

4.12 Population and Housing

This section describes the existing population and housing in the City of Oceanside (City), identifies associated regulatory requirements, evaluates potential population and housing impacts, and identifies mitigation measures related to implementation of the Pacifica Project (project or proposed project) on population and housing in the City.

4.12.1 Existing Conditions

The discussion herein provides background information regarding population and housing forecasts for the City based upon demographic information from the San Diego Association of Governments (SANDAG) and the City's Housing Element (2021–2029).

City of Oceanside

Population

The City is located in the northwestern most part of San Diego County (County), which includes a total of 18 cities and unincorporated land and has a total population of 3,298,634 (USCB 2021). The City occupies approximately 42 square miles and had a population of 174,068 as of 2020 (USCB 2021). The City comprises approximately 5% of the population of San Diego County. Table 4.12-1 summarizes population growth within the City since 2000. As shown in Table 4.12-1, the City has maintained a relatively low level of population growth.

Table 4.12-1. Past Population Growth within Oceanside

Year	Population	Change	Percent Change
2000	160,905	N/A	N/A
2010	167,086	6,181	3.8
2015	175,691	8,605	5.2
2020	174,068	-1,623	-0.9

Sources: USCB 2000, 2010, 2020.

Note: N/A = not applicable.

SANDAG projects that population growth will increase between 2016 and 2025 but will then slowly decrease back to the relatively low population growth that has been typical within the City the last 20 years. SANDAG also forecasts the growth of jobs and housing, as shown in Table 4.12-2.

Table 4.12-2. Oceanside Regional Growth Forecast

Factors	Years			
	2016	2025	2035	2050
Population	176,461	183,541	183,541	187,728
Housing	66,200	69,725	72,246	74,913
Jobs	44,898	46,379	52,286	56,767

Source: SANDAG 2019a.

Housing

According to the California Department of Finance, the City had 67,576 housing units in January 2021. Table 4.12-3 provides a breakdown of housing units by type. A majority of the housing units are single-family, which comprises approximately 64% of the total housing units, reflecting the City’s family-oriented population and suburban neighborhood character. Multifamily units make up approximately 31% of the total units, while mobile homes account for the remaining 5% of the City’s total housing units.

Table 4.12-3. 2021 Housing Units in Oceanside by Type

Unit Type	Total Units	
	Number	Percentage
Single-family detached	35,524	52.2
Single-family attached	8,061	11.8
Multifamily (2-4 units)	5,944	8.7
Multifamily (5+ units)	15,332	22.5
Mobile Home	3,203	4.7
Total	68,064	100

Source: California Department of Finance 2023.

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and owner occupancy in order to accommodate a range of households with varying income, family size, composition and lifestyle. Just over half of the housing units in the City are owner-occupied, with a total vacancy rate of 6.6% (DOF 2023).

The current Regional Housing Needs Assessment (RHNA; adopted November 2019) identifies housing needs in each SANDAG jurisdiction and allocates a fair share of that need across the represented regional communities. The RHNA indicates that the San Diego Region needs to supply a total of 171,685 housing units for the planning period between 2021 and 2029 (SANDAG 2019b).

The most recent RHNA from SANDAG stated that Oceanside needs to build 5,443 units from 2021 through 2029 (SANDAG 2020). This total is distributed by income categories as shown in Table 4.12-4.

Table 4.12-4. San Diego Regional Housing Needs Assessment Allocation

	Very Low	Low	Moderate	Above Moderate	Total
Units Needed	1,268	718	883	2,574	5,443
Percentage of Total Houses Needed	23	13	16	47	100.0

Source: SANDAG 2020.

Employment

Employment and job growth have an influence on housing needs in the region and in the City. As shown in Table 4.12-5, about two-thirds of the population aged 16 and over were in the City’s labor force in 2018.

Table 4.12-5. Labor Force in Oceanside 16 Years and Over

Labor Force Status	Persons	Percentage
In labor force	91,921	65%
Civilian labor force	89,501	63%
Employed	83,950	59%
Unemployed	5,551	4%
Armed Forces	2,420	2%
Not in labor force	50,266	35%
Population 16 years and over	142,187	100%

Source: City of Oceanside 2021.

SANDAG's forecast of job growth for the City and the San Diego region from 2010 to 2050 estimates that the City's job growth is projected to be faster than growth projected in the San Diego region until 2035, at which point growth slows compared to the region. While growth was projected to be 17% between 2010 and 2020, it slows to 10% between 2020 and 2035, and only 2% between 2035 and 2050 (City of Oceanside 2021).

Project Site

The project site is currently vacant land, surrounded by residential land uses. Currently, there are no people residing on the project site. The project site has a General Plan land use designation of CI – Civic Institutional and is zoned PS – Public/Semipublic. The proposed project would require a General Plan land use of MDB-R – Medium Density Residential - B (10-15 du/ac), and a zone of PD – Planned Development (Figure 3-5, Proposed Land Use and Zoning Designations).

