

Table B- 16: Lower Income Units in Small Sites

	Vacant	Underutilized	Total Lower Income Units
No Rezone Sites	24	229	253
Rezone Sites	14	599	613
Total Lower income Units in Small Sites	38	828	866
Total Lower income Sites Capacity	911	3,192	4,103
Lower Income Sites Capacity - Without small sites	873	2,364	3,237
Remaining RHNA Need			1,797

6. Density and Affordability Assumptions

State law (Assembly Bill 2342/Government Code 65583.2) uses allowed density as a proxy for income/affordability for the sites inventory. Table B-17 shows the site conditions used to determine affordability for the sites inventory. Generally, lower density zones are presumed to be affordable to moderate and above moderate households. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing. State law also provides that an alternate density may be deemed suitable depending on local circumstances. According to HCD, parcels need to be appropriately sized (between 0.5 to 10 acres) to achieve financial feasibility of lower income units.

The sites inventory assumes that sites with densities of at least 28.9 du/acre are affordable to lower income households, as explained below. Since the range density allowed in the corridors is expected to be 35 du/ac (minimum) to 43 du/ac (maximum), all corridor sites are assumed to be suitable for lower density (unless they do not meet the size requirements of 0.5 to 10 acres).

Table B-17: Affordability by Density and Size

Income Level	Site Conditions
Lower	Maximum density allowed: 28.9 – 63 du/ac AND 0.5-10 acres Minimum density allowed: 35 du/ac AND 0.5-10 acre Maximum density allowed: 3.5-15 du/ac, any parcel size Maximum density allowed: 28.9 – 63 du/ac and less than 0.5 or more than 10 acres
Moderate/ Above Moderate	Minimum density allowed 35 du/ac AND less than 0.5 acres or more than 10 acres 3.5-15 du/ac

a. Lower Income Affordability Density

A recent study by Keyser Marston Associates (KMA)²⁸ examined the relative cost and financial feasibility of affordable housing development at different densities in San Diego County. The study reviewed recently completed affordable housing developments and also compared three prototype multi-family development types at densities of 20, 24 and

²⁸ Keyser Marston Associates, 2016

30 units/acre in order to compare development feasibility at different densities. KMA found that most recent affordable housing developments built from 2009 to the present in San Diego County had densities between 15 and 29 units/acre.

7. Vacant and Underutilized Sites to Accommodate RHNA

Tables B-11 and Table B-12 summarize the inventory of vacant and underutilized sites, organized by neighborhood. A parcel-specific listing of sites is provided in Tables B-13 and B-14. Figure B-1 shows the locations of these potential sites.

Table B-18: Vacant Sites Summary

Neighborhood	Lower	Moderate/ Above Mod	Total Units
Sites Not Requiring Rezoning	87	460	547
Coast Highway Incentive District	12	35	47
Coastal	12	0	12
Downtown	15	6	21
East Side Capistrano	0	219	219
El Camino Real	0	2	2
Hwy 76	0	15	15
Inland	0	32	32
North River Road	48	0	48
Oceanside Blvd	0	26	26
Rancho Del Oro Dr	0	111	111
Scattered Sites	0	14	14
Candidate Rezoning Corridor Sites	824	1,019	1,843
Totals	911	1,479	2,390

Source: City of Oceanside, March 2021.

Table B-19: Underutilized Sites Summary

Neighborhood	Lower	Moderate Above Mod	Total Units
Sites Not Requiring Rezoning	750	73	823
Coast Highway Incentive District	601	57	658
Coastal	33	12	45
Inland	0	4	4
Oceanside Blvd	116	0	116
Candidate Rezoning Corridor Sites	2,442	560	3,002
Totals	3,192	633	3,825

Source: City of Oceanside, March 2021.

The City does not rely on non-vacant sites to meet its remaining lower income RHNA. The City has identified vacant sites with a capacity for 911 lower income units. Based on a remaining need of 1,797 lower income units, 50.7% of lower income units are on vacant sites.

8. Conclusion

Overall, the City has the ability to accommodate at least 1,370 units on vacant and underutilized sites across the City under the current General Plan and development regulations. The City has identified 56 candidate sites along its corridors that are anticipated to be rezoned to increase the minimum density to 35 du/ac through its Smart Sustainable Corridors Plan. These corridor sites could accommodate an additional 4,845 units. Table B-9 presented earlier summarizes the City's land inventory for the 2021-2029 planning period.

9. Sites Inventory Parcel-by-Parcel Analysis

According to HCD, the inventory must include all of the following:

- A parcel-specific listing of sites, using assessor parcel number(s) (APN).
- The general plan and zoning designations of sites.
- A description of parcel size. This is important as parcel size can be a key factor in determining development viability, capacity and affordability.
- A description of existing uses of any non-vacant sites.
- A description of whether the parcel has available or planned and accessible infrastructure.
- The income category (above moderate-, moderate-, or lower- income) that the site is expected accommodate (see below).
- If the parcel was identified in a previous planning period site inventory

As part of the site selection methodology, all sites have access to electrical service, natural gas supply, water and sewer service. Table B-21 and Table B-23 show these required characteristics in addition to the estimated capacity.

Table B- 22 and Table B- 24 show the details of the selection characteristics for non-vacant sites. The selection characteristics used to determine the suitability of non-vacant sites include:

1. Property owner or developer interest.
2. Existing uses are the similar types of uses being recycled in Oceanside
 - a. Auto-related commercial uses
 - b. Parking lot
 - c. Underperforming commercial uses (restaurants/hotels/gyms, strip malls.)
3. Improvement to Land Ratio is of less than 1.0, indicating the land is worth more than the structures on site.
4. Building age is at least 30 years
5. Property is located within ¼ mile of Sprinter Station and therefore conducive to transit-oriented development.
6. Property is located within ¼ mile of a recent residential or mixed-use project. Projects include both redevelopment projects and projects on vacant lots.
7. Located within areas targeted for infill development (Downtown, Coast Highway Corridor, Smart and Sustainable Corridor Specific Plan)

The general trend is that non-vacant sites suitable for redevelopment that do not need rezoning are generally: auto-related commercial uses, ILV is less than 1.0, building age is at least 30 years, and site is located within ¼ mile of a recent project. These trends are likely due to the location of the no rezone sites. No rezone sites are concentrated along the Downtown and Coast Highway focus areas. Since the Coast Highway Incentive District has already been in place since 2019 (and was preceded by 2009's Coast Highway Vision and Strategic Plan (CHVSP), there are more examples of redevelopment and the characteristics of properties that redevelop.

By contrast, Candidate Rezone sites all fall within the Smart and Sustainable Corridors Plan (SSCSP) which is being integrated to the City's General Plan Update. City has identified

housing opportunities along key corridors—including Vista Way, Oceanside Boulevard, and Mission Avenue. The SSCSP will promulgate smart growth policies that fulfill a key mandate of the City's recently-adopted Climate Action Plan – i.e., enabling transit-oriented development as the principal means of accommodating future housing and employment growth. While current zoning within the City's major commercial corridors allows for mixed-use development with residential densities up to 29 dwelling units per acre, new policies, standards, and incentives needed to spur infill and redevelopment in these areas will be addressed in the SSCSP. The SSCSP will play a key role in establishing a growth vision for the next 15 to 20 years by:

- 1) Identifying those areas best suited for future employment and housing growth; and
- 2) Ensuring that the resources necessary to accommodate such growth are dedicated to these areas

Because the plan is in its early stages and the resources and incentives to promote development are not in place, there are few examples of recent development within the proposed SSCP. Three recent projects at different stages of development that fall within the SSCP are shown in Table below.

Table B- 20: Characteristics of Redevelopment Projects within the SSCP

Project Name	Status	LU Designation	Zoning	Existing Use	ILV	Age	Amenities
901 Pier View MU	Approved	Downtown	Subdistrict 2	Office +parking	0.44	N/A	¼ mi from transit access, ¼ mi from school, ¼ mi to grocery
Mission Flats Mixed Use	Building Permit Review	SC	CS-L-H	Barn and storage buildings	0.00		¼ mi from transit access, ¼ mi to grocer, 4 schools nearby but over 1 mile away
Ocean Kamp	Under Review	Commercial	CC	Drive-in theater	0.00		¼ mi from transit access, ½ mi from school, ¼ mi from grocer

Most of the Candidate Rezone sites have ILV greater than one. However, the age of the structure as well as underperforming uses make them suitable for redevelopment. The City gauged the possibility of redevelopment of these sites based on the property owners and developers that have approached the City. For the candidate rezone sites where owners have already expressed interest, ILV is greater than 1.0. These are sites with large structures such as older shopping centers, office building with large parking areas. Often these high improvement values may serve as financial liability to property owners if the uses are not generating adequate revenues but are still subject to high property taxes. These sites are also included due to other factors such as age of structure and underperforming uses as well as the expected incentivized development with the adoption of the SSCSP.

Section c. **Suitability of Nonvacant Sites** describes in detail how the City determined underperforming uses and the feasibility of these uses being redeveloped.

