

401 MISSION MIXED-USE DEVELOPMENT PROJECT

Mixed-Use Development Plan with Density Bonus, Regular Coastal Permit

DESCRIPTION & JUSTIFICATION

APRIL 2025, UPDATED

Project Setting and Overview

This application proposes a contemporary mixed-use building to revitalize a prominent downtown block of Coast Highway situated between Mission Avenue and Seagaze Drive. The 401 Mission project will provide much-needed housing on an infill site with 332 residential apartments complemented by approximately 18,682 square feet of commercial space and approximately 9,449 square feet of open plazas that contribute to urban public open space. Adjoining public spaces include the onsite plaza connectors and the offsite ROW fronting the property that will be indistinguishable from the overall plaza areas in look and feel increasing the experienced public open space on and adjacent to the site to 16,201 square feet. The entitlement application for this project presents a Mixed-Use Development Plan with Density Bonus, a Tentative Tract Map for Condominium purposes, and a Regular Coastal Permit to create a transformative project serving as a gateway to Oceanside's downtown core, beach and pier areas with strong connectivity to the surrounding area provided along all three adjacent streets.

The 2.72-acre site is a single parcel (APN 147-271-14) located in Subdistrict D-1 of the Downtown District within the Coastal Zone, immediately north of the Oceanside Transit Center and within the central hub of downtown activity. The existing 6-story mixed-use building occupying the western end of this block is located outside the proposed development footprint. Recently constructed mixed-use commercial and apartment buildings are located nearby, along with a wide variety of commercial uses and restaurants, especially concentrated along the main corridors of Coast Highway and Mission Avenue. Some single-family homes are located to the south near the transit center; however, most homes are generally located west of the railroad tracks or east of Coast Highway. The project site is currently developed with the "Ocean Place Center", anchored by a Regal Cinema theater and approximately 15,462 square feet of existing public plaza space fronting Mission Avenue that is edged by several small retail shops and restaurants. One store, a restaurant, and the solid waste storage area for the center face Coast Highway. There are no uses along Seagaze Drive other than back entries to the buildings and minimal landscaping.

Steps away from the surf, sand, dining, and entertainment, future residents will be able to embrace the beach town atmosphere in this 21st century urban seaside community. The project would replace the existing center with a striking new podium-style building with 5 floors of apartment residences over commercial uses and a parking garage. It reimagines the public plaza space and creates an opportunity for more local residents to live within easy walking distance of downtown amenities and to support local businesses. The site located across Seagaze Drive from the Oceanside Transit Center provides convenient, direct access to much of San Diego County, along with Orange County, Los Angeles, and points north via multiple bus routes and train lines,

including the Coaster, Sprinter, Metrolink, and Amtrak. The connectivity of the site promotes a live-work-play environment that is highly desirable and contributes to the vibrancy of downtown.

Mixed-Use Development Plan & Regular Coastal 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 401 Mission. The development standards incorporate the Base District Regulations for Residential and Non-residential 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 mix of resident- and visitor-supporting commercial uses and increase the number of residences downtown to support these local businesses and contribute to an active and exciting community. The existing public plaza space, well-used in this pedestrian-oriented area, will be replaced by two open-air plazas with connectivity along Mission Avenue, providing a public benefit that allows public use of the outdoor setting and connects project residents with their community. The sidewalk pop-out at the crosswalks on Mission Avenue is maintained to facilitate safe pedestrian movement to adjacent areas including the weekly Sunset Market event. The building setback along this frontage meets typical development standards except for minor encroachments for architectural elements. These design features and the full height windows orient the project restaurants and leasing office to public areas and provide additional landscaping at the ground level without impacting public walkways. Along Coast Highway, commercial uses extend across the entire project facade, including in the center of the block, activating the currently underutilized street frontage. The Seagaze Drive frontage is enhanced with landscaped areas and contains the two garage entries for the project. South-facing resident balconies on upper levels also serve to activate the Seagaze corridor and enhance community safety elements by promoting “eyes on the street” design principles.