4.12.2 Regulatory Setting

State

California Government Code (Sections 65580-65590)

State law mandates local communities plan for enough housing to meet projected growth in California. Article 10.6 of the California Government Code (Sections 65580–65590) requires each County and City to prepare a Housing Element as part of its General Plan. The housing element is one of seven state-mandated elements that every General Plan must contain, and it is required to be updated every 5 to 8 years and to be determined legally adequate by the state. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regards to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

Housing Accountability Act

The Housing Accountability Act, Government Code section 65589.5, establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing needs. The Legislature first enacted the Housing Accountability Act in 1982 and recently amended it to expand and strengthen its provisions as part of the overall recognition of the critically low volumes of housing stock

in California. In amending the Housing Accountability Act, the Legislature made repeated findings that the lack of housing and the lack of affordable housing is a critical problem that threatens the economic, environmental, and social quality of life in California.

Regional

San Diego Association of Governments

SANDAG is a public agency, composed of 18 cities and the County of San Diego, which builds strategic plans guiding the San Diego region in land use, growth, economics, and the environment. SANDAG also provides population and housing estimates for the region, which are based, in part, on local jurisdictional planning data, and inform regional planning.

The SANDAG Regional Comprehensive Plan, adopted in 2004, provides a long-term planning framework for the San Diego Region. The Regional Comprehensive Plan identified smart growth and sustainable development as important strategies to direct the region's future growth toward compact, mixed-use development in urbanized communities that already have existing and planned infrastructure, and then toward connecting those communities with a variety of transportation choices.

In 2011, SANDAG approved the 2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). This approval marked the first time SANDAG's RTP included a SCS, consistent with the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375). This RTP/SCS provided a blueprint to improve mobility, preserve open space, and create communities, all with transportation choices to reduce greenhouse gas emissions and meet specific targets set by the California Air Resources Board as required by the 2008 Sustainable Communities Act.

SANDAG is required by law to update its regional transportation plan every 4 years. In December 2021, SANDAG adopted the latest update to its RTP/SCS. SANDAG's 2021 RTP/SCS, known as the 2021 Regional Plan, builds upon SANDAG's 2019 RTP/SCS, known as the 2019 Federal Regional Transportation Plan.

The 2021 Regional Plan updates growth forecasts and is based on the most recent planning assumptions, adopted land use plans, including the City's General Plan, and other factors from the cities in the region and the County. SANDAG's Regional Plan will change in response to the City's and other jurisdictions' ongoing land use planning. For example, the City's General Plan, and other local General Plans, may change based on General Plan amendments initiated by the jurisdiction or landowner applicants. The General Plan amendments may result in increases in development densities by amending the regional category designations or zoning classifications. Accordingly, the latest forecasts from the SANDAG RTP/SCS of future development in the San Diego region, including location, must be coordinated closely with each jurisdiction's ongoing land use planning because plans are not static, as recognized by the need for updates to SANDAG's RTP/SCS every 4 years.

San Diego Association of Governments Series 14 Regional Growth Forecast

The SANDAG Series 14 Regional Growth Forecast serves as the foundation for the 2021 Regional Plan and other planning documents across the region. This summary includes an overview of the regional demographic, economic, and housing trends expected over the next 34 years.

San Diego Association of Governments 6th Cycle Regional Housing Needs Assessment

State law requires that jurisdictions provide their fair share of regional housing needs. The California Department of Housing and Community Development is mandated to determine the statewide housing need. In cooperation with Department of Housing and Community Development, local governments and councils of government are charged with determining the city's or region's existing and projected housing need as a share of the statewide housing need.

Local

City of Oceanside General Plan

The state requires that each city draft and adopt a comprehensive General Plan that provides guidance for the city's growth and development. As mandated by state law, the City adopted its 2021–2029 Housing Element in June 2021 and is currently working with the California Department of Housing and Community Development to obtain certification. The Housing Element is designed to provide development guidance for housing through facilitating the development of a variety of housing types, appropriately removing housing restraints, enhancing existing residential neighborhoods, promoting equal housing opportunities, and encouraging new housing growth patterns within the City until April 15, 2029 (City of Oceanside 2021).

The City's 2021–2029 Housing Element includes the following goals, objectives, and policies that are relevant to the project:

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

Policy 1.1: Promote a high-quality urban environment with stable residential neighborhoods and healthy business districts.

Policy 1.2: Encourage and assist in neighborhood rehabilitation and beautification activities.

Policy 1.3: Promote a high, stable rate of homeownership in Oceanside.

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.

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.

Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition.

General Plan Land Use Element

The General Plan Land Use Element includes the following goals, objectives, and policies that are relevant to the project:

Goal 1: Community Enhancement. The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.16 Housing: 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 1.16C: The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities, and public services.

Policy 1.16E: The City shall protect, encourage, and where feasible, providing housing opportunities for persons of low and moderate income.

Goal 2.3: Residential Development. To direct and encourage the proper type, location, timing and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well-balanced and organized City.