Table B- 21: Sites Inventory- Not Requiring Rezoning

Site #	APN	Address	Planning Area	GP	Zoning	Size (Acre)	Min Den (du/ac)	Max Den (du/ac)	Capacity (adj.)	Consol. Potential ?	Owner ID	Existing Use	Previous Cycle?	
Lower Income														
1	1520222700	1034 S Coast Hwy	CHID ¹	C-GC	C-2	0.42	0	43	12	K	1	Vacant	PC	
2	1503711000	0 S Cleveland Street	Coastal	C-RH	R-3	0.11	15	43	3	T	2	Vacant	PC	
3	1520131100	1005 S Cleveland Street	Coastal	C-RH	R-3	0.31	15	43	9	T	2	Vacant	PC	
4	1470203100	0 Neptune Way	Downtown	DT	D-13	0.50	29	43	15		3	Vacant	PC	
5	1570403300	0 North River Road	North River Road	NC	CN	2.37	0	29	48		4	Vacant	N	
									<i>Subtotal (Vacant)</i>		<i>87</i>			
6	1501830100	402 S Tremont	CHID	C-GC	C-2	0.11	0	43	3	A	5	Parking lot	PC	
7	1501830200	404 S Tremont	CHID	C-GC	C-2	0.11	0	43	3	A	5	Parking lot	PC	
8	1501830300	408 S Tremont	CHID	C-GC	C-2	0.11	0	43	3	A	5	Parking lot / storage	PC	
9	1501830900	425 S Coast Hwy	CHID	C-GC	C-2	0.23	0	43	6	A	6	Retail and personal services	N	
10	1501831000	417 S Coast Hwy	CHID	C-GC	C-2	0.23	0	43	6	A	6	Retail and personal services	N	
11	1501831100	405 S Coast Hwy	CHID	C-GC	C-2	0.11	0	43	3	A	6	Parking lot	N	
12	1501831200	405 S Coast Hwy	CHID	C-GC	C-2	0.11	0	43	3	A	5	American Import - used cars	N	
13	1501831300	409 S Coast Hwy	CHID	C-GC	C-2	0.23	0	43	6	A	5	American Import - used cars	N	
14	1501840100	504 S Tremont	CHID	C-GC	C-2	0.23	0	43	6	B	6	Coast Auto Care - vehicle storage	PC	
15	1501840200	512 S Tremont	CHID	C-GC	C-2	0.11	0	43	3	B	6	Coast Auto Care	N	
16	1501840300	520 S Tremont	CHID	C-GC	C-2	0.23	0	43	6	B	7	Auto body shop	N	
17	1501840400	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	B	8	Bagby parking lot	PC	
18	1501840500	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	B	8	Bagby parking lot	PC	
19	1501840600	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	B	8	Bagby parking lot	PC	
20	1501840800	515 S Coast Hwy	CHID	C-GC	C-2	0.23	0	43	6	C	9	PCH Car Co. - used cars	N	

21	1501840900	501 S Coast Hwy	CHID	C-GC	C-2	0.34	0	43	10	C	9	PCH Car Co. - used cars	N
22	1530302000	1555 S Coast Hwy	CHID	C-GC	C-2	2.54	0	43	76		10	Seahive Marketplace	PC
23	1503030500	820 S Coast Hwy	CHID	C-GC	C-2	0.35	0	43	10		11	Auto repair shop and storage	N
24	1503040100	902 S Coast Hwy	CHID	C-GC	C-2	0.32	0	43	9	F	6	RV dealership	PC
25	1503040200	511 LEONARD AVE	CHID		CG	0.11	0	29	2	F	6	RV dealership	PC
26	1503040300	511 LEONARD AVE	CHID		CG	0.11	0	29	2	F	6	RV dealership	PC
27	1503041900	928 S Coast Hwy	CHID	C-GC	C-2	0.52	0	43	15	F	6	RV dealership	PC
28	1503730100	816 S Tremont	CHID	C-GC	C-2	0.46	0	43	13	G	12	Parking lot	PC
29	1503730200	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	G	12	Parking lot	PC
30	1503730300	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	G	12	Parking lot	PC
31	1503730400	865-875 S Coast Hwy	CHID	C-GC	C-2	0.10	0	43	3	G	12	Strip retail building	N
32	1503730500	815-845 S Coast Hwy	CHID	C-GC	C-2	0.46	0	43	13	G	12	Strip retail building	N
33	1503730600	805 S Coast Hwy	CHID	C-GC	C-2	0.14	0	43	4	G	12	Alan's Bike Shop	N
34	1520211000	1002 S Coast Hwy	CHID	C-GC	C-2	0.14	0	43	4	J	12	Grace Church	N
35	1520212500	1012 S Coast Hwy	CHID	C-GC	C-2	0.41	0	43	12	J	12	Vacant Office space	N
36	1520212600	1024 S Coast Hwy	CHID	C-GC	C-2	0.54	0	43	16	J	12	Commercial building	PC
37	1520222600	1030 S Coast Hwy	CHID	C-GC	C-2	0.52	0	43	15	K	1	Diego's Mexican & Start Fresh Café	N
38	1520231000	1126 S Coast Hwy	CHID	C-GC	C-2	0.80	0	43	24		13	Strip mall	N
39	1503721200	305 Wisconsin Ave	CHID	C-GC	C-2	0.51	0	43	15		6	Vacant building - former auto repair	N
40	1520141200	1132 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	N	14	Coast Collision Center	N
41	1520141600	1112 S Tremont St	CHID	C-GC	C-2	0.34	0	43	10	N	14	Coast Collision Center	N
42	1520141800	1112 S Tremont St	CHID	C-GC	C-2	0.34	0	43	10	N	14	Coast Collision Center	N
43	1522001000	1434 S Coast Hwy	CHID	C-GC	C-2	0.52	0	63	22		15	Westcoast Auto Service	N

44	1522001300	1520 S Coast Hwy	CHID	C-GC	C-2	2.18	0	63	96		16	North County Auto Body & used car sales	N
45	1530300400	1523 S Coast Hwy	CHID	C-GC	C-2	0.57	0	63	25	P	17	Commercial building	PC
46	1530302600	1515 S Coast Hwy	CHID	C-GC	C-2	0.86	0	63	37	P	18	Oceanside Self Service Car Wash	PC
47	1530303000	1517 S Coast Hwy	CHID	C-GC	C-2	0.86	0	63	37	P	12	Former boat repair and storage	PC
48	1472830400	116 S Coast Hwy	CHID	C-GC	C-2	0.23	0	63	10	Q	19	Auto dealership	N
49	1472830500	114 S Coast Hwy	CHID	C-GC	C-2	0.11	0	63	4	Q	19	Auto dealership	N
50	1472830800	102 S Coast Hwy	CHID	C-GC	C-2	0.34	0	63	14	Q	19	Auto dealership	PC
51	1500450100	407 Topeka St	CHID	C-GC	C-2	0.23	0	63	10	R	20	Auto service shop	N
52	1500450200	0 S Tremont St	CHID	C-GC	C-2	0.11	0	63	4	R	20	Auto service shop	N
53	1500450300	216 S Tremont St	CHID	C-GC	C-2	0.17	0	63	7	R	20	Office space	N
54	1503711500	923 S Cleveland Street	Coastal	C-RH	R-3	0.23	15	43	6	T	2	SFR and storage	N
55	1531120100	1602 S Coast Hwy	Coastal	C-CG	C-2	0.92	0	43	27		21	Motorcycle service shop	PC
56	1493401300	0 Crouch St	Oceanside Blvd	PC	CP	5.73	0	29	116		22	Coast Collision Center	N
									<i>Subtotal (underutilized)</i>	750			
									Total (Lower- Sites w/o rezone)	837			
Moderate/Above Moderate													
57	1520110200	1009 S Coast Hwy	CHID	C-GC	C-2	0.09	0	43	2	H	23	Vacant	PC
58	1520110300	1009 S Coast Hwy	CHID	C-GC	C-2	0.09	0	43	2	H	23	Vacant	PC
59	1503510100	802 S Pacific St	CHID	C-GC	C-1	0.23	0	43	6		24	Vacant	PC
60	1520140700	0 S Tremont St	CHID	C-GC	C-2	0.09	0	43	2	M	25	Vacant	PC
61	1520140800	0 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	M	25	Vacant	PC
62	1520140900	1142 S Tremont St	CHID	C-GC	C-2	0.11	0	43	3	M	25	Vacant	N
63	1521750200	0 S Cleveland St	CHID	C-RH	R-3	0.11	15	63	4	O	26	Vacant	N
64	1521750300	0 S Cleveland St	CHID	C-RH	R-3	0.11	15	63	4	O	26	Vacant	N
65	1521750400	0 S Cleveland St	CHID	C-RH	R-3	0.10	15	63	4	O	26	Vacant	N
66	1521750500	0 S Cleveland St	CHID	C-RH	R-3	0.08	15	63	3	O	26	Vacant	N
67	1521750600	0 S Cleveland St	CHID	C-RH	R-3	0.05	15	63	2	O	26	Vacant	N

