955
Roof-top Pool Deck	4,735
Total Shared OS	10,690 sf
Private Open Space	
Balconies and Patios	19,955

Total Private OS	19,955
Total Usable Open Space	30,645 sf
Total per Unit (360 units)	85 sf per unit
Common Indoor Amenity Areas	
Partial 2-Story Fitness Space @ Level 1	3,453
2-story Clubhouse Space @ Level 1	1,416
Partial 2-story Clubhouse Space @ Level 2	2,065
Amenity Space Adjacent to Pool Deck	1,057
Total	7,991 sf

Landscaping

The landscape concept for Modera Neptune is designed to enhance the visual character of the project, complement the building form, soften the perimeter area around the building, and create an attractive, inviting environment that enhances the quality of life for residents, hotel guests and visitors to the site. The streetscape design along North Coast Highway provides landscape elements to enhance the pedestrian experience adjacent to the hotel lobby/commercial space, along the residential building frontage, and to integrate with the adjacent commercial Starbucks property.

The conceptual design for the project embraces low impact landscaping that supports the modern architecture of the project and beautifies a space currently dominated by underutilized street planting areas. Existing palm trees along Neptune Way and Tremont Street will be maintained as part of the iconic streetscapes of downtown Oceanside, and additional street trees included on the City's approved street tree list are designed to complement the streetscape and provide additional shade. Permeable landscape areas and bio-filtration planters are designed to surround the building along the perimeter grade of the site. Other non-permeable landscape planters are incorporated within the central courtyard and roof-top pool deck areas.

Access and Transit

Access to the parking garage is provided from Neptune Way, with resident and hotel guest parking provided at the subterranean levels. A dedicated loading area is included adjacent to the interior garage entry allowing for off-street loading/unloading activities. An elevator is located near the loading space for easy access to all residential levels of the building. Parking for residents will be assigned and managed as a part of the overall building management. Collection of waste, recyclables and organics will be provided by a trash chute system, with a centralized area provided on each residential floor. There is a trash termination room for the chute systems at the first level of the garage structure. Trash service will be managed separately by the hotel and any commercial operators.

Modera Neptune is located just outside the Downtown Transit Oriented District (TOD) approximately 0.7 miles from the Oceanside Transit Center (OTC). Properties situated within 0.5 miles of the OTC are considered to be located within the TOD area. However, direct access to bus service is available on North Coast Highway with stops for north-bound and south-bound routes located approximately one and a half blocks to the south and with service connecting directly to the OTC along this major corridor. The OTC includes additional bus and train options via Amtrak, Metrolink lines that travel north to Los Angeles and Orange County, Coaster lines that travel south to San Diego, and the Sprinter line that runs eastward to Escondido. The proximity to transit options along with the availability of bicycle parking within the project supports use of transportation alternatives and allows residents the opportunity to travel throughout the region without reliance on individual vehicles.

Affordable Housing Density Bonus Provisions

The State of California's Density Bonus Law (Government Code §65915-65918) was established to promote the construction of 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 compliance with all current density bonus regulations. The City of Oceanside zoning regulations implement the state requirements.

Modera Neptune proposes 360 total apartment units. Of that total, the project will designate 10% of the total (36 units) to be affordable units at the low-income level, with the remaining 324 units as market rate residences - 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 and bedroom count, dispersed throughout the project, and have access to all amenities available to market rate units. Table 3 below provides a summary of the project unit distribution.

Table 3 - Summary of Project Unit Distribution

TYPE OF UNITS	CALCULATIONS	PROPOSED
Total Units	No density limit per downtown zoning code	360 units
Affordable Units (Low-Income)	10% of total units reserved for low-income households	36 units
Market Rate Units		324 units

Permitted Incentives / Concessions and Development Waivers

In addition to the parking standards specified in State Density Bonus Law (SDBL), 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 housing projects. These can include, for example, a reduction in site development standards or a modification of zoning code or architectural design requirements. By providing 10% of low-income units, the project is entitled to receive one incentive / concession and an unlimited number of waivers.

Incentives / Concessions Requested for Project:

The project is entitled to receive one incentive / concession consistent with the SDBL.

The project will use that incentive/concession to alleviate frontage improvements (consisting of curb and gutter replacement, sidewalk replacement, street evaluation testing (coring), and full depth pavement replacement along Coast Highway, Neptune Way, and Tremont Street).

Waivers Requested for Project:

SDBL 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.

In order to accommodate the project as proposed and as allowed under SDBL, the project cannot physically comply with all of the development standards discussed below (and further described in Exhibit “A”) that otherwise apply to standard projects:

W-1: Waiver from setback standards (D District Property Development Regulations 1232 Basic Requirements (G) and Article 30 Site Regulations 3015) to allow reduced setbacks for front, side, and rear yards for covered porches and balconies (per Mixed Use Development Plan standards)

W-2: Waiver from North Coast Highway 45-foot setback from centerline standard (D District Property Development Regulations 1232 (H)) to allow covered porches and balconies (per Mixed Use Development Plan standards)

W-3: Waiver from maximum building height of 65 feet (D District Property Development Regulations 1232 Basic Requirements and (N) and Article 30 Site Regulations 3018) to allow for 96 feet (per Mixed Use Development Plan standards)

W-4: Waiver from the required Façade Modulation (D District Property Development Regulations 1232 Basic Requirements) (per Mixed Use Development Plan standards)

W-5: Waiver from 25% (residential) and 15% (non-residential) minimum landscape requirements (D District Property Development Regulations 1232 Basic Requirements and (R)) to 21.5% lot surface planting requirements^a (per Mixed Use Development Plan standards)

W-6: Waiver from 12% tree canopy requirements (Article 30 Site Regulations 3049) to allow for trees in the parkway to count towards the project total^b (per Mixed Use Development Plan standards)

W-7: Waiver to reduce usable open space requirements (D District Property Development Regulations 1232 (FF)) from 200 SF per dwelling unit to 80 SF per dwelling unit (per Mixed Use Development Plan standards)

W-8: Waive Daylight Plane Setback (D District Property Development Regulations 1232 (I)) (per Mixed Use Development Plan standards)

W-9: Waiver to reduce minimum courtyard width (D District Property Development Regulations 1232 (EE)) (per Mixed Use Development Plan standards)

^a The Project achieves alternative compliance with this standard as authorized by the applicable development regulations. However, as a waiver is also justified, this waiver request was conservatively included with the application.

^b The Project achieves compliance with this standard. However, as a waiver is also justified, this waiver request was conservatively included with the application.