The Project would provide 298 market rate apartment homes and 34 apartments designated as low-income affordable homes (10% of the total reserved for low-income households) 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. Apartment homes can provide this lifestyle with onsite amenities for social gathering opportunities and fitness at a rate that is more attainable for a broader part of the population.

Architecture

401 Mission evokes a contemporary coastal ambiance with modern architecture influenced by the local seaside lifestyle. Care was taken in developing the architectural design to present an interesting and modern aesthetic along this prominent downtown node on the Coast Highway corridor. Design elements were considered from all three public viewsheds along adjacent streets to ensure building facades present a distinctive high-quality design. Ground level, over-height windows fronting the commercial spaces on Coast Highway and Mission Avenue are outlined with angular walls that delineate window sections and provide some shading to the ground level. Decorative metal screening systems clad the parking garage on Seagaze Drive and create an interesting decorative element that also permits air flow into the garage. Located above the commercial ground floor areas, residential level façades incorporate painted stucco in white and sand colors in strong horizontal pattern that transitions to the vertical features along Coast Highway. Tower elements at the corners of the buildings and between the plazas are surfaced in blue composite panels with angular rooflines, repeating the ground level theme. Elevations are enhanced with numerous recesses and balcony pop-outs, glass railings, and simulated wood accents around windows at residences and the ground floor, all working together to provide a high degree of visual interest, relief and articulation. Additionally, through integration of varied materials, colors, accent elements and façade details, the building is designed to complement and enhance coastal architecture in downtown Oceanside.

The project complements the walkable urban environment providing a use-mix with approximately 18,682 square feet of double volume retail and restaurant storefronts inclusive of a 750 square foot roof deck, potential sidewalk café space, and a leasing office. The total amount of commercial space provided is similar to the currently available space of 19,630 square feet, not including the large movie theater space, maintaining the potential for retail/restaurant revenue coming into the City. The leasing office on the ground floor at the western end of the building at Mission Avenue extends the storefront appearance along this key public pathway. Inviting courtyards available for resident and public use along Mission Avenue draw visitors into the project, while podium decks for project resident use overlook both plazas, activating the area and establishing a metropolitan vibe. Rooftop decks over Plaza 1 at the foot of Tremont Street and two large, internal courtyards above the parking levels further provide outdoor open living space for residents of the project. The courtyards are connected to each other and to Plaza 1 via interior resident amenity spaces that could accommodate a variety of uses, including fitness studios, clubrooms, and other activity zones.

A summary of the amenity and usable open space areas for the project is provided in Table 1 below.

Table 1 - Usable Open Space & Indoor Amenity Areas

LOCATION OF OPEN SPACE	OPEN SPACE AREA (SQUARE FEET)
Common Open Space	
Central Courtyards	12,589
Roof Deck (west deck for residents)	750
Podium Decks	2,753
Dog Run	3,400
Total Shared Open Space	19,492 <i>(28,941 including adjacent 9,449 sf public plaza space)</i>
Private Open Space	
Balconies and Patios	21,615
Total Private Open Space	21,615
Total Usable Outdoor Open Space (Common and Private)	41,107 <i>(50,556 including adjacent public plazas)</i>
Total Usable Open Space per Unit (332 units)	Approx. 123 sf per unit <i>(Approx. 152 sf per unit including adjacent public plaza space)</i>
Common Indoor Amenity Areas	
Indoor Amenity at Plaza 1	1,134
Indoor Amenity at Pool Courtyard A	1,134
Indoor Amenity at Pool Courtyard A	1,498
Indoor Amenity at Courtyard B	1,498
Co-work Mezzanine at Leasing Office	1,228
Bike Storage	284
Total Shared Indoor Space	6,776
Total Common Space (Indoor and Outdoor) per Unit (332 Units)	<i>Common Open Space 19,492 Common Indoor Space 6,776</i> 26,268 sf 79 sf/unit

The residential component of the project features a mix of open concept floorplans arranged in a “stacked flat” configuration. Each unit is accessed via an interior hallway and open to the outdoors for natural ventilation along the perimeter of the building or via the central courtyards. A residential unit summary is provided in Table 2 below.