68	1432050600	Freeman Street	Downtown	DT	D-9	0.11	29	43	3	W	27	Vacant	N
69	1432050700	701 Freeman Street	Downtown	DT	D-9	0.11	29	43	3	W	27	Vacant	N
70	1442401900	McNeil Street	East Side Capistrano	RH	PRD (R-3)	1.06	15	29	21	X	28	Vacant	N
71	1442510300	McNeil Street	East Side Capistrano	RH	PRD (R-3)	0.82	15	29	16	X	28	Vacant	N
72	1442510400	McNeil Street	East Side Capistrano	RH/OS	PRD (R-3)	3.47	15	29	70	X	28	Vacant	N
73	1442600100	McNeil Street	East Side Capistrano	RH/OS	PRD (R-3)	1.51	15	29	30	X	28	Vacant	N
74	1442600200	McNeil Street	East Side Capistrano	RH/OS	PRD (R-3)	3.88	15	29	78	X	28	Vacant	N
75	1480120500	Shoshone Street	East Side Capistrano	RH	R-3	0.11	15	29	2	Y	29	Vacant	N
76	1480120600	Shoshone Street	East Side Capistrano	RH	R-3	0.11	15	29	2	Y	29	Vacant	N
77	1650611500	3020 Skyline Drive	El Camino Real	EB-R	RE-B	1.63	1	3.5	2		30	Vacant	N
78	1571506500	Singh Way	Hwy 76	EB-R	RE-B-EQ	8.78	1	3.5	15		31	Vacant	N
79	1500621300	217 S Clementine St	Inland	UHD-R	RH-U	0.11	29	43	3	Z	32	Vacant	
80	1500621400	211 S Clementine St	Inland	UHD-R	RH-U	0.11	29	43	3	Z	32	Vacant	PC
81	1502350300	509 S Horne St	Inland	SFD-R	RS	0.11	4	5.9	0		33	Vacant	N
82	1503340900	0 Vine Street	Inland	UHD-R	RH-U	0.18	29	43	5	AA	34	Vacant	N
83	1503342000	0 Vine Street	Inland	UHD-R	RH-U	0.23	29	43	6	AA	34	Vacant	N
84	1511604600	0 Hunsaker Street	Inland	EB-R	RE-B	0.75	1	3.5	1		35	Vacant	N
85	1511605500	0 California Street	Inland		RE-B	0.28	1	3.5	0	AB	36	Vacant	N
86	1511605600	0 California Street	Inland	EB-R	RE-B	0.46	1	3.5	0	AB	36	Vacant	N
87	1511605700	0 California Street	Inland	EB-R	RE-B	0.44	1	3.5	0	AB	36	Vacant	N
88	1531405100	1117 Morse St	Inland	SFD-R	RS	0.30	4	5.9	0		37	Vacant	N
89	1531415100	0 Lucky St	Inland	SFD-R	RS	0.17	4	5.9	0	AC	38	Vacant	N
90	1531415200	0 Lucky St	Inland	SFD-R	RS	0.17	4	5.9	0	AC	38	Vacant	N
91	1531415300	0 Lucky St	Inland	SFD-R	RS	0.17	4	5.9	0	AC	38	Vacant	N
92	1540406800	0 California Street	Inland	EB-R	RE-B	2.40	1	3.5	4		39	Vacant	N

118	1520161100	220 Oceanside Blvd	CHID	C-RH	R-3	0.23	15	43	6		52	Commercial building	N
119	1472720600	121 S Coast Hwy	CHID	C-GC	C-2	0.11	0	43	3		53	Parking lot	N
120	1500470100	401 Michigan Ave	CHID	C-GC	C-2	0.23	0	43	6		54	All Pro Custom - auto shop	PC
121	1500470300	0 S Tremont St	CHID	C-GC	C-2	0.23	0	43	6		55	Vehicle storage	PC
122	1500510400	222 S Coast Hwy	CHID	C-GC	C-2	0.09	0	43	2	S	56	Parking Lot	PC
123	1500510500	222 S Coast Hwy	CHID	C-GC	C-2	0.11	0	43	3	S	56	Parking Lot	PC
126	1550320600	0 S Coast Hwy	Coastal	C-CG	C-2	0.15	0	43	4	V	57	Parking	N
127	1550320700	2028 S Coast Hwy	Coastal	C-CG	C-2	0.15	0	43	4	V	57	Retail building	PC
128	1550320800	0 S Coast Hwy	Coastal	C-CG	C-2	0.15	0	43	4	V	57	Parking	N
129	1500511900	515 Topeka Street	Inland	GC	CG	0.23	0	29	4		19	Parking Lot	PC
										<i>Subtotal (underutilized)</i>		73	
										Total Moderate/Above Moderate (Sites w/o rezone)		533	

Table B- 22: Selection Factors for Non-vacant No Rezone Sites

Site #	APN	Address	Planning Area	GP	Zoning	Consol. Potential?	Owner ID	Existing Use	ILV	Year	FAR	Notes	Selection Factors
6	1501830100	402 S Tremont	CHID	C-GC	C-2	A	4	Parking lot	0.06		0.00	TOD site located 500 feet from Oceanside Transit Center. Under same ownership as 404 and 408 S Tremont. Lot consolidation possible	2,3,5,6,7
7	1501830200	404 S Tremont	CHID	C-GC	C-2	A	4	Parking lot	0.06		0.00	TOD site located 500 feet from Oceanside Transit Center	2,3,5,6,7
8	1501830300	408 S Tremont	CHID	C-GC	C-2	A	4	Parking lot / storage	0.06		0.00	TOD site located 500 feet from Oceanside Transit Center	2,3,5,6,7
9	1501830900	425 S Coast Hwy	CHID	C-GC	C-2	A	5	Retail and personal services	0.58	1959	0.60	Consolidation possible. Age of building and high vacancy rate of uses	2,3,4,6,7
10	1501831000	417 S Coast Hwy	CHID	C-GC	C-2	A	5	Retail and personal services	0.58	1959	0.60	Consolidation possible, age of building and high vacancy rate. Same owner as 425 S Coast Hwy	2,3,4,6,7
11	1501831100	405 S Coast Hwy	CHID	C-GC	C-2	A	5	Parking lot	0.00		0.00	Consolidation possible	2,6,7

12	1501831200	405 S Coast Hwy	CHID	C-GC	C-2	A	5	American Import - used cars	0.89	1927	0.94	405 and 409 S Coast same owner, consolidation possible	2,3,4,6,7
13	1501831300	409 S Coast Hwy	CHID	C-GC	C-2	A	5	American Import - used cars	0.04		0.00	405 and 409 S Coast same owner, consolidation possible. Used car sales with high transition rate. Recent trend shows used car sales being phased out on Coast Hwy.	2,3,6,7
14	1501840100	504 S Tremont	CHID	C-GC	C-2	B	6	Coast Auto Care - vehicle storage	0.01		0.00	Underutilized lot used for vehicle storage. Storage is a non-conforming use in the C-2 zone and will likely redevelop based on recent development trends	2,3,6,7
15	1501840200	512 S Tremont	CHID	C-GC	C-2	B	6	Coast Auto Care	0.40	1964	0.64	Underutilized lot used for auto repair business and vehicle storage. The building is over 40 years old. Recent trends show auto repair and light industrial uses being phased out of coastal area	2,3,6,7
16	1501840300	520 S Tremont	CHID	C-GC	C-2	B	7	Auto body shop	0.12	1950	0.25	Underutilized lot used for body shop business and vehicle storage. Building and site are in disrepair. Auto body repair is not a permitted use in the C-2 district and the current use is legal, non-conforming. Recent trends show light industrial uses being phased out of coastal area	2,3,4,6,7
17	1501840400	0 S Tremont St	CHID	C-GC	C-2	B	8	Bagby parking lot	0.00		0.00	Lot is used as parking lot for restaurant/brewery across the street. Site is zoned C-2 and located adjacent to residential. Mixed-use development is ideal based on location and recent development trends. Opportunity for parking to be retained	2,3,6,7
18	1501840500	0 S Tremont St	CHID	C-GC	C-2	B	8	Bagby parking lot	0.00		0.00	Lot is used as parking lot for restaurant/brewery across the street. Site is zoned C-2 and located adjacent to residential. Mixed-use development is ideal	2,3,6,7

												based on location and recent development trends.	
19	1501840600	0 S Tremont St	CHID	C-GC	C-2	B	8	Bagby parking lot	0.00		0.00	Lot is used as parking lot for restaurant/brewery across the street. Site is zoned C-2 and located adjacent to residential. Mixed-use development is ideal based on location and recent development trends.	2,3,6,7
20	1501840800	515 S Coast Hwy	CHID	C-GC	C-2	C	9	PCH Car Co. - used cars	0.08	1965	0.02	Used car sales with high turnover rate. Used car sales on Coast Hwy are being phased out	2,3,4,6,7
21	1501840900	501 S Coast Hwy	CHID	C-GC	C-2	C	9	PCH Car Co. - used cars	0.83	1950	0.49	Used car sales with high turnover rate. Used car sales on Coast Hwy are being phased out	2,3,4,6,7
22	1530302000	1555 S Coast Hwy	CHID	C-GC	C-2		10	Seahive Marketplace	0.05	1966	0.11	Underutilized site with over 65% land used for vehicle storage and parking. The location, lot size, age of existing building, and recent residential development trends on Morse Street make it an ideal redevelopment site	2,3,4,6,7
23	1503030500	820 S Coast Hwy	CHID	C-GC	C-2		11	Auto repair shop and storage	0.44	1954	0.19	Underutilized site with former auto repair business and non-conforming storage yard. Storage is not a permitted use in C-2. Age of building and low FAR make it a good site	2,3,4,6,7
24	1503040100	902 S Coast Hwy	CHID	C-GC	C-2	F	6	RV dealership	0.08		0.05	Used car sales with high turnover rate. Used car sales on Coast Hwy are disappearing	2,3,6,7
25	1503040200	511 LEONARD AVE	CHID		CG	F	6	RV dealership	0.00		0.00	Lot has historically been used for used car sales and recently for vehicle storage and has high turnover. Opportunity to consolidate with adjacent parcel	2,3,6,7
26	1503040300	511 LEONARD AVE	CHID		CG	F	6	RV dealership	0.06		0.05	Lot has historically been used for used car sales and recently for vehicle storage and has high turnover. Opportunity to consolidate with adjacent parcel	2,3,6,7
27	1503041900	928 S Coast Hwy	CHID	C-GC	C-2	F	6	RV dealership	0.40	1966	0.25	Underutilized site currently occupied for trailer sales. Site has high turnover rate. Site has the	2,3,4,6,7