- W-10:** Waiver to increase fences/walls height within front/street yard (D District Property Development Regulations 1232 (Z)) (per Mixed Use Development Plan standards)
- W-11:** Waiver to increase retaining wall height and allow Non-Plantable Retaining Walls (Article 30 Site Regulations 3040) (per Mixed Use Development Plan standards)
- W-12:** Waiver of Limits on Compact Spaces for Required Parking (Article 31 Off-Street Parking and Loading Spaces Required 3103) (per Mixed Use Development Plan Standards) (per Mixed Use Development Plan standards)
- W-13:** Waiver of the Parking Space Width Next to Columns (per Mixed Use Development Plan standards)
- W-14:** Waiver from vehicular access width limit of 24 feet (D District Property Development Regulations 1232 (X)) (per Mixed Use Development Plan Standard)
- W-15:** Waive requirement for hotel loading spaces (Article 31 Off-Street Parking and Loading Spaces Required 3103) (per Mixed Use Development Plan Standards)
- W-16:** Waive requirement for hotel employee outdoor eating area (Article 30 Site Regulations 3028) (per Mixed Use Development Plan Standard)
- W-17:** Waive requirement for minimum permeable surface area^c (Article 30 Site Regulations 3049) (per Mixed Use Development Plan Standard)
- W-18:** Waive requirement for minimum Hotel Parking in Downtown (Article 31 Off-Street Parking Regulations 3103) (per Mixed Use Development Plan Standard)
- W-19:** Waive requirement to allow compact tandem parking spaces (Article 31 Off-Street Parking Regulations 3103) (per Mixed Use Development Plan Standard)

“Exhibit “A” – Mixed Use Development Plan”, as attached provides a detailed summary table of the mixed-use development standards and typical city zoning regulations as established for the site in the Downtown District (D)(7B). The table provides project information to demonstrate compliance with the standards or to indicate a standard for which a density bonus waiver is being applied as required by the SDBL.

Density Bonus Parking Standards

Parking spaces for the project have been provided based on the city’s base parking standards and applicable density bonus provisions for the Modera Neptune mixed-use project. SDBL 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 typical Oceanside standard for residential units with no separate guest parking requirement. Tandem spaces are also permitted to meet parking requirements. The project parking summary is detailed in Table 4, including standards for the hotel, and shows a total of 493 spaces are required. The project meets this standard and provides all required parking and circulation areas within the three-level subterranean garage on-site.

^c The Project achieves alternative compliance with this standard as authorized by the applicable development regulations. However, as a waiver is also justified, this waiver request was conservatively included with the application.

Table 4 -Density Bonus Parking Calculations

TYPE OF UNIT / USE	NUMBER OF UNITS	PARKING REQUIRED (PER SDBL RATES FOR RESIDENTIAL UNITS & PROJECT MIXED USE STANDARDS)		PROJECT PARKING PROVIDED
		Rate by Use	Spaces per Use	
1BR/1BA	260	1.0/unit	260	260
2BR/2BA	100	1.5/unit	150	158
Guest		0	0	13
Hotel	62	1.0/room	62	62
	TOTAL		472	493

Tentative Parcel Map & Engineering

Tentative Parcel Map – The entire project site is currently comprised of two assessor’s parcels encompassing 11 legal lots. The project application includes a Tentative Parcel Map for Condominium Purposes to consolidate the underlying lots and create two condominiums which will accommodate the proposed hotel and residential use areas in separate condominiums.

Project Grading – The entire site will be graded to allow for the proposed project and underground parking. The total grading quantities are estimated to be 80,800 CY of Cut and 500 CY of Fill. The Net Cut amount is 80,300 CY which will be exported to an approved fill site.

Stormwater Management – The existing site sheet flows storm water runoff to the west and south, discharging into existing curb and gutters within Tremont Street and Neptune Way. Runoff is then routed via a combination of curb and gutters and ribbon gutters to an existing curb inlet at the corner of Windward Way and Cleveland Street. Runoff then enters the public storm drain system that discharges directly into the Pacific Ocean just west of The Strand North and Surfrider Way. Upgradient offsite areas are prevented from being conveyed through the site by existing curb and gutters.

The project proposes to drain from the northeast to the southwest as it does today. However, as the proposed building will cover most of the existing lot, most of the runoff will be routed internally to the building to discharge into proposed biofiltration planters for water quality control. In the proposed condition, the project will maintain existing discharge locations to discharge into Tremont Street and Neptune Avenue.

Site drainage will be routed internally to the building to discharge into proposed biofiltration planters. From there, runoff will discharge into existing curb and gutters within Tremont Street and Neptune Avenue. Areas adjacent to the building will follow the existing drainage patterns to discharge into the curb and gutters within Tremont Street and Neptune Avenue.

Summary

The proposed downtown project will add new market rate and affordable residential units with a revitalized hotel component meeting LCVSA criteria along North Coast Highway. It will provide

a combination of uses on these infill properties at a highly visible, key gateway location to downtown Oceanside. The contemporary high-quality architecture and landscape are designed to be appealing to visitors, future residents, neighbors, and hotel guests. The Modera Neptune project readily implements the goals, intents and objectives of the City's General Plan, Zoning Ordinance, Local Coastal Plan, and Coast Highway Corridor Study.

Exhibit "A" Modera Neptune Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 7B	Modera Neptune Project Specific Mixed Use Plan Standards / Regulations and Notes	Modera Neptune 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 7B.			
Maximum Density	n/a	n/a	n/a
Minimum Lot Area	5,000 square feet	5,000 square feet	74,803 square feet
Minimum Lot Width	50 feet	50 feet	Approx. 250 - 450 feet
Minimum Setbacks:			
Front Waivers W-1 & W-2	10 feet (residential) 10 feet (non-residential) For lots fronting Along North Coast Highway: 45' from street centerline Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	10 feet 10 feet 45 feet Note: Per W-1 and W-2, private patios, balcony structures and architectural features may encroach into setback areas as shown on plans.	Complies except for patio and balcony encroachments as permitted.
Residential Non Residential Corner Side/Side Waivers W-1 & W-2	3 feet, with 10 feet (one side residential lots over 75' ft. wide). 10 feet corner side. 0 feet side / 10 feet corner side (non-residential) Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan	10 feet Note: Private patios, balcony structures and architectural features may encroach into setback areas as shown on plans.	Complies except for patio and balcony encroachments as permitted.

Exhibit "A" Modera Neptune Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 7B	Modera Neptune Project Specific Mixed Use Plan Standards / Regulations and Notes	Modera Neptune 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 7B.			
	reflects the density bonus design.		
Rear Waiver W-1	5 feet (residential) 0 feet (non-residential) Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	10 feet Note: Private patios, balcony structures and architectural features may encroach into setback areas as shown on plans.	Complies except for patio and balcony encroachments as permitted.
Daylight Plane 1232 I Waiver W-8	A 10-foot side or rear yard shall adjoin any residential area, and structures shall not intercept a 1:1 or 45-degree daylight plane inclined inward from a height of 12 feet above existing grade at R district boundary line. Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	0 feet and waive 1:1 Daylight Plane at R District	10 feet and waive 1:1 Daylight Plane at R District

Exhibit "A" Modera Neptune Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 7B	Modera Neptune Project Specific Mixed Use Plan Standards / Regulations and Notes	Modera Neptune 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 7B.			
Height:			
Maximum Height of Structures Waiver W-3	35 feet residential 45 feet commercial 65 feet with a CUP Waiver under density bonus to accommodate development at density proposed. CUP for height not required with Density Bonus project. Mixed Use Development Plan reflects the density bonus design.	90 feet Note: Height as measured from finish grade to the ceiling of the uppermost story on a warped plane around the structure perimeter.	Approximately 75 to 86 feet, as shown on plans.
Exceptions to maximum height of certain elements Waiver W-3	10 feet above applicable mixed use limit and as per Section 3018 Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	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.	Approximately up to 96 feet, as shown on plans.
Minimum Site Landscaping Waiver W-5	25% (residential) 15% (non-residential) Exclusive of plantings on roofs, porches, and planting boxes above the lot surface Waiver under density bonus to accommodate development at density	21.5% for overall mixed-use project site area inclusive of internal courtyard and rooftop deck planters and similar features.	21.5%