Table 2 – Residential Unit Summary

PLAN TYPE	SQ. FT. (average)	DESIGNATED AFFORDABLE UNITS (LOW)*	% OF DESIGNATED AFFORDABLE UNITS	MARKET RATE UNITS	TOTAL UNITS	% OF TOTAL NUMBER OF UNITS
Studio	564	2	6%	13	15	4.5%
1BR/1BA	580 - 788 average 706	17	50%	148	165	50%
2BR/2BA	1,050 – 1,138 average 1,103	11	32%	102	113	34%
3BR/2BA	1,267 – 1,499 average 1,338	4	12%	35	39	11.5%
TOTAL		34		298	332	

**All units designated as affordable will be proportional to the size of market rate units in accordance with OZO 3032 (M)(2), which defines “proportional” for the purposes of this section to be at least 80% of the average square footage (shown in the table above) of all market rate units with the same bedroom count. Affordable units will be dispersed throughout the project.*

Sustainability and environmental consciousness are key components of the project. The design incorporates features like solar panels and energy-efficient appliances that contribute to reducing the carbon footprint of the development. Under the City’s Zoning Code Section 3047 for the requirement to provide a minimum 50% renewable energy onsite, the project will determine output of the rooftop solar panel array and work with staff to determine an acceptable alternative to make up any shortfall in renewable energy production.

Landscaping

The landscape concept for 401 Mission 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 and visitors to the site. The streetscape design provides landscape elements to enhance the pedestrian experience along all public rights-of-way adjacent to the site.

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 paved parkways. Existing palm trees along the three adjacent streets will be maintained as part of the iconic streetscapes of downtown Oceanside. Parkway along Coast Highway and Seagaze Drive that are now brick-paved will be reconstructed to allow for low water use landscaping along the streets. Additional low planters against the building and in the public plazas will contain the same drought-tolerant vegetation and bring nature into the site, with benches strategically placed for pedestrian resting places serving the local community. The public plazas incorporate decorative concrete paving designs, inviting the public into areas with soft seating and umbrella shading. Interior courtyards and the roof decks incorporate shade trees, landscaped planters, lounge seating, and dining areas appropriate for resident use.

All onsite landscaping and landscape in the adjacent rights-of-way will be maintained by the project.

Access and Transit

401 Mission is located in the Downtown Transit Oriented District (TOD) across Seagaze Drive from the Oceanside Transit Center (OTC). The OTC includes 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 garage supports usage of transportation alternatives and allows residents the opportunity to travel throughout the region without reliance on individual vehicles.

For residents with vehicles, access to the parking garage is provided from Seagaze Drive, with resident parking provided at subterranean levels. Parking for residents will be assigned on the below-grade level (P1) and the second-floor level (P3) and managed as a part of the overall building management. Ground level spaces (P2) will be reserved for commercial uses and guest parking associated with the apartments. A dedicated loading area large enough for two trucks is proposed on Seagaze Drive near the garage entries allowing off-street loading/unloading activities. It will be shared by all tenants, including commercial and residential, with an elevator located near the loading space that allows easy access to all residential levels of the building. Collection of solid waste and recyclables will be provided by a trash chute system in three areas provided on each residential floor. There are trash termination rooms for the chute systems at the ground level of the garage structure that also contain bins for organic waste. A centrally located and separate collection area is assigned to commercial operators.

City Parking Agreement Termination

The current Ocean Place Center includes a parking agreement granted to the development by the City to allow the use of 975 public parking spaces within a specified area of downtown by the theater and other commercial establishments in the center. The proposed project will relinquish the parking agreement in consideration of the onsite parking provided for each use, resulting in a public benefit from the increase of overall vehicle space availability in the downtown area.