												ability to be consolidated with adjacent used car lots.	
28	1503730100	816 S Tremont	CHID	C-GC	C-2	G	12	Parking lot	0.08		0.00	Site is an underutilized parking lot for adjacent businesses on Coast Hwy. There is relatively low demand for parking at this location which would make it ideal to redevelop as mixed-use	2,3,6,7
29	1503730200	0 S Tremont St	CHID	C-GC	C-2	G	12	Parking lot	0.08		0.00	Site is an underutilized parking lot for adjacent businesses on Coast Hwy. There is relatively low demand for parking at this location which would make it ideal to redevelop as mixed-use	2,3,6,7
30	1503730300	0 S Tremont St	CHID	C-GC	C-2	G	12	Parking lot	0.08		0.00	Site is an underutilized parking lot for adjacent businesses on Coast Hwy. There is relatively low demand for parking at this location which would make it ideal to redevelop as mixed-use	2,3,6,7
31	1503730400	865-875 S Coast Hwy	CHID	C-GC	C-2	G	12	Strip retail building	1.35	1974	0.80	Entire block is developed with an aging, single-story multi-tenant commercial building. Business license records indicate a high turnover rate with common vacancies. Opportunity for vertical mixed-use	2,3,4,6,7
32	1503730500	815-845 S Coast Hwy	CHID	C-GC	C-2	G	12	Strip retail building	1.56	1974	0.69	Entire block is developed with an aging, single-story multi-tenant commercial building. Business license records indicate a high turnover rate with common vacancies.	2,3,4,6,7
33	1503730600	805 S Coast Hwy	CHID	C-GC	C-2	G	12	Alan's Bike Shop	0.90	1974	0.57	Entire block is developed with an aging, single-story multi-tenant commercial building. Business license records indicate a high turnover rate with common vacancies.	2,3,4,6,7
34	1520211000	1002 S Coast Hwy	CHID	C-GC	C-2	J	12	Grace Church	1.48	1950	0.26	Consolidation possible. Low FAR and aging structure	2,3,4,6,7
35	1520212500	1012 S Coast Hwy	CHID	C-GC	C-2	J	12	Vacant Office space	0.70	1970	0.55	Consolidation possible with adjacent lots very possible. The	2,3,4,6,7

												commercial building has high turnover of tenants	
36	1520212600	1024 S Coast Hwy	CHID	C-GC	C-2	J	12	Commercial building	0.23	1974	0.17	Consolidation possible with adjacent lots very possible. The commercial building has high turnover of tenants. Very low FAR	2,3,4,6,7
37	1520222600	1030 S Coast Hwy	CHID	C-GC	C-2	K	1	Diego's Mexican & Start Fresh Café	0.44	1965	0.18	Consolidation for vacant lot at 1034 S. Coast Hwy very possible since same ownership. Low FAR	2,3,4,6,7
38	1520231000	1126 S Coast Hwy	CHID	C-GC	C-2		13	Strip mall	1.05		0.29	Outdated shopping center with history of turnover and vacancies. Inefficient building and parking design	2,3,6,7
39	1503721200	305 Wisconsin Ave	CHID	C-GC	C-2		6	Vacant building - former auto repair	0.52		0.29	Property has split zoning of C-2/R-3 and has vacant R-3 that is ideal for residential	2,3,6,7
40	1520141200	1132 S Tremont St	CHID	C-GC	C-2	N	14	Coast Collision Center	0.00		0.00	Contiguous parcels used for an autobody shop and vehicle storage. The use has occupied the site for decades. As a non-conforming use (Autobody requires M-1 zoning), recent trends show these types of uses redeveloping with C-2 permitted ,7uses. A similar property in the 600 block of S. Tremont developed with light industrial uses recently sold and converted to commercial uses.	2,3,6,7
41	1520141600	1112 S Tremont St	CHID	C-GC	C-2	N	14	Coast Collision Center	0.40	1960	0.44	Contiguous parcels used for an autobody shop and vehicle storage. The use has occupied the site for decades. As a non-conforming use (Autobody requires M-1 zoning), recent trends show these types of uses redeveloping with C-2 permitted uses. A similar property in the 600 block of S. Tremont developed with light industrial uses recently sold and converted to commercial uses.	2,3,4,6,7
42	1520141800	1112 S Tremont St	CHID	C-GC	C-2	N	14	Coast Collision Center	1.41		0.00	Contiguous parcels used for an autobody shop and vehicle	2,3,7

												storage. The use has occupied the site for decades. As a non-conforming use (Autobody requires M-1 zoning), recent trends show these types of uses redeveloping with C-2 permitted uses. A similar property in the 600 block of S. Tremont developed with light industrial uses recently sold and converted to commercial uses.	
43	1522001000	1434 S Coast Hwy	CHID	C-GC	C-2		15	Westcoast Auto Service	0.54	1985	0.16	Property has historically been used for auto repair. The extremely low FAR and underutilization of the site primarily for vehicle storage make it a strong candidate. The proximity to the beach and access to Buccaneer Beach via a pedestrian trail as well as recent development trends of residential on Morse Street make it ideal site for residential mixed use.	2,3,4,6,7
44	1522001300	1520 S Coast Hwy	CHID	C-GC	C-2		16	North County Auto Body & used car sales	0.58	1965	0.17	Property has historically been used for auto repair. The extremely low FAR and underutilization of the site primarily for vehicle storage make it a strong candidate. The proximity to the beach and access to Buccaneer Beach via a pedestrian trail as well as recent development trends of residential on Morse Street make it ideal site for residential mixed use.	2,3,4,6,7
45	1530300400	1523 S Coast Hwy	CHID	C-GC	C-2	P	17	Commercial building	0.58	1958	0.18	Site has history of auto repair. The auto repair ceased in 2009 with subsequent auto sales use and a fitness use. Site is currently vacant. City has received inquiries on this site for potential mixed use, combined with adjacent parcels. The proximity to Loma Alta Creek beach trail and	2,3,4,6,7

												the beach makes it a strong candidate for mixed use.	
46	1530302600	1515 S Coast Hwy	CHID	C-GC	C-2	P	18	Oceanside Self Service Car Wash	0.03	1965	0.08	The site is occupied by a carwash that only utilizes a small portion of the site. The parcel size and high land value and location make it an ideal candidate for redevelopment	2,3,4,7
47	1530303000	1517 S Coast Hwy	CHID	C-GC	C-2	P	12	Former boat repair and storage	0.19		0.00	Site is occupied by a boat repair business and primarily used for storage. The low FAR and high land value make it a strong candidate for redevelopment. Recent trends show storage and repair-oriented businesses on Coast Hwy being reduced.	2,3,7
48	1472830400	116 S Coast Hwy	CHID	C-GC	C-2	Q	19	Auto dealership	1.21		1.00	City has been informed that the existing used car sale business on all three lots (116,114, and 102) is going out of business. The site is centrally located and of ideal size for a mixed-use project. Low FAR with existing building having potential for repurposing or total redevelopment of site	2,3,6,7
49	1472830500	114 S Coast Hwy	CHID	C-GC	C-2	Q	19	Auto dealership	1.13		1.04	see 116 S Coast	2,3,6,7
50	1472830800	102 S Coast Hwy	CHID	C-GC	C-2	Q	19	Auto dealership	0.06		0.03	see 116 S Coast	2,3,6,7
51	1500450100	407 Topeka St	CHID	C-GC	C-2	R	20	Auto service shop	0.31	1948	0.66	The site is occupied by an auto repair shop with outdoor storage. Recent trends show auto repair declining in the area. The site is adjacent to the Oceanside Transit Center and is ideal for TOD. Much redevelopment is occurring in the surrounding area.	2,3,4,6,7
52	1500450200	0 S Tremont St	CHID	C-GC	C-2	R	20	Auto service shop	0.00		0.00	Parcel is used for vehicle storage for adjacent auto repair business. TOD site.	2,3,6,7
53	1500450300	216 S Tremont St	CHID	C-GC	C-2	R	20	Office space	0.29	1935	0.47	Site developed with an office that was converted from a single-family home. TOD site	2,3,4,6,7

