



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, July 24, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed development - 2,000 SF of ground floor retail to accommodate a restaurant, café or shops. Levels 2-4 contain four or five, 1 to 3 BR “for sale” condominiums. Project to include 2 very-low income and 2 low-income units. The 4th floor will contain a corner roof deck common area with ocean views for all residents. Location: 302-306 Wisconsin.

Project Number: ADM24-00033

Assessor Parcel Number(s): 150-377-08-00

Contact Person: Steve Hester

Email: shester@arcoscommunities.com

Zoning: C2

Land Use: C-GC

Neighborhood Area: Townsite

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed GPA, ZA, Tract Map, Dev. Plan & Density Bonus for approx. 1.43-acre grass portion of existing property to create ownership for 21 attached condominiums and associated improvements located at 240 Grace Street.

Project Number: ADM24-00035

Assessor Parcel Number(s): 148-320-42-00

Contact Person: Sean Santa Cruz

Email: ssantacruz@hallmarkcommunities.com

Zoning: PS

Land Use: SFD-R

Neighborhood Area: Loma Alta

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

* 7/24 9:30

To be completed by City staff

Project Number: ADM 24 - 00033



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

RECEIVED

JUN 11 2024

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

General Information

Project/Property Address: 302-306 Wisconsin Ave, Oceanside, CA 92054

Assessor's Parcel Number: 150-377-08-00 Lot Area (acres or SF): 10,000 sq.ft.

Existing Use: Two separate commercial buildings with a rear open courtyard

Brief Description of Proposal:

New street level retail/commercial of about 2,400 sq.ft. with 14 or 15 condominium units above

Property Owner & Applicant Information

Owner Name: Lori A. Jordan, Successor Trustee of the Brenda L. Meyer Trust dated Dec. 5, 1994

Phone Number & E-Mail Address: (530) 520-8187 1365jordan@gmail.com

Applicant Name: Steve Hester, Arcos Communities

Phone Number & E-Mail Address: (949) 378-6157 shester@arcoscommunities.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

DocuSigned by:
Lori Jordan
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 7/24/24 Time preference: 9:30 am 10:30 am either

2nd choice date: _____ Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other Housing

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: July 24, 2024 Time: 9:30am

Assigned Project Planner: Shannon Vitale



Project Description:

Just blocks from the ocean at the corner of Wisconsin Avenue and Cleveland Street, 302 Wisconsin Ave is a proposed Mixed-Use development. The proposed development includes approximately 2,000 SF of ground floor retail to accommodate a restaurant, café or shops. Levels 2-4 contain 14 or 15 one-to-three-bedroom for sale condominiums. Project will include either 2 very-low-income units or 2 low-income for sale units. A large 4th floor roof deck at the corner of Wisconsin Avenue and Cleveland Street provides a significant step back in the massing of the façade and provides a common area with ocean views for all residents to enjoy.

This mixed-use development has ground floor parking that can be accessed from Cleveland Street or the alley. Fifteen parking spaces are provided for the residents. The project is in the TOD district; one-third of a mile from the Oceanside Transportation Center, alleviating the need for additional parking. Trash and utilities are accessed off the alley for discrete service.

The building has a fresh aesthetic with crisp clean lines and deep overhanging balconies. A strong stone base gives prominence to the retail, with dark metal eyebrows and balconies accentuating the light exterior building colors. Large walls of glass enhance the retail along Wisconsin Avenue and Cleveland Street to welcome customers.