Exhibit "A" Modera Neptune Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 7B	Modera Neptune Project Specific Mixed Use Plan Standards / Regulations and Notes	Modera Neptune 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 7B.			
Waiver W-18	permitted for residential use. Parking is provided per SDBL standards and no waiver is required to apply these standards. Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	Residential – 410 spaces Commercial – 62 spaces 472 spaces required	
Parking Garage Design:			
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 increased by 1 foot on each obstructed side. Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan	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 columns except where the column is located within the front or rear third of the parking stall. Then no increase is required.	Regular compact spaces and tandem compact spaces are provided some of the required spaces. Spaces where the column is within the front or rear third of the parking space do not include increased width.

Exhibit "A" Modera Neptune Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 7B	Modera Neptune Project Specific Mixed Use Plan Standards / Regulations and Notes	Modera Neptune 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 7B.			
	reflects the density bonus design.		
Parking Ramp Grade	Section 3120 and City of Oceanside Engineers Design and Processing Manual 2.3.4. Amended under Mixed Use Development Standards	Ramp grades into parking garage shall not exceed 20%. Ramp grades over 15% shall have a minimum 8-foot transition slope.	Project meets mixed use ramp standards as shown on plans.
Vehicular Access Width Limit Waiver W-14	Section 1232 (X) 24' Maximum Driveway Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	26' Driveway	Project meets mixed use driveway standards as shown on plans.
Hotel Loading Spaces Waiver W-15	Section 1232 (V) & Ordinance 3103 & 3121 2 loading spaces 12'x 35'x 14' vertical clearance Waiver under density bonus to accommodate development at density proposed. Mixed Use Development Plan reflects the density bonus design.	Shared garage with internal loading area	Project meets mixed use driveway standards as shown on plans.

Paving Estimate



Modera Neptune

901 N. Coast Hwy.
Oceanside, CA 92054

October 16, 2023

Item	Description	Quantity	Unit	Unit Cost	TOTAL
1	Remove Profile at N. Tremont St. & Neptune Way	11,203	SF	1.14	12,784
2	Remove profile at N. Coast HWY	9,065	SF	1.14	10,344
3	Regrade Subgrade	20,268	SF	0.86	17,346
4	Replace N. Tremont St. & Neptune Way with Compliant Profile	11,203	SF	5.71	63,918
5	Replace N. Coast HWY with Compliant Profile	9,065	SF	5.71	51,720
6	Traffic Control	1	LS	11,410.88	11,411
TOTAL					167,522

Community Outreach Summary

Modera Neptune Mixed Use Project

October 2023

The application for the Modera Neptune Mixed Use Project with Density Bonus includes a Development Plan for a mixed-use project with density bonus and Conditional Use Permit to incorporate a new hotel use. A Community Outreach Plan was submitted in accordance with Council Policy 300-14 and this summary outlines the efforts to increase public awareness and promote public participation during the review of this proposed development project.

Mail Notification

Notification by mail of the initial application filing was sent by the City to all addresses on the initial radius list for the proposed project, which included owners within a 1,500-foot radius, owners and tenants within 100-feet, and the City's interested party list.

Onsite Signage

The project notification signs were 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.

Community Outreach Meeting Onsite

On March 20, 2023, the applicant team and City staff attended an on-site meeting hosted by a group of area residents. The general comments were favorable to the project design and redevelopment of the existing property. Questions about traffic, parking, and shading were discussed with the neighbors, including possible solutions, which the project team evaluated for feasibility. Following the meeting, correspondence occurred with several neighbors to review the project.

Community Outreach Meeting Offsite

A community meeting was held by the project team on the evening of October 2, 2023 at the Civic Center Library meeting rooms. Everyone on the project notification list was invited with a mailer that included general project information, a link to the City's eTrakit website where additional project documents are posted, and the time and location of the meeting. Approximately 24 people attended. The overall proposal was reviewed, along with the previous suggestions put forth by the neighbors. Although not all the suggestions were found to be feasible, the project has added a traffic signal at the intersection of Coast Highway and Neptune Way, to the satisfaction of the neighbors, and provided a shadow study showing that there was minimal impact to the nearby properties. Again, many comments were received that were expressing support for the proposal and the project design. The applicant also answered questions related to the project operations and will work to maintain communication with the neighbors throughout construction and after the project is operational to ensure the project will be a positive addition to the neighborhood and the City.

A copy of the meeting invitation, sign-in sheets, and radius map are included with this summary.

PROJECT INFORMATION & UPDATE MEETING

MODERA NEPTUNE MIXED-USE DEVELOPMENT

The Modera Neptune mixed-use density bonus development with residential apartments and hotel rooms (Low-Cost Visitor Serving Accommodations (LCVSA)) is proposed at the northwest corner of Coast Highway and Neptune Way. You should have received the notice of application sent by the City of Oceanside at the end of last year, and some of you may have attended a neighborhood meeting held onsite earlier this year. This meeting will provide an update on the project to address previous comments received and as it has been reviewed by the various City departments, which includes the addition of a traffic signal at the intersection of Coast Highway and Neptune Way. You will also have a chance to ask questions and discuss the proposal with the applicant team. If you aren't able to attend and would like to review the current submittal documents and drawings, they have been posted by the City and available for viewing on the City's eTrakit website (<https://crw.cityofoceanside.com/etrakit3/>) by searching under the project number "RD22-00005".

The proposed development is located on the site of the current Motel 6 property adjacent to the new Starbucks. The project will provide additional rental housing options for the community with 360 apartment homes (324 market rate apartments and 36 apartments reserved for low-income households under State density bonus law provisions). A 62-room hotel will provide Low-Cost Visitor Serving Accommodations within the Oceanside Coastal Zone that will be rate-restricted as required by LCVSA criteria. As this site is a prominent location, great care was taken to create an interesting project design that showcases the contemporary coastal style on all building facades and provides a high-quality presence at an important gateway into downtown Oceanside.

Information about the public meeting, including a general location map of the meeting site, is below. We look forward to updating on the project and hearing what you have to say. If you are not able to attend the meeting, please feel free to contact the applicant's representative or the planner at the City as listed below.

Thank you.