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.

401 Mission proposes 332 total apartment units. Of that total, the project will designate 10% (34 units) to be affordable units at the low-income level, with the remaining 298 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, 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, and Table 2 in the section above details the number of units and percentage of overall units by bedroom count.

Table 3 - Summary of Project Unit Distribution

TYPE OF UNITS	CALCULATIONS	PROPOSED
Total Units	No density limit per downtown zoning code	332 units
Affordable Units (Low-Income)	10% units reserved for low-income households	34 units
Market Rate Units		298 units

Permitted Incentives / Concessions and Development Waivers

In addition to the density bonus units and 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% low-income units, this project is entitled to receive one incentive/concession. The incentives/concession that will be applied to this project, where the cost-savings of not implementing certain improvements would support provision of the low-income affordable units, are noted below. The applicant will provide staff with a cost analysis for the incentive/concession item to show how it results in identifiable and actual cost reductions.

Incentives / Concessions

One incentive (Incentive 1) is requested to waive undergrounding of above ground electric utilities and related in-lieu fees and deferrals as required along all public streets and adjacent to project boundary, applicable to the above-ground utility lines across Seagaze Drive from the project boundary. An estimate has been provided to the City in separate documents showing an identifiable cost reduction to the project of \$354,600 with the approval of this incentive.

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 that apply to standard projects. Based on the proposed design to accommodate the affordable and market-rate units, the project seeks a waiver of the development standards listed below for the proposed mixed-use development project pursuant to SDBL.

Table 4 - Waivers Requested for Project

WAIVER #	WAIVER DESCRIPTION
W-1	Waiver to corner side setbacks on Seagaze Drive and Mission Avenue under standards OZO 1232 and OZO 1232 (H) to allow encroachments of private patios or balcony structures, architectural features including landscaping elements, and public plaza features into setback space (per Mixed-Use Development Standards)
W-2	Waiver to maximum building height of 45 feet (or 140 feet with a CUP for certain circumstances) under OZO 1232 and OZO 1232 (N) to allow for 85-foot height (per Mixed-Use Development Standards)
W-3	Waiver to exceptions to maximum height under OZO 3018 to permit additional exceptions for all architectural design features and other mechanical equipment including solar panels (per Mixed-Use Development Standards)
W-4	Waiver to landscaping standards under OZO 1232 and 1232 (P, R, S) to permit the overall landscape percentage to include planting areas, raised planters, patios, pool areas, and other outdoor recreational facilities including onsite public plazas, internal courtyards, and rooftop decks (per Mixed-Use Development Standards)
W-5	Waiver to open space requirements under OZO 1232 (FF) to reduce overall usable open space minimum requirements from 200 sf per dwelling unit to at least 120sf per dwelling unit inclusive of private open space, and to eliminate private open space requirements of a minimum 48sf under OZO 1232 and eliminate the dimensional requirements of 6 feet under OZO 1232 (FF)(2) (per Mixed-Use Development Standards)
W-6	Waiver to amend required façade modulation under OZO 1232 to allow the minimum percentage to be met by an average 5-foot setback across the façade from ground level to top of parapet, and to allow balcony structures and plaza recesses to count towards modulation requirements (per Mixed-Use Development Standards)
W-7	Waiver to reduce parking standards for commercial uses under OZO 3103 to 1 per 100 square feet of seating area for restaurants and to exclude any back of house or storeroom area square footages used to calculate parking requirements for all commercial uses including retail (per Mixed-Use Development Standards)
W-8	Waiver to amend loading zone requirements under OZO 3103 to permit two off-site spaces for the project and to allow those spaces to be shared among all users of the project (commercial and residential)
W-9	Waiver to reduce dimensional requirements to the required increase in parking space width next to a wall or column under OZO 3110 (B.1) to 6 inches on each obstructed side, and to reduce the increase to a drive aisle extension under OZO 3110 (B.2) (per Mixed-Use Development Standards)
W-10	Waiver to increase maximum driveway width for residential projects under 1232 from 24 feet to up to 26 feet

“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 (D1). The table provides project information to demonstrate compliance with the standards or to indicate a standard for which a waiver is requested.