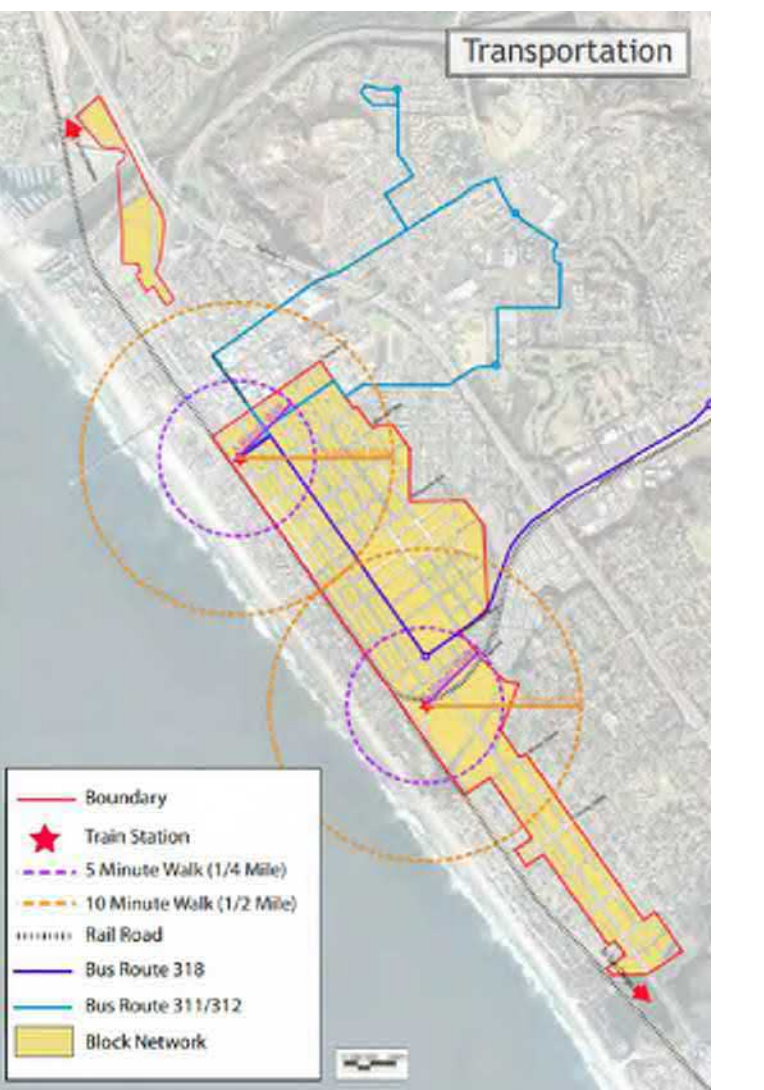
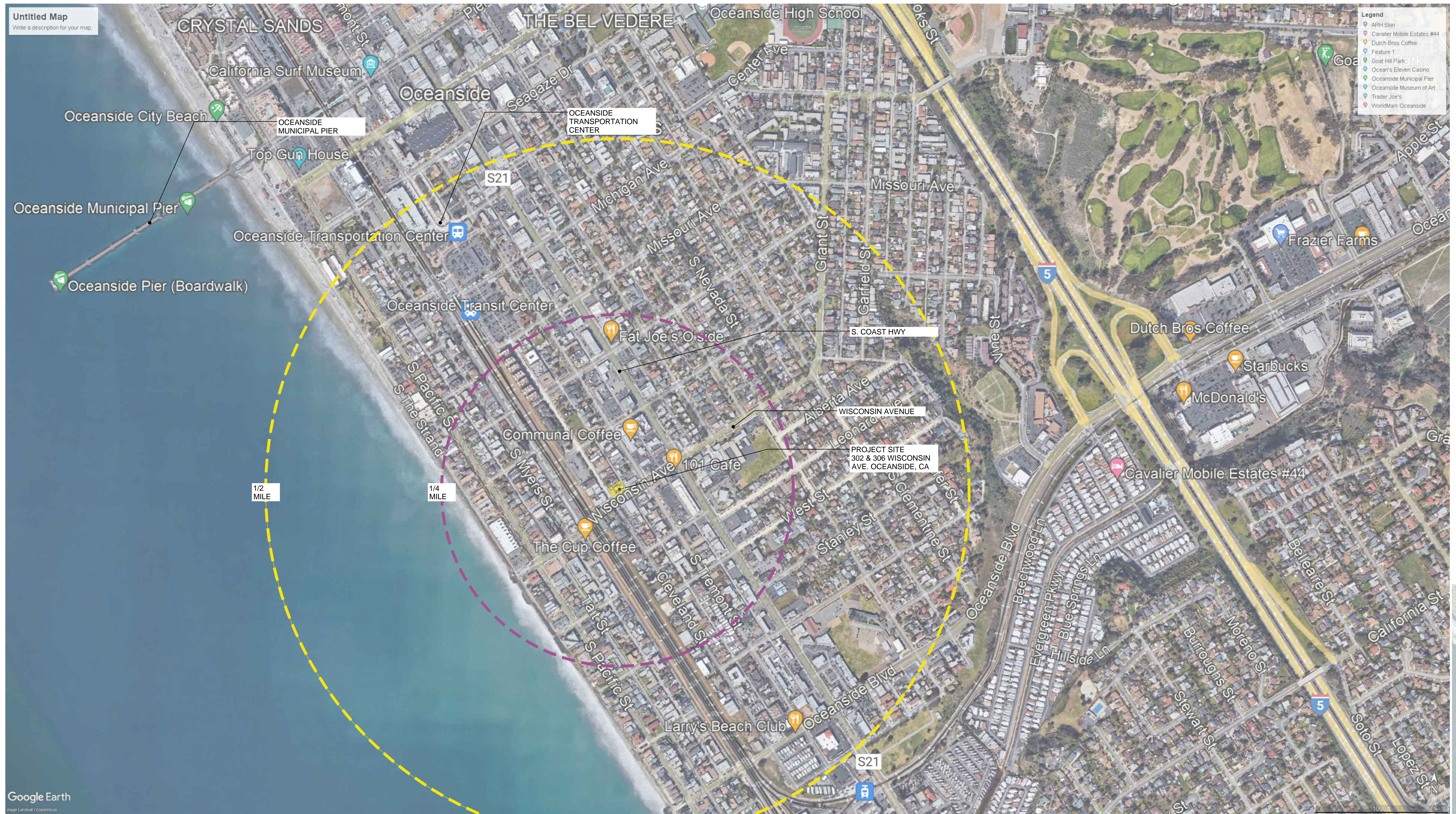
The main entry to the residential is off Wisconsin Avenue, for a community-oriented entrance. All units have balconies, adding eyes on the street to provide welcoming community interaction. Wisconsin Avenue is a lively pedestrian friendly street with numerous residents walking to and from the beach. This development will add retail and additional residents to continue to activate this commercial zone.