54	1503711500	923 S Cleveland Street	Coastal	C-RH	R-3	T	2	SFR and storage	0.31	1970	0.22	Site has dilapidated building with potential to redevelop into multi-family, including consolidation with adjacent vacant lot under same ownership. Similar residential development has occurred on Cleveland Street	2,3,4,6
55	1531120100	1602 S Coast Hwy	Coastal	C-CG	C-2		21	Motorcycle service shop	0.04	1964	0.33	Site had developer's conference for a mixed-use development proposal.	2,3,4,6
56	1493401300	0 Crouch St	Oceanside Blvd	PC	CP			Coast Collision Center	0.00		0.00	The vacant site has high development potential given proximity to the Crouch Street Sprinter Station. While there are some habitat considerations (grassland that grew on site over time), there is considerable development potential on a majority of parcel.	2,3,6,7
110	1502031200	508 S Coast Hwy	CHID	C-GC	C-2	D	36	Vacant building - former auto sales	0.48	1954	0.75	Auto-oriented uses being phased out in coastal area under the direction of the Coast Highway Incentive District.	2,3,4,6,7
111	1502031300	502 S Coast Hwy	CHID	C-GC	C-2	D	36	Vacant - former car lot	0.00		0.00	Auto-oriented uses being phased out in coastal area under the direction of the Coast Highway Incentive District	2,3,6,7
112	1503760800	624 S Tremont St	CHID	C-GC	C-2	E	37	Auto repair shop	0.00		0.00	Auto body repair is not a permitted use in the C-2 district and the current use is legal, non-conforming. Recent trends show light industrial uses being phased out of coastal area	2,3,6,7
113	1503760900	620 S Tremont	CHID	C-GC	C-2	E	37	Auto repair shop	0.47	1950	0.30	Auto body repair is not a permitted use in the C-2 district and the current use is legal, non-conforming. Recent trends show light industrial uses being phased out of coastal area	2,3,4,6,7
114	1520111100	1026 S Tremont St	CHID	C-GC	C-2	I	4	Vehicle storage	0.03		0.00	Underutilized lot used for vehicle storage. Storage is a non-conforming use in the C-2 zone and will likely redevelop based on recent development trends	2,3,6,7

115	1520111200	1032 S Tremont St	CHID	C-GC	C-2	I	4	Vehicle storage	0.03		0.00	Underutilized lot used for vehicle storage. Storage is a non-conforming use in the C-2 zone and will likely redevelop based on recent development trends	2,3,6,7
116	1520140300	1111 S Coast Hwy	CHID	C-GC	C-2	L	38	Used auto sales	0.82	1960	0.26	Used car sales with high transition rate. Recent trend shows used car sales being phased out on Coast Hwy.	2,3,4,6,7
117	1520140400	1123 S Coast Hwy	CHID	C-GC	C-2	L	38	Used auto sales	0.08		0.00	Used car sales with high transition rate. Recent trend shows used car sales being phased out on Coast Hwy.	2,3,6,7
118	1520161100	220 Oceanside Blvd	CHID	C-RH	R-3		39	Commercial building	0.62	1964	0.32	Old building with ILV >1.0. Commercial buildings have been redeveloped to mixed-use buildings with housing.	2,3,4,6,7
119	1472720600	121 S Coast Hwy	CHID	C-GC	C-2		40	Parking lot	0.00		0.00	Excess parking lot on strip mall areas have been redeveloped into mixed-use buildings with housing.	2,3,7
120	1500470100	401 Michigan Ave	CHID	C-GC	C-2		41	All Pro Custom - auto shop	0.08	1964	0.17	Auto body repair is not a permitted use in the C-2 district and the current use is legal, non-conforming. Recent trends show light industrial uses being phased out of coastal area	2,3,4,6,7
121	1500470300	0 S Tremont St	CHID	C-GC	C-2		42	Vehicle storage	0.00		0.00	Underutilized lot used for vehicle storage. Storage is a non-conforming use in the C-2 zone and will likely redevelop based on recent development trends	2,3,6,7
122	1500510400	222 S Coast Hwy	CHID	C-GC	C-2	S	43	Parking Lot	0.06		0.00	Excess parking lot on strip mall areas have been redeveloped into mixed-use buildings with housing.	2,3,6,7
123	1500510500	222 S Coast Hwy	CHID	C-GC	C-2	S	43	Parking Lot	0.18		0.00	Excess parking lot on strip mall areas have been redeveloped into mixed-use buildings with housing	2,3,6,7
126	1550320600	0 S Coast Hwy	Coastal	C-CG	C-2	V	44	Parking	0.00		0.00	Parking lot contiguous with more parking and a retail building that is over 40 years old.	2,3,6

127	1550320700	2028 S Coast Hwy	Coastal	C-CG	C-2	V	44	Retail building	2.07	1978	0.33	Retail building continuous with two parcels of excess parking lot. Strip malls in coastal areas seeing underperforming uses.	2,3,4,6
128	1550320800	0 S Coast Hwy	Coastal	C-CG	C-2	V	44	Parking	0.00		0.00	Parking lot contiguous with more parking and a retail building that is over 40 years old.	2,3,6
129	1500511900	515 Topeka Street	Inland	GC	CG			Parking Lot	0.01		0.00	Excess parking lot on strip mall areas have been redeveloped into mixed-use buildings with housing.	2,3,6

Table B-23: Sites Inventory- Candidate Rezone Sites

Site #	APN	Address	GP	Zoning	Size (Acre)	Min Den (du/ac)	Max Den (du/ac)	Capacit y (adj.)	Consol. Pot?	Owner ID	Existing Use	Previous Cycle
Lower												
130	1650120700	2136 El Camino Real	PC	CP	0.5	35	43	17	AP	58	Vacant	N
131	1650120600	2136 El Camino Real	PC	CP	0.78	35	43	27	AP	58	Vacant	N
132	1650120500	2136 El Camino Real	PC	CP	0.76	35	43	26	AP	58	vacant	N
133	1600531200	0 Mission Ave	GC	CG	1.82	35	43	63		59	Vacant	N
134	1602911200	0 Mission Ave	GC	CG	1.82	35	43	63		60	Vacant	N
135	1602906800	0 Hacienda Drive	GC	CL	3.14	35	43	109		61	Vacant	N
136	1483402500	1435 Mission Avenue	SC	CS-HO	0.43	35	43	14	AR	62	Vacant	N
137	1510104400	Greenbrier Drive	GC	CL	0.71	35	43	24		40	Vacant	N
138	1653605900	3698 Vista Way	SFD-R	RS	4.31	35	43	150		64	Vacant	N
139	1654934700	0 Vista Way	MDA-R	RM-A	2.08	35	43	72		65	Vacant	N
140	1610302300	0 Oceanside Blvd	NC	CN	5.28	35	43	184	AT	66	Vacant	PC
141	1610302400	0 Oceanside Blvd	NC	CN	2.15	35	43	75	AT	66	Vacant	PC
<i>Subtotal (Vacant)</i>								824				
142	1510111200	1702 Oceanside Blvd	SC	CS-HO	6.3	35	43	220		67	Best Plaza- Big Lots	N
143	1510104000	1906 Oceanside Blvd.	GC	CL	2.87	35	43	100		68	Oceanside Village Square- variety of shops	N
144	1622414000	4161 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	1.52	35	43	53	AJ	69	Rancho Del Oro Plaza Shopping Center- Dollar tree.	N
145	1622414100	4171 Oceanside Blvd.	GC	CG	1.8	35	43	63	AJ	69	Rancho Del Oro Plaza Shopping Center- office/medical (Dentistry)	N
146	1622412300	4211 Oceanside Blvd.	GC	CG - PBD-2	4.01	35	43	140	AL	70	Gateway Center- auto parts (AutoZone)	N
147	1622411000	4201 Oceanside Blvd.	GC	CG-PBD-2	2.59	35	43	90	AL	71	Gateway Center- Baskin Robbins	N

Table B-23: Sites Inventory- Candidate Rezone Sites

Site #	APN	Address	GP	Zoning	Size (Acre)	Min Den (du/ac)	Max Den (du/ac)	Capacity (adj.)	Consol. Pot?	Owner ID	Existing Use	Previous Cycle
148	1605601300	3855 Mission Avenue	SC	CS-L-H	4.71	35	43	164		72	OPD ON MISSION- Police Dept Office- PD plans to relocate facility	N
149	1651205900	0 Highway 78	SC	CS-HO	3.5	35	43	122			Westfield Mall-parking	N
150	1680121100	3805 Plaza Drive	CC	CC	0.69	35	43	24	AM	73	Tri City Crossroad- Sizzler	N
151	1680120300	3817 Plaza Drive	CC	CC	3.8	35	43	133	AM	74	Tri City Crossroad- retail TJ Maxx	N
152	1513102600	1729 S. Oceanside Blvd	SC	CS-HO	3.37	35	43	117	AN	75	Town n Country-office/retail- UPS	N
153	1513102200	1767 S. Oceanside Blvd	SC	CS-HO	0.65	35	43	22	AN	76	Town n Country-Crunch Fitness	N
154	1513102700	Oceanside Blvd	SC	CS-HO	1.56	35	43	54	AN	75	Town n Country-Parking Lot	N
155	1620312400	1401 El Camino Real	GI	IG-MP	4.11	35	43	143		77	Loma Alta Station-retail variety	N
156	1602713700	3240 Mission Avenue	GC	CG	0.35	35	43	59 ¹	AQ	78	Marty's Valley Inn	N
157	1602713800	3240 Mission Avenue	GC	CG	2.3	35	43	59 ¹	AQ	79	Marty's Valley Inn	N
158	1482602500	1527 Mission Avenue	NC	CN	9.45	35	43	330		80	Mission Promenade- retail variety	PC
159	1481700600	2005 Mission Avenue	NC	CN	9.53	35	43	333		81	Oceanside Plaza-retail	PC
160	1483402400	105 Brooks Street	SC	CS-HO	0.26	35	43	8	AR	62	Commercial/Liquor Store	N
161	1513103500	1320 Union Plaza Ct	PC	CP	1.9	35	43	66	AS	83	Former county offices	N
162	1513103700	1315 Union Plaza Ct	PC	CP	1.91	35	43	66	AS	83	Former county offices	N
163	1513103600	1305 Union Plaza Ct	PC	CP	1.3	35	43	45	AS	83	Former county offices	N
164	1513103400	1310 Union Plaza Ct	PC	CP	0.9	35	43	31	AS	83	Former county offices	N
Subtotal (Underutilized)								2,442				