When: **Monday, October 2, 2023**
6:00 pm – 7:00 pm

Where: Oceanside Civic Center Community Rooms
(accessible through courtyard adjacent to Library)
300 N. Coast Highway
Oceanside, CA

Contact: *Applicant's Representative*
The Lightfoot Planning Group
Dan Niebaum
dan@lightfootpg.com
(760) 692-1924

City Planning Department
Manuel Baeza, Principal Planner
MBaeza@oceansideca.org
(760) 435-3519





View from Coast Highway and Neptune Way



View from Coast Highway and Highway 76

NEPTUNE MIXED-USE PROJECT WITH DENSITY BONUS

Oceanside Civic Center Library

October 2, 2023

PLEASE PRINT

NAME	MAILING ADDRESS (optional)	e-mail (optional)
Alussa Demere	85N Tremont St	demerealyssa@gmail.com
JOHN MACKAY & SANDY	900 N CLEVELAND #19	sc1mackey@msn.com
Lorrie Birchall	123 N. Tremont (info for low income housing)	lorriellbirchall@gmail.com
KARLY PEARSE	680 N Tremont	MKPEARSE1@GMAIL.COM
RENEE MCFARR	626 N. TREMONT ST	RENEEMCFARR@YAHOO.COM
CINDY PENCE	634 N Tremont St	cpence33@gmail.com
WANCY SABATE	803 N. TREMONT ST.	wsabate@gmail.com
Anne Wittenborn	809 N. Tremont St.	wittsend3@comcast.net
DAVID WITTENBORN	809 N. TREMONT ST.	dgwittenborn@gmail.com
JARME CONDELL	400 N. MYERS ST #41	jgcondell@gmail.com
Dan Burke	715 N Tremont St	danielwburke@yahoo.com
Christine OBrien	900 N Cleveland ST.	obrien8475@yahoo.com
Marylee	900 N. Cleveland ST	

October 2, 2023

[illegible]



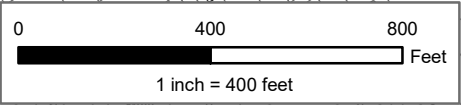
Subject Parcel

Parcels within 1500'

100' Radius

1500' Radius

* This exhibit is for planning purposes only. Jurisdictional and parcel boundary information is based on current SANGIS data sources and layering information. There may be minor discrepancies with spatial data in this area. All boundaries should be verified prior to detailed design work.



Manuel Baeza

From: Json Rubel <jasonarubel@hotmail.com>
Sent: Wednesday, September 27, 2023 3:01 PM
To: dan@lightfootpg.com; Manuel Baeza
Cc: Json Rubel
Subject: modera neptune mixed-use development

Warning: External Source

Thank you for the opportunity to voice my opinion about the above development.

I am **against** another large construction hotel, housing, retail project for Oceanside. Already during the months of April thru September (the summer months) the streets and beaches are overcrowded. Traffic is backed up on Coast and Pacific Street going north and south. And Mission avenue, the 76, the 78, and Oceanside boulevard are very crowded going east and west.

Moreover, I have noticed over the last post covid summers, that the trash cans along the strand are constantly overflowing with too much trash from too many people. More hotel rooms and more apartments will bring too much density for roads that cannot handle the traffic now.

furthermore, there are many apartment and retail vacancies in the downtown area of Oceanside. These stores will likely sit empty and become an eyesore for the community.

please reject this proposal as not a good idea for Oceanside residents. This area could handle a supermarket. we have not had one since Ralphs left the Oceanside boulevard location.

thank you,

Jason Rubel

Manuel Baeza

From: Michelle Jenkins <michellej3316@gmail.com>
Sent: Thursday, September 21, 2023 10:49 PM
To: Manuel Baeza
Subject: Modera Neptune mixed-use development

Warning: External Source

I am traveling on the on October 2nd planning meeting day for this project. I live within the region and was just mailed the notification and am an absolute no for this project.

Thank you,
Michelle Jenkins
769 Sea Cottage Way
Oceanside, CA 92054

Manuel Baeza

From: Larry Salzman <larry@salzman.com>
Sent: Monday, March 25, 2024 3:53 PM
To: Manuel Baeza; Sergio Madera; Eric Joyce; Esmeralda Gonzalez Jimenez; Darlene Nicandro
Subject: Fwd: Upcoming Special Downtown Advisory Committee Meeting - Modera Neptune Project (Motel 6 Site)

Warning: External Source

Dear Oceanside officials,

I am unable to attend the meeting referenced below due to a scheduling conflict. However, I wanted to register my strong support for this project and the hope that it will proceed as proposed, and as soon as practicable. The proposed design is a credit to the neighborhood and a welcome replacement to the dilapidated Motel 6. Perhaps contrary to some others in the neighborhood, I have no concerns about traffic or height, and am happy to testify or take other actions that welcome the investment and efforts of the developers. I live only a block away from the proposed project, at 650 N. Tremont St.

Regards,
Larry Salzman

----- Forwarded message -----

From: **Manuel Baeza** <MBaeza@oceansideca.org>
Date: Thu, Mar 14, 2024 at 9:13 AM
Subject: Upcoming Special Downtown Advisory Committee Meeting - Modera Neptune Project (Motel 6 Site)
To: Sergio Madera <SMadera@oceansideca.org>, Eric Joyce <EJoyce@oceansideca.org>, Esmeralda Gonzalez Jimenez <EGonzalez@oceansideca.org>
Cc: Darlene Nicandro <DNicandro@oceansideca.org>

Good Morning,

This is a courtesy email being sent out to parties that have expressed interest in the Modera Neptune project. A special Downtown Advisory Committee (DAC) meeting has been tentatively scheduled for March 27, 2024 at 9:00 AM where the project will be considered for a recommendation to the City Council. Because the DAC meeting is not a public hearing mail notices will not be sent to surrounding property owners and residents. You are encouraged to attend this meeting and share this information with other members of the public that might be interested in this project. Once the meeting agenda and staff report are finalized, a follow up email will be sent providing a link to the DAC meeting agenda and project staff report.

Thank you

Manny Baeza

Principal Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3519

mbaeza@oceansideca.org

May 14, 2024

Dear Mayor Sanchez and Councilmembers:

On behalf of the Oceanside Chamber of Commerce, I am pleased to express our support for the Modera Neptune project planned for North Coast Highway. As we have previously expressed, workforce housing and gateway enhancements are key economic development priorities for the Chamber. This project will address both priorities.

One of the biggest gateway issues in downtown Oceanside, the existing Motel 6 and vacant restaurant building, present an extremely compelling opportunity to drastically improve the look and feel of the northern gateway to downtown. There are very few properties in the City that could offer a better “before and after” opportunity.

In addition to the negative visual impact, the property’s existing uses have been a crime hot spot for years. The revitalization of this property will not only remove a known nuisance, but it will also result in increased police and fire funding due to the property’s annual facilities payments.

Oceanside’s share of the Regional Housing Needs Assessment for the current cycle is more than 5,400 units. Modera Neptune will provide affordable housing in a region with a documented ‘severe shortage’. San Diego is the least affordable county to live in according to USA Today, making it increasingly difficult for younger generations to access the communities they were raised in.

We believe that the Modera Neptune project is solidly in line with the Chamber’s Housing Creation Policy to “facilitate and assist the creation of a full range of housing options necessary to accommodate Oceanside’s population and economic growth” and we therefore urge your support of this project.