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 401 Mission 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. The project parking summary is detailed in Table 5, including amended mixed-use development standards for the commercial uses, and shows a required total of 537 spaces. The project exceeds this standard and provides all required parking and circulation areas within the three-level above- and below-ground garage on-site. Although guest parking is not required on density bonus projects, the project could make guest parking available through a shared parking use of the additional available spaces between guests and commercial users.

Table 5 -Density Bonus Parking Calculations

TYPE OF UNIT / USE	NUMBER OF UNITS / S.F.	PARKING REQUIRED (PER SDBL RATES FOR RESIDENTIAL UNITS & PROJECT MIXED-USE STANDARDS)		PROJECT PARKING PROVIDED
		Rate by Use	Spaces by Use	
Studio	15	1.0/unit	15	15
1BR/1BA	165	1.0/unit	165	165
2BR/2BA	113	1.5/unit	170	170
3BR/2BA	39	1.5/unit	59	59
Guest		0	0	0
Restaurant	8,999 sq. ft. of seating area (excluding back- of-house space)	1.0/100 sq. ft. of seating area (per Mixed-Use Stds.)	90	90
Retail	7,433 sq. ft. (excluding back- of-house space)	1.0/200 sq. ft.	37	37
Leasing Office		0	0	5
Additional Available Spaces inc. one for postal delivery			1	50
	TOTAL		537	591 Includes 257 spaces reserved for EV use with at least 53 equipped with EV chargers

Engineering

The entire project site is currently comprised of one assessor's parcel. A tentative tract map for condominium purposes is included to separate the uses of the building into commercial and residential uses. Existing easements will remain or be quitclaimed as noted on the civil plans associated with this project. The entire site will be graded to allow for the proposed project and underground parking. A construction-level shoring plan for the grading will be prepared during final engineering drawing preparations to address potential effects of construction on the nearby buildings and adjacent public rights-of-way. As typically conditioned by the City upon project approval, the timeline and project information will be sent in a notification letter to nearby residents and business owners.

Stormwater Management – The existing site development directs onsite runoff to four storm drains that discharge directly to the Pacific Ocean. The Project adds Biofiltration BMPs along the north and south perimeters to treat runoff before it is discharged from the site. A portion of the rooftop runoff would be conveyed to the southern BMPs, and the rest conveyed to the northern BMPs along with area drain flow from the plazas. Treated runoff is then directed to the storm drain laterals for discharge to the ocean.

Public Plaza Open Space Easement – The existing single plaza with approximately 15,462 sq. ft. opening onto Mission Avenue will be replaced with 9,449 sq. ft. in two public plazas and an additional 2,876 sq. ft. of plaza connection space adjacent to the public sidewalk fronting Mission Avenue. The larger plaza is at the intersection with Tremont Street for the Thursday night Sunset Market and has been designed to accommodate the City's annual Christmas Tree and decorations. The public easements on the existing plaza space will be quit-claimed and replaced with new public easements placed on the proposed plazas and setback areas in front of each plaza.

Summary

The proposed 401 Mission project reimagines a highly visible downtown Oceanside site, adding significant new housing while preserving public space central to downtown activity and events. The dynamic architecture draws residents and visitors into the site and along adjacent streetscapes, supporting local businesses and contributing to an exciting urban lifestyle. Reserving 10% of the total units for low-income housing allows residents of various income levels to benefit from living next to the transit center and within walking distance of the beach and downtown amenities. 401 Mission implements the goals, intents, and objectives of the City's General Plan, Zoning Ordinance, and the Local Coastal Plan.

FINDINGS

MIXED-USE DEVELOPMENT PLAN

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

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

In August 2019, City staff estimated approximately 2,300 residential units existed in the Downtown District. The 332 dwelling units proposed for the 401 Mission project would be approximately 14% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.