Table B-23: Sites Inventory- Candidate Rezone Sites

Site #	APN	Address	GP	Zoning	Size (Acre)	Min Den (du/ac)	Max Den (du/ac)	Capacity (adj.)	Consol. Pot?	Owner ID	Existing Use	Previous Cycle
Total Lower (Corridor Sites):								3,266				
Moderate/Above Moderate												
165	1481430400	Olive Street	SC	CS-HO	0.13	35	43	4	AO	84	Vacant	N
166	1481430500	Olive Street	SC	CS-HO	0.13	35	43	4	AO	84	Vacant, paved	N
167	1654303000	0 El Camino Real	PC	CP	0.47	35	43	16		85	Vacant	N
168	1651910500		PC	CP	10.97	35	43	383		86	Vacant	N
169	1481524000	0 Mission Avenue	GC	CG	0.48	35	43	16		87	Vacant	PC
170	1460621200	0 Mission Ave	SFD-R	RE-B	0.63	35	43	22	AU	72	Vacant	N
171	1461402200	0 Mission Ave	EB-R	RE-B	16.41	35	43	574	AU	88	Vacant	N
<i>Subtotal (Vacant)</i>								1,019				
172	1651202400	2335 Vista Way	CC	CC	6.41	35	43	224	AI	89	El Camino North Shopping Center; LA Fitness	N
173	1651206500	Vista Way	CC	CC	2.95	35	43	103	AI	90	El Camino North Shopping Center	N
174	1651204700	2405 Vista Way	CC	CC	0.19	35	43	6	AI	90	El Camino North Shopping Center	N
175	1651204600	2415 Vista Way	CC	CC	0.19	35	43	6	AI	90	El Camino North Shopping Center	N
176	1651206400	2471 Vista Way	CC	CC	0.37	35	43	12	AI	90	El Camino North Shopping Center	N
177	1651204400	2481 Vista Way	CC	CC	0.31	35	43	10	AI	90	El Camino North Shopping Center	N
178	1651203800	2485 Vista Way	CC	CC	0.26	35	43	9	AI	90	El Camino North Shopping Center	N
179	1625022200	4150 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	4.01	17.8	43	71	AK	91	Plaza Rancho Del Oro - Albertson's	N
180	1625022400	4140 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	1.54	17.8	43	27	AK	92	Plaza Rancho Del Oro Shopping Center-	N
181	1625022300	4130 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	2.37	17.8	43	42	AK	93	Plaza Rancho Del Oro - Planet Fitness	N

Table B-23: Sites Inventory- Candidate Rezone Sites

Site #	APN	Address	GP	Zoning	Size (Acre)	Min Den (du/ac)	Max Den (du/ac)	Capacity (adj.)	Consol. Pot?	Owner ID	Existing Use	Previous Cycle
182	1625022600	4136 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	0.77	17.8	43	13	AK	94	Plaza Rancho Del Oro Shopping Center	"N
183	1625022900	4120 Oceanside Blvd.	Rancho Del Oro SP-1-84	PD-1 Commercial	0.69	17.8	43	12	AK	92	Plaza Rancho Del Oro Shopping Center	"N
184	1481600400	1806 Mission Ave	GC	CG	0.38	35	43	13		95	Communication Facility	N
185	1471950500	212 N Clementine	DT	D-2	0.34	35	43	12		96	Commercial Building-office;retail	N
<i>Subtotal (underutilized)</i>								560				
<i>Total Moderate/Above Moderate (Corridor Sites)</i>								1,579				
<p>Site 156 and 157 had an estimated capacity of 12 and 80 units in previous drafts of this Housing Element. Since the adoption of the Housing Element, the former hotel site is going through entitlement for a 118 room Single-room occupancy hotel. The capacity has been adjusted to reflect these changes. The proposed unit count is higher than the 92 units estimated in previous drafts.</p>												

Table B- 24: Selection Factors for Non-Vacant Candidate Rezone Site

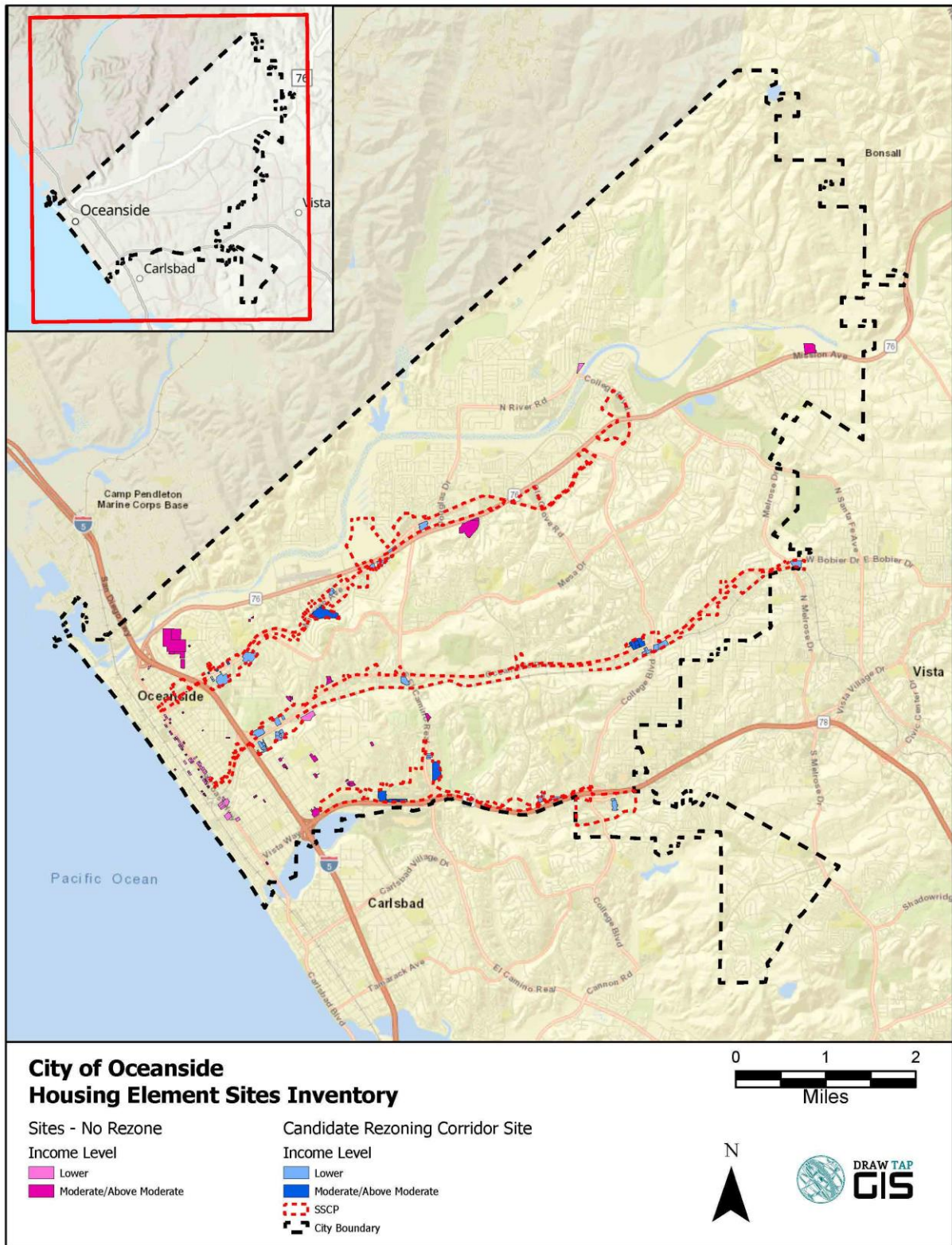
Site #	APN	Address	Corridor	GP	Zoning	Consol. Pot?	Owner ID	Existing Use	ILV	Year	FAR	Notes	Reason for Selection
142	1510111200	1702 Oceanside Blvd	Oceanside Blvd	SC	CS-HO		67	Best Plaza- Big Lots	1.05	1987	0.24	Owner expressed interest in mixed-use. Low FAR and within .5 mile of Crouch Sprinter station	1,4,5,7
143	1510104000	1906 Oceanside Blvd.	Oceanside Blvd	GC	CL		68	Oceanside Village Square- variety of shops	1.89	1977	0.32	Aging center, within 1/4 mile Crouch Street Sprinter	2,4,5,6,7
144	1622414000	4161 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AJ	69	Rancho Del Oro Plaza Shopping Center-Dollar tree.	1.73	1903	0.32	Near Sprinter station, high turnover commercial spaces	4,5,7
145	1622414100	4171 Oceanside Blvd.	Oceanside Blvd	GC	CG	AJ	69	Rancho Del Oro Plaza Shopping Center-office/medical (Dentistry)	1.52	1989	0.29	Near Sprinter station, high turnover commercial spaces.	2,4,5,7