Sincerely,



Scott M. Ashton, CEO
Oceanside Chamber of Commerce

City of Oceanside **AGENDA ITEM NO. 4****Development Services Department****Memorandum**

DATE: March 27, 2024

TO: Downtown Advisory Committee

FROM: Manuel Baeza, Principal Planner

SUBJECT: CONSIDERATION OF A DEVELOPMENT PLAN (RD22-00005), TENTATIVE PARCEL MAP (RP23-00001), CONDITIONAL USE PERMIT (RCUP22-00003), DENSITY BONUS (DB22-00010) AND REGULAR COASTAL PERMIT (RRP22-00004) FOR THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 360 APARTMENT RESIDENTIAL UNITS, INCLUDING 36 LOW-INCOME UNITS, AND A 62-ROOM HOTEL AT 815 N. COAST HIGHWAY – MODERA NEPTUNE – APPLICANT: MCRT INVESTMENTS LLC

Location & Background

The project site is located at 815 N. Coast Highway (APNs 143-201-05 and 11). Situated within the Townsite Neighborhood Planning Area, the site has a General Plan land use designation of Downtown (D) and a zoning designation of Downtown District 7B. Located on the west side of N. Coast Highway, the north side of Neptune Way, and east side of Tremont Street. The project has an area of 1.72 acres and is developed with a motel and a vacant former restaurant building. Surrounding uses consist of a motel and mobile home park to the north, single family residential development and a Starbucks drive through to the south, mixed commercial development to the east and single-family residential development to the west. An aerial of the project site and surrounding area is provided in Figure 1 below.

On December 13, 2022, Planning Division staff received an application for a Development Plan (RD22-00005), a Conditional Use Permit (CUP22-00003), a Regular Coastal Permit (RRP22-00004), and a Density Bonus (DB22-00010). In addition, on March 10, 2023 a subsequent application was received for Tentative Parcel Map (RP23-00001).

Figure 1



Project Description

The project application is comprised of five components: A Tentative Parcel Map, Conditional Use Permit, Development Plan, Density Bonus, and Regular Coastal Permit as follows:

Tentative Parcel Map (RP23-00001) represents a request for the following:

To merge existing parcels into a single property and establish a condominium map over the combined 1.72-acre site. The project site is currently comprised of two assessor's parcel numbers encompassing 11 legal lots. The project application includes a Tentative Parcel Map for Condominium Purposes to consolidate the underlying lots into one lot and create two condominium units, which will accommodate the proposed hotel and residential use areas in separate units.

Conditional Use Permit (RCUP22-00003) represents a request for the following:

To establish a 62-room hotel and lounge use and operational characteristics for the hotel and lounge as part of the mixed-use project.

Regular Coastal Permit (RRP22-00004) represents a request for the following:

To develop a mixed-use project within Local Coastal Plan (LCP) jurisdictional boundaries within the non-appealable area of LCP. The existing hotel (proposed for demolition) has been identified in the Local Coastal Program as providing 62 rooms for low-cost visitor accommodations. Oceanside's Local Coastal Program requires that the City maintain a minimum inventory of 375 low-cost hotel/motel rooms. The City's inventory of low-cost hotel/motel rooms within and near Oceanside's coastal zone significantly exceeds this minimum

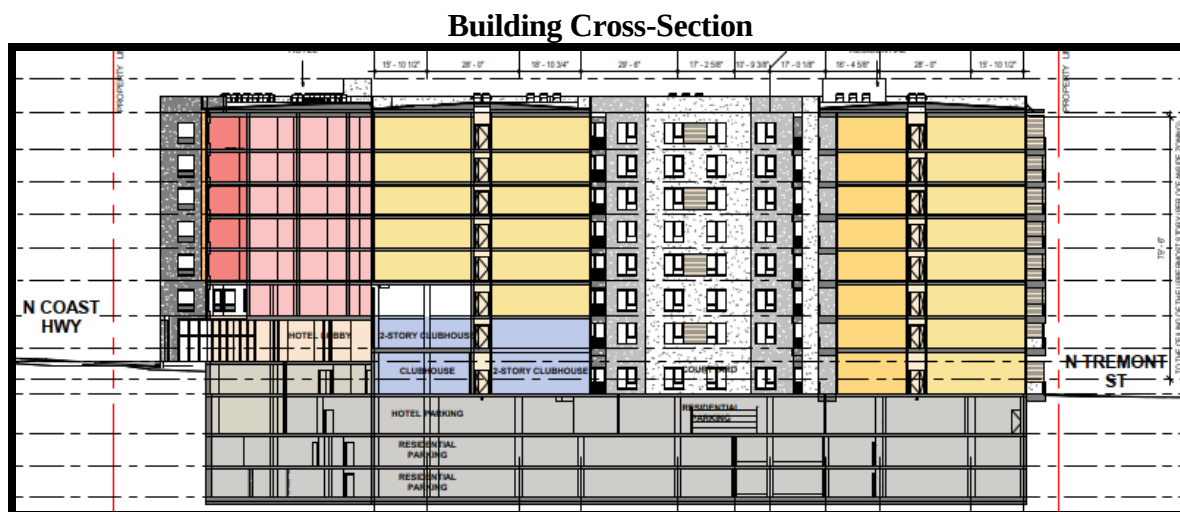
inventory. As of August 2023, the City of Oceanside maintains 484 lower-cost hotel/motel rooms within its coastal zone (including these existing 62 rooms) and another 524 low-cost hotel/motel rooms within five miles of the City's shoreline. Because the inventory greatly exceeds the required minimum number of rooms, the proposed project will not be explicitly conditioned to provide low-cost visitor accommodations. However, the hotel has a design consistent with lower cost economy lodging and will not include amenities found in midscale or upscale establishments (e.g. swimming pool, gym, room service, valet, etc.) thus it is unlikely that the project will be able to charge higher room rates.

Development Plan (RD22-00005) represents a request for the following:

To allow the demolition of an existing motel building (Motel 6) and vacant restaurant building and the construction of a seven and eight-story (see building cross-section below), approximately 426,098 square foot vertical mixed-use project. The development consists of a 360-unit apartment building and an adjacent 62-room hotel building. Although the apartment and hotel share common walls, they are designed to avoid any direct access between uses and shall be operated as separate entities.

The hotel lobby and ancillary uses will be located at the ground level facing North Coast Highway. The hotel will feature six levels of guest rooms located above the ground floor hotel lobby (seven stories total). Along the project's Coast Highway frontage near the hotel entrance, an enhanced paving and sidewalk area is provided which is intended to function as a small pedestrian plaza.

The majority of the project site is occupied by the apartment building with frontage along North Coast Highway, Neptune Way and Tremont Street. The apartment clubhouse, fitness area and leasing office will be oriented along the ground level of the Coast Highway frontage while the residential lobby/mailroom are oriented along the Neptune Way frontage. The residential portions of the proposed building occupy a majority of floor area on the ground floor and (depending on location) up to seven levels of apartments above ground floor for a maximum eight-story building.



All the apartments in the residential portion of the building will be single story units and accessed through interior hallways. The residential units range in size from 558 square feet to 1,326 square feet. The majority of 1-bedroom fall into 700-900 square foot range (214 units 82%) while the

majority of 2-bedroom units (59 units 59%) exceed 1,100 square feet in area. Table 1 provides a summary of apartment sizes unit mix.