Policy 2.32B: Residential projects that possess and an excellence of design features shall be granted the ability to achieve densities above the base density. Project characteristics that exceed standards established by City policy and those established by existing or approved developments in the surrounding area will be favorably considered in the review of acceptable density within the range. Such characteristics include, but are not limited to the following:

- Infrastructure improvements beyond what is necessary to serve the project and its population.
- Lot standards (i.e., lot area, width, depth) which exceed the minimum standards established by City policy.
- Development standards (i.e., parking, setbacks, lot coverage) which exceed the standards established by City policy.
- Superior architectural design and materials.
- Superior landscape/hardscape design and materials.
- Superior recreation facilities or other amenities.
- Superior private and/or semi-private open space areas.
- Floor areas that exceed the norm established by existing or approved development in the surrounding area.
- Consolidation of existing legal lots to provide unified site design.
- Initiation of residential development in areas where nonconforming commercial or industrial uses are still predominant.
- Participation in the City's Redevelopment, Housing, or Historical Preservation programs.
- Innovative design and/or construction methods that further the goals of the General Plan.

- The effectiveness of such design features and characteristics in contributing to the overall quality of a project shall be used to establish the density above base density. No one factor shall be considered sufficient to permit a project to achieve the maximum potential density of a residential land use designation.

4.12.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to population and housing are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to population and housing would occur if the project would:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

4.12.4 Impacts Analysis

Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project would construct 164 multifamily residential units, which would have the potential to house approximately 469 people, based on the City's Housing Element of an average household size of 2.86 persons per dwelling unit (USCB 2021). Current General Plan land use and zoning on the project site would not allow for multifamily residential; however, the project proposes a General Plan land use of MDB-R – Medium Density Residential - B (10–15 du/ac), and a zone of PD – Planned Development (Figure 3-5, Proposed Land Use and Zoning Designations).

The most recent RHNA from SANDAG stated that Oceanside needs to build 5,443 units, including 718 low income units, from 2021 through 2029 (SANDAG 2020). The project is expected to bring 164 units to market in 2024/2026, all of which would be market-rate units, which would be within SANDAG's growth projection for housing during the 6th Cycle planning horizon (i.e., April 2021 – April 2029). Therefore, the project would not conflict with SANDAG's regional growth forecast for the City.

Although the project would directly lead to additional growth within the City, and the increase in population growth at the project site was not accounted for in the City's Housing Element or General Plan, the increase in units would be within SANDAG's growth projection and would not conflict with the regional growth forecast for the City. The proposed project meets the General Plan goals and policies. Policy 1.2, which encourages and assists in neighborhood rehabilitation and beautification activities, would be met by redeveloping a vacant and underutilized property that encourages vandalism, dumping, and other nuisance activities. The project also meets Policy 1.3, which promotes a high, stable rate of homeownership in Oceanside, by providing new entry-level, for-sale housing designed for first-time homebuyers. Consistent with Goal 2, the project also provides varied levels of amenities and number of bedrooms. Lastly, the project will pay the affordable housing in-lieu fee to help fund the development of low-income and moderate-income housing opportunities throughout the City in support of Policies 3.5 and 3.7.

The project would not lead to indirect growth, as the project does not include substantial infrastructure improvements that would allow for additional unplanned growth in the area. It is noted that the surrounding area already includes land developed or designated for residential uses, and land that has not been developed is designated as Open Space, limiting further substantial development of the area. Therefore, the project would not induce substantial unplanned population growth in the developed area, and impacts would be **less than significant**.

Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is currently vacant and was previously developed with an elementary school, which has since been demolished. Therefore, the project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and impacts would be **less than significant**.

4.12.5 Cumulative Analysis

The geographic context for the analysis of cumulative impacts associated with population and housing consists of the City, which is consistent with how population is addressed and planned for by the City of Oceanside General Plan and RHNA. Cumulative projects in addition to the proposed project could result in both direct and indirect cumulative impacts to population and housing in the City. Projects that include residential development could result in direct impacts to population growth in the City, and nonresidential projects located on undeveloped land could result in indirect growth due to the need for new roads and/or utilities, or expansion of existing infrastructure.

Cumulative projects outlined in Section 3.4, Cumulative Projects, include residential, commercial, mixed-use, hotels, and recreational development projects. In combination with the proposed project, there is a total of 2,271 dwelling units. The introduction of a new population is not, in and of itself, a significant cumulative impact. As with a project-level analysis, the significance of a cumulative population impact is determined by whether the population growth resulting from the combined cumulative projects would be considered to induce substantial unplanned population growth in the area. All cumulative projects would be required to prepare an environmental document addressing potential impacts to population and housing, would be required to comply with the City's General Plan Housing Element and City ordinances related to housing, and would be subject to applicable development fees. Compliance with City regulations and fees would ensure that cumulative impacts related to population and housing are adequately addressed. Impacts would be **less than significant**.

4.12.6 Mitigation Measures

Impacts related to population and housing as a result of project implementation are determined to be less than significant, and therefore no mitigation measures are required.

4.12.7 Level of Significance After Mitigation

No substantial impacts related to population and housing were identified; therefore, no mitigation measures are required. Impacts related to population and housing would be **less than significant**.

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