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

The 401 Mission Mixed-Use Development Plan will allow for a pedestrian-friendly, transit-oriented, and sustainable mixed-use development project that maximizes the amount of much needed rental housing units to help activate the downtown area with full-time residents. The plan incorporates design features to maintain commercial uses at the ground level along Mission Avenue and Coast Highway, with pedestrian orientation, connectivity and activation through design and use. Parking is located within a garage structure that includes subterranean and above-ground levels screened from public view by the structure on Mission Avenue and Coast Highway, and with decorative cladding on Seagaze Drive to enhance the pedestrian experience at the street level. 401 Mission implements the City's goals to reach the critical residential mass needed to create a vibrant downtown and support downtown businesses.

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

The project is consistent with the General Plan Land Use designation. The site will accommodate the proposed mixture of commercial use at the ground level, apartments with the associated amenities, and required parking onsite. The site design reinforces the urban nature of downtown with a similar height and project siting on the property as seen in other mixed-use projects in downtown, including the adjacent building to the immediate west that is 75 to 85 feet high. It replaces the existing public plaza with two smaller plazas that provide public gathering spaces and connections to the Sunset Market event.

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

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

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

401 Mission trip generation is consistent with the City's General Plan and within a Transit Priority Area. There is no VMT impact with the proposed project.

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

Shading on the adjacent site would occur to some extent under the proposed height. Given the proximity of the adjacent structure to the immediate west to the project structure (approximately 12 feet), the adjacent building would be impacted by shading even if the proposed project were built using typical development standard height limitations.

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

The Mixed-Use Development Plan incorporates design features to maintain the existing street-level commercial character along Mission Avenue and Coast Highway, with ground floor pedestrian orientation, connectivity, and activation through design and use, consistent with other mixed-use development in downtown. The project contributes to the critical mass of local residents needed to support a vibrant urban community with a mix of businesses providing goods and services in downtown, while retaining public plaza space in two smaller plazas for an active, outdoor gathering space available to the general public. The project will enhance the public sidewalk views with the planting of additional trees, low shrubs, and groundcover in the parkways and the plazas, and includes planters next to the building to add greenery to the street frontages for a more pleasant pedestrian experience and more attractive streetscape. Parking, not currently available on the site, will be included in the 401 Mission project with an onsite garage that accommodates residents and commercial users.

Exhibit "A" 401 Mission Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 1	Mixed-Use Plan Standards / Regulations and Notes	401 Mission 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 (OZO), as applicable within the D District, Subdistrict 1.			
OZO 1232 (F) <u>OZO 1232 (KK)</u> Maximum Density	None for mixed-use projects in the Downtown Zone	n/a	n/a
Minimum Lot Area	5,000 square feet	5,000 square feet	118,484 square feet 2.72 acres
Minimum Lot Width	50 feet	50 feet	Approx. 277 feet
<u>OZO 1232 and OZO 1232(H)</u>			
Minimum Setbacks			
Front (N. Coast Hwy)	10 feet (residential) 10 feet (non-residential) In addition: 45 ft. from street centerline on North Coast Highway.	10 feet 10 feet 45 feet	Approx. 50 feet from centerline of North Coast Highway; 10 feet from front property line.
Side	10 feet one side for lots over 75' ft. wide (residential) 0 feet (non-residential)	10 feet	Not applicable
Corner Side (Mission Ave. and Seagaze Drive) Waiver W-1	10 feet (residential) 10 feet (non-residential) In addition: 50 ft. from street centerline on Mission Avenue. Amended under Mixed-Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.	10 feet Note: Private patios or balcony structures, architectural features including landscaping elements, architectural structural elements, and public plazas may encroach into setback areas as shown on plans.	10 feet from side/corner side property lines with encroachments as permitted by MUDP.