Table 1: Floor Plans

Unit Type	Range of Area (SF)	Average Area (SF)	Units	Percentage
1BR/1BA	558-1,067	784	260	72.22%
2BR/2BA	854-1,326	1,111	100	27.78%
		Total	360	100%

Parking for the project is provided in a three-story subterranean parking structure underneath the building. The structure will offer 493 parking stalls for the hotel, apartments and guests. Access to the parking structure will be taken off Neptune Way and will be gated at the entrance a distance of 80 feet from the Neptune Way roadway providing room for vehicle stacking. A 2-story loading area for high profile vehicles is located just outside of the gated entrance to allow for off-street loading and unloading activities. Hotel and guest parking will be located at the top level of the structure (just beneath the ground floor). There will be 62 parking stalls for the hotel (1 for each room) and 13 stalls for guests. The balance of stalls are reserved for tenants. The project includes 102 tandem stalls, which can be used by tenants that require two parking spaces. Residents of the project will be assigned parking by the apartment manager to optimize the use of stalls.

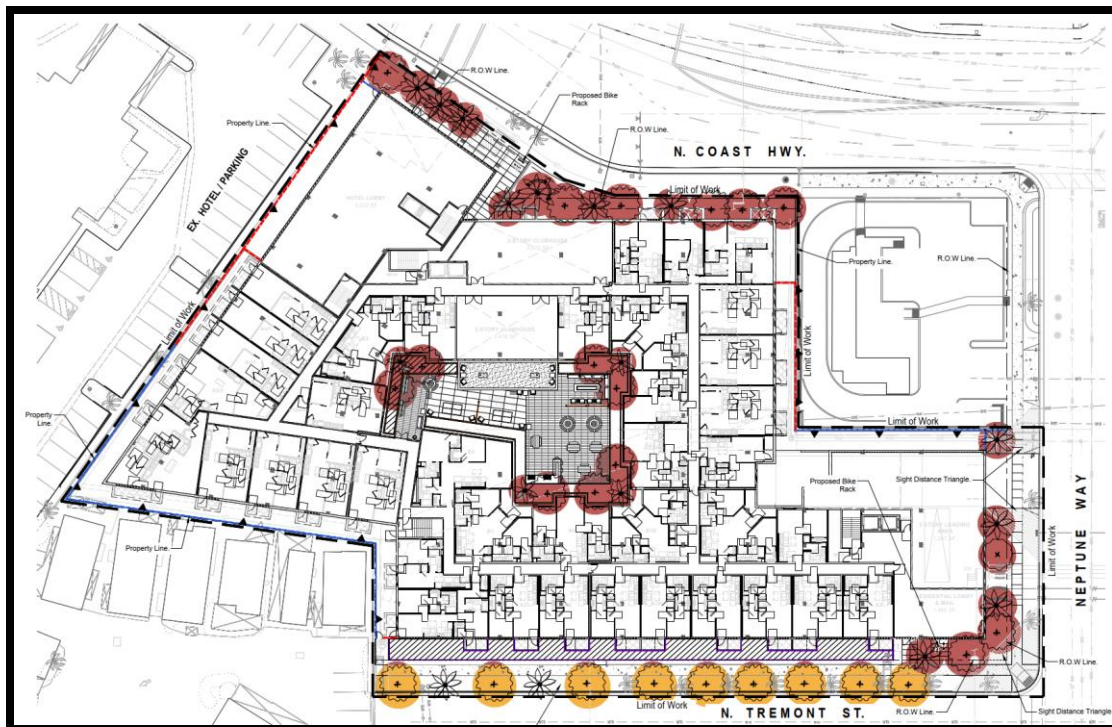
The project site has a prominent location along North Coast Highway at the gateway to the downtown of the City. The project utilizes a modern contemporary coastal architectural theme at this key location of the City. Building facades present a high-quality design incorporating a variety of colors, materials of a quality consistent with the coastal architectural designs found elsewhere in the downtown (see rendering below). The ground floor hotel lobby and residential amenity spaces utilize glass facades, high ceilings and metal canopies to emphasize a commercial appearance along the street frontage. Elevations are enhanced with numerous recesses and balcony projections, decorative metal and glass balcony rails, window canopies, recessed openings and varied window treatments to provide high visual interest, relief and articulation. Building materials and finishes include stucco walls, architectural louvers, horizontal and vertical fiber cement lap siding (wood appearance), and architectural glazing. The color scheme includes various shades of gray, white, blue, and other earthtones designed as part of a complementary palette.

Project Rendering as Viewed from Coast Highway

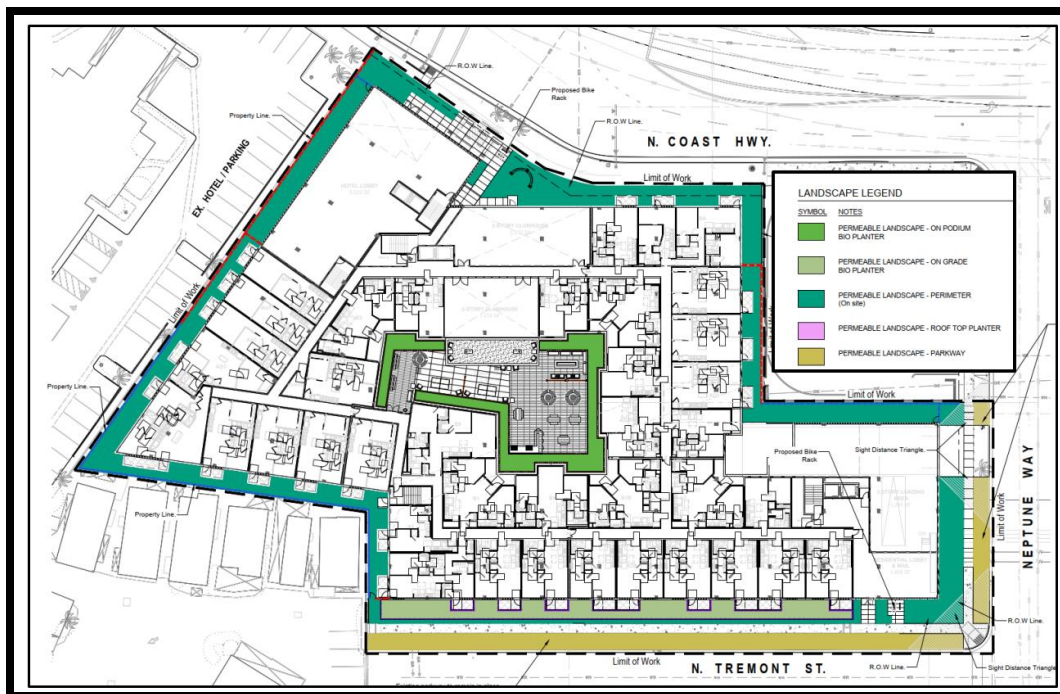


The conceptual landscape plan is designed to shade and soften the perimeter area around the building, enhance outdoor common open space and address water quality treatment requirements. The landscaping along North Coast Highway will complement the plaza area adjacent to the hotel lobby/commercial space with the placement of a date palm at the center of the plaza area flanked by either Mexican Fan Palms or Queen Palms and 24-inch box evergreen canopy trees (Brisbane Box or Australian Willow) creating a shaded, pedestrian friendly environment. The project also introduces shading along Neptune Way and Tremont Street with the planting of 24-inch box Brisbane Box and Australian Willow canopy trees to supplement existing fan palms that are to be preserved in place. Within the interior of the project, the ground level courtyard includes both clusters of 24-inch box shade trees and permeable raised landscape planters at the outer edge of this open space area (see Tree Canopy Shade Plan below). Ground level landscape areas and bio-filtration planters are utilized along outer edge of the project site providing a band of greenery around the entirety of the development (see Permeable Landscape Plan below).