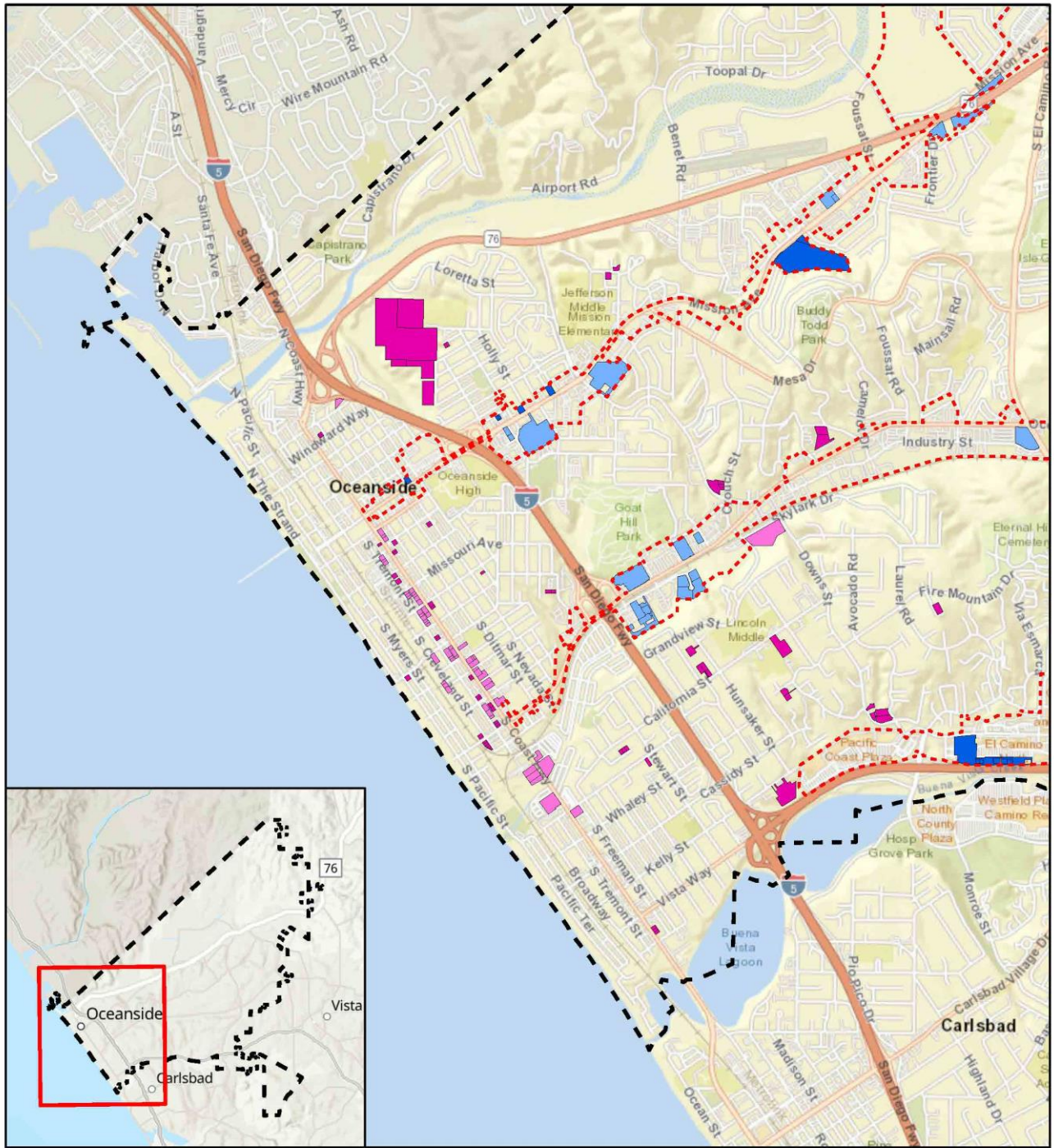
146	1622412300	4211 Oceanside Blvd.	Oceanside Blvd	GC	CG - PBD-2	AL	70	Gateway Center- auto parts (AutoZone)	3.37		0.17	Site within 1/4 mile of College Sprinter	2, 5,7,7
147	1622411000	4201 Oceanside Blvd.	Oceanside Blvd	GC	CG- PBD-2	AL	71	Gateway Center-Baskin Robbins	2.17		0.21	Site within 1/4 mile of College Sprinter	3,5,7
148	1605601300	3855 Mission Avenue	Mission Ave	SC	CS-L-H		72	OPD ON MISSION- Police Dept Office- PD plans to relocate facility		1988	0.32	Police Dept Office- PD plans to relocate facility	4,6,7
149	1651205900	0 Highway 78		SC	CS-HO			Westfield Mall- parking	0.00		0.00	Westfield Mall parking. Expressed interest in building residential onsite	1,2,3,4,6,7
150	1680121100	3805 Plaza Drive	Vista Way	CC	CC	AM	73	Tri City Crossroad-Sizzler	1.08	1989	0.19	Low FAR, excessive parking, and high turnover of retail uses	2,4,7
151	1680120300	3817 Plaza Drive	Vista Way	CC	CC	AM	74	Tri City Crossroad-retail TJ Maxx	1.22	1987	0.27	Low FAR, excessive parking, and high turnover of retail uses	2, 4,7
152	1513102600	1729 S. Oceanside Blvd	Oceanside Blvd	SC	CS-HO	AN	75	Town n Country-office/retail- UPS	1.54	1973	0.16	Low FAR, excessive parking, and high turnover of retail uses	2, 4,7
153	1513102200	1767 S. Oceanside Blvd	Oceanside Blvd	SC	CS-HO	AN	76	Town n Country-Crunch Fitness	3.39	1973	0.86	Low FAR, excessive parking, and high turnover of retail uses	2,4,7
154	1513102700	Oceanside Blvd	Oceanside Blvd	SC	CS-HO	AN	75	Town n Country-Parking Lot	0.00		0.00	Low FAR, excessive parking, and high turnover of retail uses	2,3,7
155	1620312400	1401 El Camino Real	Oceanside Blvd	GI	IG-MP		77	Loma Alta Station-retail variety	1.27		0.19	TOD potential adjacent to El Camino Real Sprinter station	2,5,7
156	1602713700	3240 Mission Avenue	Mission Ave	GC	CG	AQ	78	Marty's Valley Inn	0.01		0.00	Owner has expressed interest in converting to residential; site is under review for an Single-Room Occupancy Hotel with 118 units. Hearing is June 27	1,2,3,7
157	1602713800	3240 Mission Avenue	Mission Ave	GC	CG	AQ	79	Marty's Valley Inn	1.76		0.49	Owner has expressed interest in converting to residential; site is under review for an Single-Room Occupancy Hotel with 118 units. Hearing is June 28	1,2,7
158	1482602500	1527 Mission Avenue	Mission Ave	NC	CN		80	Mission Promenade	1.20	1972	0.24	Low FAR, excessive parking, and high turnover of retail uses	2,4,7
159	1481700600	2005 Mission Avenue	Mission Ave	NC	CN		81	Oceanside Plaza	1.08	1970	0.22	Low FAR, excessive parking, and high turnover of retail uses	2,4,6,7
160	1483402400	105 Brooks Street	Mission Ave	SC	CS-HO	AR	62	Commercial/Liquor Store	0.96	1966	0.32	Age of building. Consolidation possible. Same owner as vacant parcel at 1435 Mission Avenue (site 136- vacant)	2,3,4,7
161	1513103500	1320 Union Plaza Ct	Oceanside Blvd	PC	CP	AS	83	Former county offices	2.14	1983	0.30	TOD potential adjacent to Crouch Street Sprinter	4,5,6,7

162	1513103700	1315 Union Plaza Ct	Oceanside Blvd	PC	CP	AS	83	Former county offices	2.14	1983	0.30	TOD potential adjacent to Crouch Street Sprinter	4,5,6,7
163	1513103600	1305 Union Plaza Ct	Oceanside Blvd	PC	CP	AS	83	Former county offices	2.38	1983	0.40	TOD potential adjacent to Crouch Street Sprinter	4,5,6,7
164	1513103400	1310 Union Plaza Ct	Oceanside Blvd	PC	CP	AS	83	Former county offices	2.41	1983	0.57	TOD potential adjacent to Crouch Street Sprinter	4,5,6,7
172	1651202400	2335 Vista Way	Vista Way	CC	CC	AI	89	El Camino North Shopping Center; LA Fitness	2.91	1983	0.27	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
173	1651206500	Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	2.08	1983	0.08	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
174	1651204700	2405 Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	1.47	1985	0.47	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
175	1651204600	2415 Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	3.81	1992	0.59	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
176	1651206400	2471 Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	1.74	1911	0.48	underperforming use - post 2020 reduced use; general Southern Ca trends	2,4,6,7
177	1651204400	2481 Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	2.08	1983	0.73	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
178	1651203800	2485 Vista Way	Vista Way	CC	CC	AI	90	El Camino North Shopping Center	2.74	1985	0.54	Gyms struggling after COVID. In shopping center with retail with excess parking and underperforming uses.	2,4,6,7
179	1625022200	4150 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AK	91	Plaza Rancho Del Oro - Albertson's	1.21	1990	0.26	Property owner expressed interest to build residential	1,4,7
180	1625022400	4140 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AK	92	Plaza Rancho Del Oro Shopping Center-	1.45	1990	0.23	Property owner expressed interest to build residential	1,4,7
181	1625022300	4130 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AK	93	Plaza Rancho Del Oro - Planet Fitness	1.20	1990	0.25	Property owner expressed interest to build residential	1,4,7