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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 (OZO), as applicable within the D District, Subdistrict 1.			
Rear	5 feet (residential) 0 feet (non-residential)	5 feet (residential) 0 feet (non-residential)	7 to 12 feet from rear property lines.
<u>OZO 1232 (I)</u> Daylight Plane	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.	0 feet	Not applicable as site is not adjacent to any R district.
Height:			
OZO 1232 <u>OZO 1232 (N)</u> Maximum Height of Structures Waiver W-2	35 feet (residential) 45 feet (non-residential) 140 feet maximum under certain circumstances with a CUP Amended under Mixed-Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.	85 feet Note: Height as measured from finish grade to the ceiling of the uppermost story on a warped plane around the structure perimeter, consistent with the Coastal Zone.	Approximately 73 feet (Coast Hwy) to 82 feet (alley), as measured in the Coastal Zone. Heights vary at each corner of the building as shown on plans.
OZO 3018 and <u>OZO 1232 (O)</u> Exceptions to maximum height of certain elements Waiver W-3	10 feet above applicable mixed-use limit Amended under Mixed-Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.	Exceptions as permitted per OZO 3018, with additional exceptions with no limit for all architectural design features and other mechanical equipment including solar panels.	Up to approximately 94 feet as shown on plans.

<p align="center">Exhibit "A" 401 Mission Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference</p>			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 1	Mixed-Use Plan Standards / Regulations and Notes	401 Mission Project as Proposed
<p>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 (OZO), as applicable within the D District, Subdistrict 1.</p>			
<p>OZO 1232 OZO 1232 (P)(R) Minimum Site Landscaping Waiver W-4</p>	<p>25% lot surface (residential) 15% lot surface (non-residential) Amended under Mixed-Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</p>	<p>30.8% for overall mixed-use project onsite area planting areas, raised planters, and paving on patios, pools, and other outdoor recreational facilities, including in public plazas, internal courtyards, rooftop decks.</p>	<p>Total: 36,266 sq. ft. 27.2% of total site Additional offsite parkway improvements including 2,841 sq. ft. of planting areas and 10,742 of paving areas not included in total above</p>
<p><u>OZO 1232</u> <u>OZO 1232 (FF)</u> <u>OZO 1232 (FF)(2)</u> Open Living Space Waiver W-5</p>	<p>200 sq. ft. per unit of total open space inclusive of 48 sq. ft. minimum of private open space per unit and shared open space on non-street side yards (residential) No minimum (non-residential) Amended under Mixed-Use Development Standards and with waiver under density bonus to accommodate development at density proposed.</p>	<p>Residential: 120 sq. ft. per unit of total usable open space inclusive of private open space and required street yards (not including public plazas) with a minimum total of 14,000 sq. ft. of common outdoor open space. Not all individual units will be provided with private open space. No minimum square footage or dimensional requirements for private outdoor space.</p>	<p>19,492 sq. ft. of shared outdoor open space is provided, including 12,589 sq. ft. in courtyards, 750 sq. ft. on roof deck, 2,753 in two podium decks, 3,400 sq. ft. of dog run space, but not including an additional 12,325 sq. ft. in two onsite public plazas. An additional 21,615 sq. ft. of private patio and balcony space is also provided. Total usable outdoor open space of 41,107 sq. ft. = approx. 123 sq. ft./unit</p>
<p><u>OZO 1232 (EE)</u> Courts Required</p>	<p>See Section 1232 (EE) for courts (residential) No courts required (non-residential)</p>	<p>Per standard Interior walls are approx. 80 ft. high and require 40 ft. wide courtyards.</p>	<p>Central courtyards minimum is approximately 59 feet wide.</p>