Tree Canopy Shade Plan



Permeable Landscape Plan



For the apartment development, the project includes 10,696 square feet of common open space within a central courtyard and roof top pool deck. There will also be a number of common indoor amenity spaces (clubhouse rooms, fitness area, and swimming pool room) with more than 6,000 square feet of area.

A “Mixed-Use Development Plan” is required for any proposal to establish commercial and residential together as a single project. The subject development plan has been prepared pursuant to Articles 12, 30, 31, and 43 of the Oceanside Zoning Ordinance. The Mixed-Use Plan is provided as Exhibit “A” to the project’s Description and Justification document (Attachment 1), which details how the project addresses applicable development standards for both commercial and residential components of the project.

Density Bonus (DB22-00002) per State Law represents a request for the following:

To develop a 360-unit apartment complex at a density of approximately 210 dwelling units per acre in exchange for reserving 10% of the apartments for qualifying low-income households. Although the City has adopted a density cap for mixed-use projects in the downtown of 86 dwelling units per acre, this cap is not yet applicable to downtown areas in the Coastal Zone, as it requires Coastal Commission certification before it can be implemented in the portions of the Downtown District that are located in the Coastal Zone. Moreover, the applicant filed the an SB330 application prior to the adoption of the density cap thus locking in development standards and fees in effect at the time the SB330 application was deemed complete (October 10, 2023).

The City’s Density Bonus Ordinance states that affordable units must be proportional to the overall project in terms of unit mix, and square footage and must be reasonably dispersed

throughout the development. In addition, the project's income restricted units must be at least 80% of the average square footage of all market rate units with the same bedroom count. The proposed 36 low-income apartments will be comprised of 26 one-bedroom/one-bath units (72.22%) and 10 two-bedroom/two-bath units (27.78%) and the unit mix is equal to the unit mix within the overall project. With regard to unit size, one-bedroom apartments have an average area of 726 square feet and two-bedroom apartments have an average area of 1,068 square feet and are within at least 90% of the average square footage of market rate units. The Description and Justification also states that units will be dispersed throughout the project.

State 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 density proposed. The granting of waivers does not reduce the number of incentives allowed for 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,*" is identified.

By providing 10% low-income units, this project is entitled to one incentive/concession, as outlined below:

Incentive/Concession No. 1: In order to reduce cost and make the project economically viable request, the project will use an incentive/concession to alleviate frontage improvements along Coast Highway, Neptune Way and Tremont Street.

The applicant has provided "reasonable documentation", in the form of a Paving Estimate that shows the requested concession results in identifiable and actual cost reductions. The estimate has been included as Attachment 3 for reference.

In order to accommodate the proposed density and provide 360 residential units, the project cannot physically comply with all of the development standards that apply to non-density bonus projects. The applicant has requested waivers from the following development standards pursuant to Density Bonus law:

1. Setbacks
2. Building Height
3. North Coast Highway Setback
4. Façade Modulation
5. Parking stall width next to columns
6. Compact parking spaces in-lieu of standard size parking spaces
7. Maximum vehicular access width
8. Minimum landscaping
9. Minimum tree canopy requirements

10. Minimum private open space
11. Daylight Plane Setback
12. Minimum courtyard width
13. Maximum fence/wall and retaining wall heights
14. To allow non-plantable retaining walls
15. Loading space requirements
16. Employee outdoor seating area
17. Minimum permeable surface area
18. Minimum hotel parking
19. To allow compact tandem parking spaces

The project's Mixed-Use Development Plan, included within the Description and Justification, explains why the project cannot physically comply with the above-mentioned 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 a part of the Density Bonus application

Table 2: 815 North Coast Highway Development Standards

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
Maximum Density	No Density Cap per Zoning Section 1232 (D) (2)	209 DU/Acre	Complies with code as there is no maximum density for D- District.
Minimum Lot Area	5,000 sf	74,803 sf	Complies with code
Minimum Lot Width	50'	236'	Complies with code
Minimum Setbacks			
Front (Neptune)	10'	5'-6"	Waiver (W-1)
Corner Side (Tremont)	10'	5'-6"	Waiver (W-1)
Rear (north)	5'	5'-6"	Complies with code
Coast Highway	45' from CL	44'	Waiver (W-2)
Daylight Plane Setback	A 10-foot side or rear yard shall adjoin any residential area and structures shall not intercept a 1:1 or 45 degree daylight plane inclined inward from a height of 12 feet above existing grade at R district boundary line.	5'-6" And waive 1:1 Daylight Plane	Waiver (W-8)
Maximum Height	35' Residential 45' Non Residential 65' with a CUP	94'-4" Top of Elevator	Waiver (W-3)
Minimum Site Landscaping	25% Exclusive of planting on roofs, porches and planters	16.7%	Waiver (W-5)

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
	above the lot surface.		
Total Open Space			
Open Space per unit	200 sf/unit	85sf/unit	Waiver (W-7)
Private Outdoor Living Space	48 sf/unit	44 units no private open space	Waiver (W-7)
Shared Open Space	54,720	10,690 square feet	Waiver (W-7)
Courts Required	Minimum depth half the height of opposite wall but not less than 16 feet opposite a living room and 10 feet opposite a required window of any habitable room.	33' (36.5% of opposite courtyard wall)	Waiver (W-9)
Fence and Wall Height	Decorative Walls and Fencing: Maximum height of 6' / 3.5' in front yards Retaining Walls: Maximum height of 6'. Any retaining wall over 4' in height shall be a plantable wall.	Walls and Fencing within front/street side yard up to 6' in height. Retaining walls: Maximum height of 12'. Non-planted walls proposed.	Waiver (W-10) Waiver (W-11)
Required Façade modulation	25% of front and side elevation horizontal and/or vertical must be set back at least 5 ft from setback line	No minimum modulation. Balcony structures to count as modulation for the project.	Waiver (W-4)
Underground Utilities	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	Existing on-site utility lines to be undergrounded. No existing utility lines exist along the project frontage	NA
Renewable Energy	Per Section 3047 Residential Projects with 25 or more units shall install and maintain renewable energy	Section 3047	Complies with code provisions of Section 3047