182	1625022600	4136 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AK	94	Plaza Rancho Del Oro Shopping Center	0.72	1992	0.13	Property owner expressed interest to build residential	1,4,7
183	1625022900	4120 Oceanside Blvd.	Oceanside Blvd	Rancho Del Oro SP-1-84	PD-1 Commercial	AK	92	Plaza Rancho Del Oro Shopping Center	1.28	1993	0.21	Property owner expressed interest to build residential	1,4,7
184	1481600400	1806 Mission Ave	Mission Ave	GC	CG		95	Communication Facility			0.00	Property has large surface parking and building is vacant and available for lease.	2,4,7
185	1471950500	212 N Clementine	Mission Ave	DT	D-2		96	Commercial Building-office; retail	0.11	1960	0.14	Old office/retail building with ILR >1 and small; site was previously contemplated for a 60-unit development and a 90-unit live/work has been approved across the street	2,3,4,6,7

Figure B- 2: Sites Inventory Map





**City of Oceanside
Housing Element Sites Inventory - Inset 1**

Sites - No Rezone

Income Level

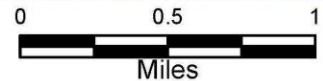
- Lower
- Moderate/Above Moderate

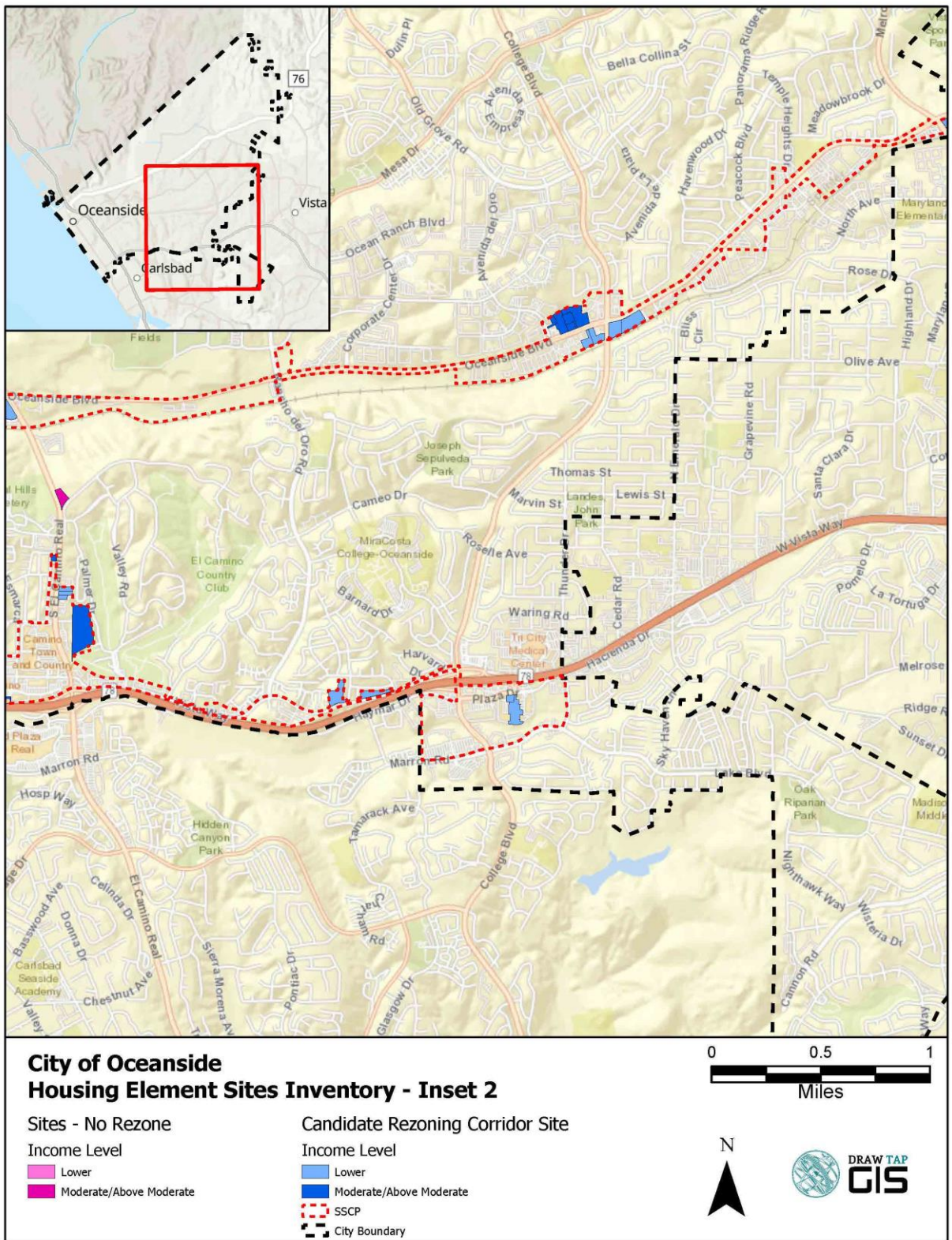
Candidate Rezoning Corridor Site

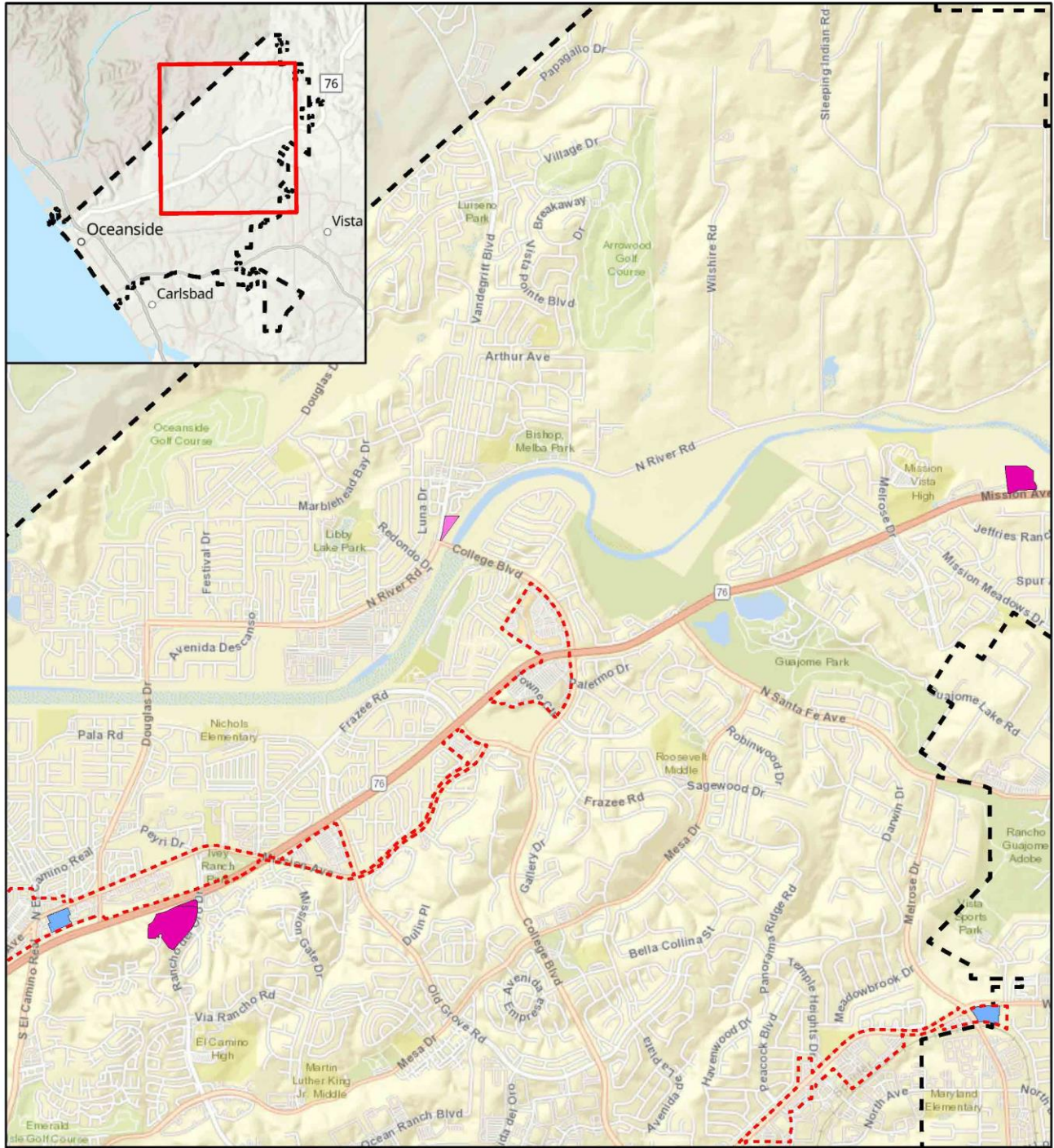
Income Level

- Lower
- Moderate/Above Moderate

- SSCP
- City Boundary







**City of Oceanside
Housing Element Sites Inventory - Inset 3**

Sites - No Rezone

Income Level

- Lower
- Moderate/Above Moderate

Candidate Rezoning Corridor Site

Income Level

- Lower
- Moderate/Above Moderate

- SSCP
- City Boundary