Exhibit "A" 401 Mission Mixed-Use Development Plan Development Standards / Regulations with typical standards listed for reference			
Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 1	Mixed-Use Plan Standards / Regulations and Notes	401 Mission Project as Proposed
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<u>OZO 1232</u> Required Façade Modulation Waiver W-6	25% of front and side street elevation horizontal and/or vertical must be set back at least 5 feet from setback line (residential) No modulation required (non-residential) Amended under Mixed-Use Development Standards and with waiver under density bonus to accommodate development at density proposed.	Minimum 25% of overall façade to be offset from setback line, averaging a 5-foot offset across the entire façade (ground level to top of parapet). In addition, balcony structures and plaza recesses shall count toward modulation requirements.	Mission Avenue: 63% Coast Highway: 30% Seagaze Drive: 32%
<u>OZO 3103, OZO 3105 and State Density Bonus</u> Off Street Parking Spaces Required			
Residential Guest Restaurant Retail Loading Areas Waiver W-7 Waiver W-8	1.0/unit for studio/ 1-bed. 1.5/unit for 2-/3-bed. in accordance with SDBL None in accordance with SDBL 1/ 50 sf seating area 1/ 200 sf Per OZO 3103 Residential parking - No waiver is required to apply SDBL standards.	1.0/unit for studio/ 1-bed (180 units for 180 spaces) 1.5/unit for 2-/3-bed (152 units for 228 spaces) None required but spaces in excess of minimum required may be designated guest or shared by guest/ commercial. 1/100 sf of seating area 1/200 sf Two loading areas minimum permitted to be shared among all users All commercial parking (restaurant / retail)	591 spaces provided in parking garage, inclusive of one space designated for USPS delivery.

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	Commercial parking - Amended under Mixed-Use Development Standards and with waiver under density bonus to accommodate development at density proposed.	calculations exclude back of house or storeroom area square footages. Total Required under Mixed-Use Plan Standards: 537 spaces inclusive of one USPS space	
OZO 3110 (B.1) OZO 3110 (B.2) Parking Space Dimensional Requirement Waiver W-9	Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side. At the end of a parking bay, an aisle providing access to a parking space perpendicular to an aisle shall extend 2 feet beyond the required width of the parking space. Amended under Mixed-Use Development Standards and with waiver under density bonus to accommodate development at density proposed.	Each parking space adjoining a wall or other obstruction higher than 0.5 feet shall be increased by 6 inches on each obstructed side. No additional width required at the end of an aisle providing access to a parking space perpendicular to an aisle.	All spaces adjoining a column or wall are increased by 6 inches on each obstructed side.
<u>OZO 1232</u> Maximum Driveway Width Waiver W-10	Maximum driveway width in residential project not to exceed 24-foot width, unless approved by Community Development Commission.	Width permitted as on plans to provide safe access to multi-family parking garage.	Approximately 26 feet wide.

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<u>OZO 3021</u> Screening of Mechanical Equipment	Per standard	Per standard	Meets standard requirements
<u>OZO 3023</u> Underground Utilities Incentive 1	Per standard	Per standard	Incentive requested under State Density Bonus Law for requirement to underground utility lines across Seagaze Drive from project site.
<u>OZO 3047</u> Renewable Energy Facilities	Per standard	Per standard	Project will either meet requirements with onsite roof top solar panels or will work with staff to determine an acceptable alternative to make up any shortfall in onsite generation to meet the minimum 50% renewable energy use.
<u>OZO 3048</u> Electric Vehicle Parking and Charging Facilities	Per standard	Per updated state standard	Project meets updated state requirements
<u>OZO 3049</u> Urban Forestry Program	<p>Tree Canopy Min. – 12% of site area</p> <p>Permeable Surface Area – 22% of site area</p>	<p>12% of site area</p> <p>22% of site area</p> <p>Landscaping trees interior to the project, such as within courtyards and on roof decks, and trees within adjacent rights-of-way shall be counted towards the minimum requirement for tree replacement.</p>	<p>Project meets mixed-use standard for minimum tree canopy of 14% using alternative to include trees in adjacent public parkways, interior courtyards, and roof decks.</p> <p>Project meets mixed-use standard minimum of permeable surface with 24% of site area designed with pervious concrete, permeable paving and planting areas.</p>