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
	facilities that supply at least 50% of forecasted electricity demand		
EV Parking	15% of parking spaces	15% of parking spaces	Complies with code provisions of Section 3048
Urban Forestry Program	Tree canopy: 12%	Tree canopy: 16% with the inclusion of new street trees	Waiver (W-6)
	Permeable surface area: 22%	Permeable Surface Area: 17.1%	Waiver (W-17)
Garage Drive Aisle	24'	24'	Complies with code
Vehicular Access	24' Max	26'	Waiver (W-14)
Ramp Grades	Standards per Engineering Manual	Ramp grades into parking garage shall not exceed 20%. Ramp grades over 15% shall have a minimum 8-foot transition slope.	
Parking			
Parking Stall Offset	12" increase in width from walls or columns	No increase required if column is located within front or rear third of the parking stall.	Waiver (W-13)
Parking Space Dimensions	Per Section 3110 (A) all required spaces shall be large-car spaces. Spaces provided in addition to the number required may be small-car spaces. Large-car 8.5'x18' deep Small-car 7.5' x 15' deep	To allow the use of small-car spaces in lieu of large-car spaces and small-car tandem parking spaces. 28 Small car spaces 41 Small car tandem spaces	Waiver (W-12) Waiver (W-19)
Required Parking Spaces Residential	State Density Bonus Law 0 to 1 bedroom: 1 space	1 per 0 or 1 bedroom unit	

Development Standard	Current Zoning (D-7B) Standard	Project as Proposed	Notes
Guests	2 to 3 bedroom: 1.5 spaces	1.5 per 2 bedroom unit	Waiver (W-18) Waiver (W-15)
Hotel	No requirement per Density Bonus Law	13	
Hotel Loading	Per section 3103 1.2 per room Per Section 1232 (V) Section 3103 and 3121 Two 12'x 35'x 14' tall spaces Spaces shall not be within a building and shall be screened from the street	1 per room 1 loading space within the parking structure	
Employee Outdoor Eating Area	Per Section 3028 Hotel 25,000-50,000 square feet requires a 500 square foot outdoor eating area	Not provided	Waiver (W-16)

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:

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 1.72 acre project site is currently developed with an abandoned restaurant and ageing motel. The proposed mixed-use project to redevelop the site with a seven and eight-story, 360-unit apartment building and a 62-room hotel. This type of project is consistent with the pattern of development found along North Coast Highway, which includes several existing hotels and the

development of the new Alta Oceanside mixed-use project. Moreover, it is consistent with the larger pattern of redevelopment in the downtown area, which includes a number of mid-rise mixed-use buildings and resort hotels/timeshare units. The current trend of redevelopment in Oceanside is intended to create synergies between the various commercial establishments in the downtown area and promote economic activity. The project uses Contemporary Coastal architecture with quality materials and distinctive design that is in keeping with the architectural designs of newer development found in the downtown area.

The project is in a highly urbanized area consisting of commercial visitor serving land uses. The project, as designed and sited, would be consistent with the surrounding built environment and would enhance the area by bringing new residents and visitors to the downtown.

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 project site is located adjacent to single family detached homes and a mobile home park. The proposed mixed-use project includes 360 apartments in a mid-rise building improved with a number of amenities, adding to the variety of existing housing types available within the 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 360 rental dwelling units, including 36 units reserved for low-income households, to the City's existing housing stock, the proposed project would help to meet the 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 10% of the total number of units (36 units) for 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.

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 project will significantly enhance and improve on the visual image of the surrounding neighborhood. The project site is located at the gateway to the downtown at the intersection of Highway 76 and Coast Highway and is currently developed with an abandoned restaurant and aging motel. The project will replace existing development with a modern attractively designed midrise building that will serve as a landmark signifying the entrance to into downtown Oceanside. Proposed landscaping along North Coast Highway will complement the plaza area adjacent to the hotel lobby/commercial space with the use of palm trees and evergreen canopy trees creating a shaded, pedestrian friendly environment. The project also introduces shading along Neptune Way and Tremont Street with new canopy trees to supplement existing fan palms that are to be preserved in place. In addition, ground level landscape planters are utilized along outer edge of the project site providing a band of greenery around the entirety of the development.

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 is located within the Downtown Subdistrict 7B, which allows for a mix of recreational and commercial uses and also allows for residential use as part of a mixed-use development project. The project is consistent with Subdistrict 7B as it proposes a mixed-use project consisting of a new hotel and 360 apartments. 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 Table 2 of this report.

As previously noted, parking for the project is provided a three-story subterranean parking structure underneath the building. The structure will offer 493 parking stalls for the hotel, apartments and guests. Parking for the apartments utilizes the ratio established under State Density Bonus Law. Under this standard, 410 stalls are required and 431 are provided. There will be 62 parking stalls for the hotel (1 for each room) as proposed through waiver W-18.

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. The site is located in an urbanized area and would not result in any significant environmental effects.

Recommendation

Staff recommends that the Downtown Advisory Committee (DAC) recommend to the Community Development Commission (CDC) approval of the Parcel Map, Conditional Use Permit, Development Plan, Regular Coastal Permit, and Density Bonus request for the construction of a seven and eight-story mixed-use building consisting of a 62-room hotel and 360 apartments, including 36 low-income deed restricts unit, at 815 North Coast Highway.

Attachments:

1. Description and Justification Letter (Online)
2. Project Plans (Online)
3. Project Offsite Cost Estimate (Online)
4. Community Outreach Summary (Online)



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** MCRT Investments LLC.
2. **ADDRESS:** 4320 La Jolla Village Drive, Suite 205 San Diego, CA 92121
3. **REPRESENTATIVE/PHONE NUMBER:** Dan Niebaum – (760) 692-1924
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** Modera Neptune Mixed Use (RD22-00005, RP23-00001, RCUP22-00003, DB22-00010 and RRP22-00004) (APNs: 143-201-05 and 143-201-11)
7. **DESCRIPTION:** The proposed project is a request for the construction of a mixed-use development project comprised of a 360 residential units, including 36 units reserved for low-income households and a 62-room hotel with a 5,030 square foot lobby and ancillary use area on a 1.72 acre site located at 815 North Coast Highway. within the Townsite Neighborhood Planning Area. The site has a General Plan designation of Downtown (D) and a zoning designation of (D) Downtown Subdistrict (D-7B).

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).

Date: June 26, 2024

Manuel Baeza, Principal Planner

cc: ☒ Project file ☒ Counter file

Posting: ☒ County Clerk ☒ OPR

MEMORANDUM

DATE: June 26, 2024

TO: Honorable Mayor and Councilmembers

FROM: Maddison Zafra, City Manager's Office

SUBJECT: **RESOLUTION APPROVING A DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT DENSITY BONUS, AND REGULAR COASTAL PERMIT TO ALLOW THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 360 RESIDENTIAL APARTMENT UNITS, INCLUDING 36 UNITS RESERVED FOR LOW-INCOME HOUSEHOLDS AND A 62-ROOM HOTEL WITH A 5,030 SQUARE FOOT LOBBY AND ANCILLARY USE AREA ON A 1.72-ACRE SITE LOCATED AT 815 AND 901 NORTH COAST HIGHWAY. – MODERA NEPTUNE MIXED USE – APPLICANT: MCRT INVESTMENTS LLC**

Due to its size, attachment 6 has not been included in the packet.

To view these documents, please go to:

Attachments 6a-6d

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=61897>

Attachments 6e-6f

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=61898>

Attachments 6g-6h

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=61899>

Attachment 6i

<https://records.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=61900>