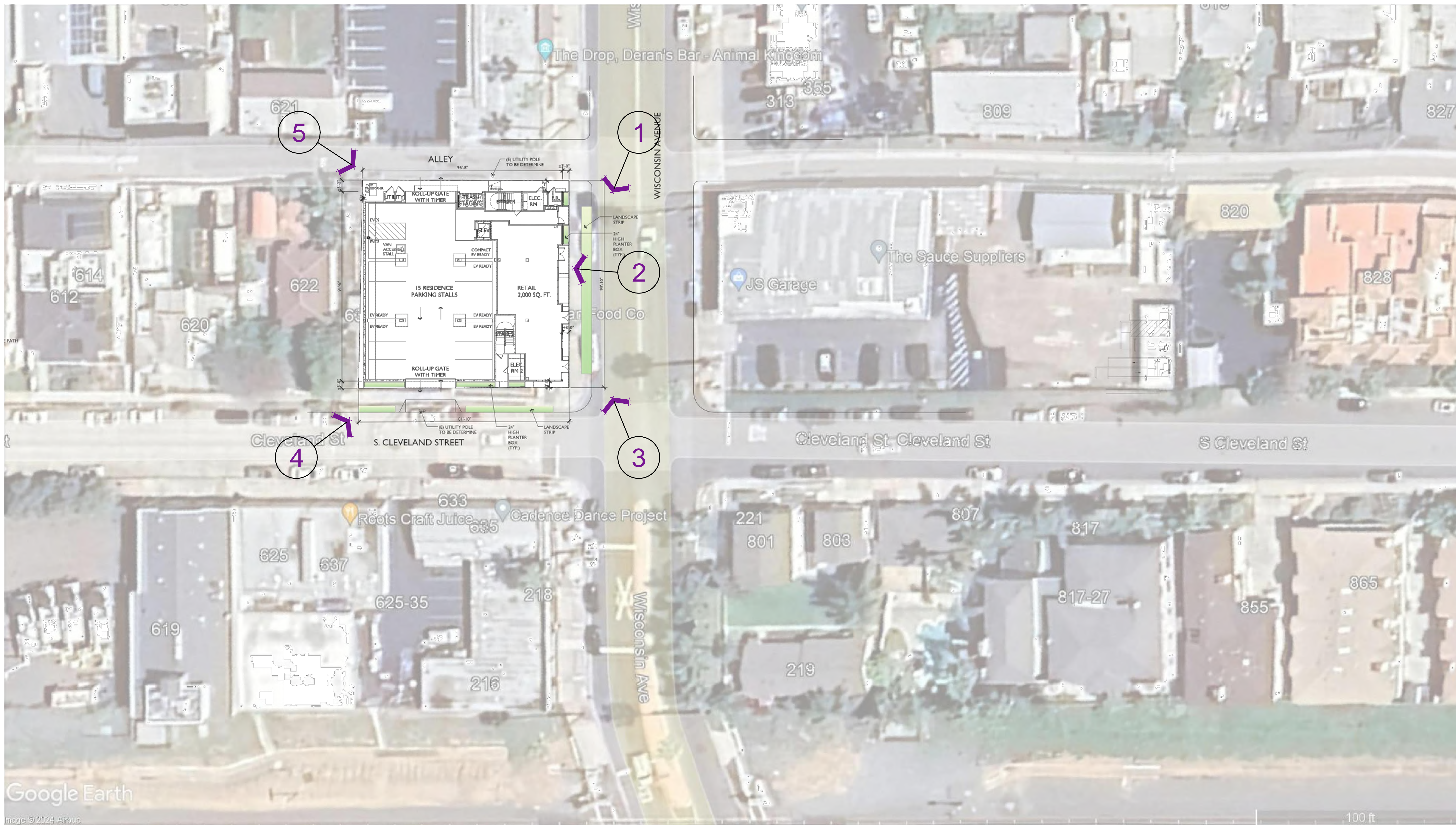
Site Summary:

Location: 302 & 306 Wisconsin Ave. Oceanside, CA 92054

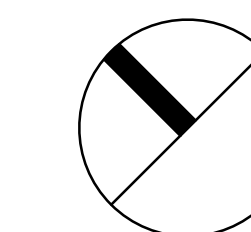
APN: 150-377-08-00



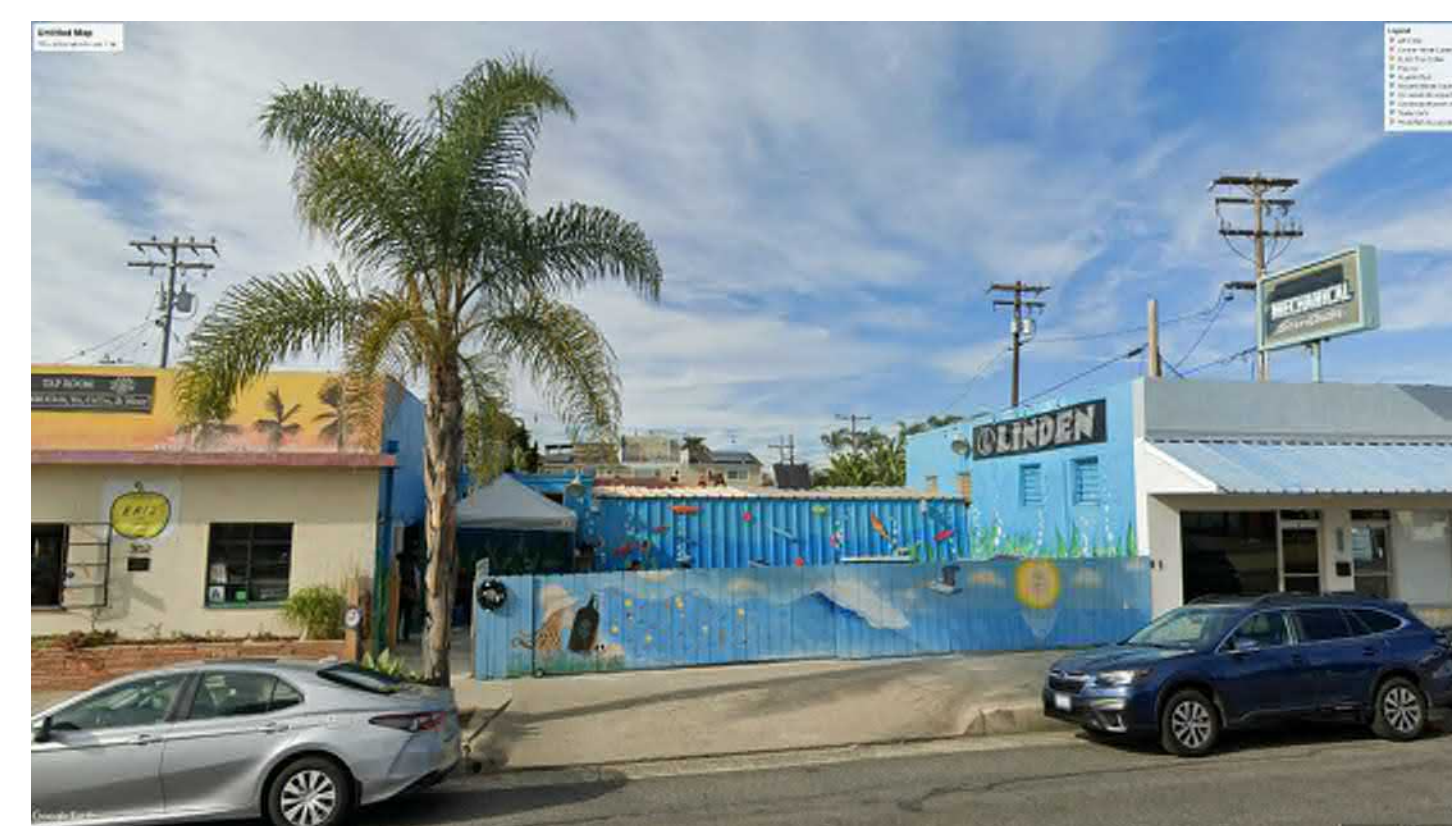




KEY PLAN'



1. WISCONSIN AVE. AND ALLEY
LOOKING WEST



2. WISCONSIN AVE.
LOOKING NORTHWEST



3. WISCONSIN AVE. AND CLEVELAND ST.
LOOKING NORTH



4. CLEVELAND ST.
LOOKING EAST



5. ALLEY
LOOKING SOUTH



Number of condominiums

Total : 14 Units

Site Summary:

Location: 302 & 306 Wisconsin Ave. Oceanside, CA 92054
 APN: 150-377-08-00
 ZONING: Commercial Village
 Arterial Commercial

GROSS SITE AREA: ± 0.231 ACRES
 GROSS DENSITY: ± 60.6 HOMES/ACRE
 NET SITE AREA: ± 0.207 ACRES
 NET DENSITY: ± 67.6 HOMES/ACRE
 TOTAL BUILDING GROSS AREA: 32,835 SQ. FT.
 FLOOR AREA RATIO: 3.26
 TOTAL BUILDING FOOTPRINT: 8,784 SQ. FT
 LOT COVERAGE 87%

UNIT MIX :

1 BEDROOM :	3 (21.4%)
2 BEDROOM :	7 (50.0%)
3 BEDROOM :	4 (28.6%)
	14

Type of Construction: Type VB at R2 residential
 Type IA at Retail/ Parking
 Occupancy: Residential R-2,
 Retail M
 Utility & Trash U
 Building Height: 45'

Building sq. footage Summary:

Commercial:	2,000 sq. ft.
Residential:	17,950 sq. ft.
Private open space:	1,445 sq. ft.
Common open space:	875 sq. ft.
(Roof deck)	
Total Bldg Gross Area:	32,835 SQ. FT.
(Inc. common area/ parking/ circulation)	

Parking calculation:

Residential: 14 (residential units) x 1 (required per unit) = 14
 Provided = 15

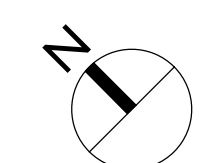
Commercial: Not required within 1/2 miles of Transit station

CONCEPTUAL SITE PLAN - 14 UNITS

WISCONSIN AVE. 302 & 306 CONDOMINIUM

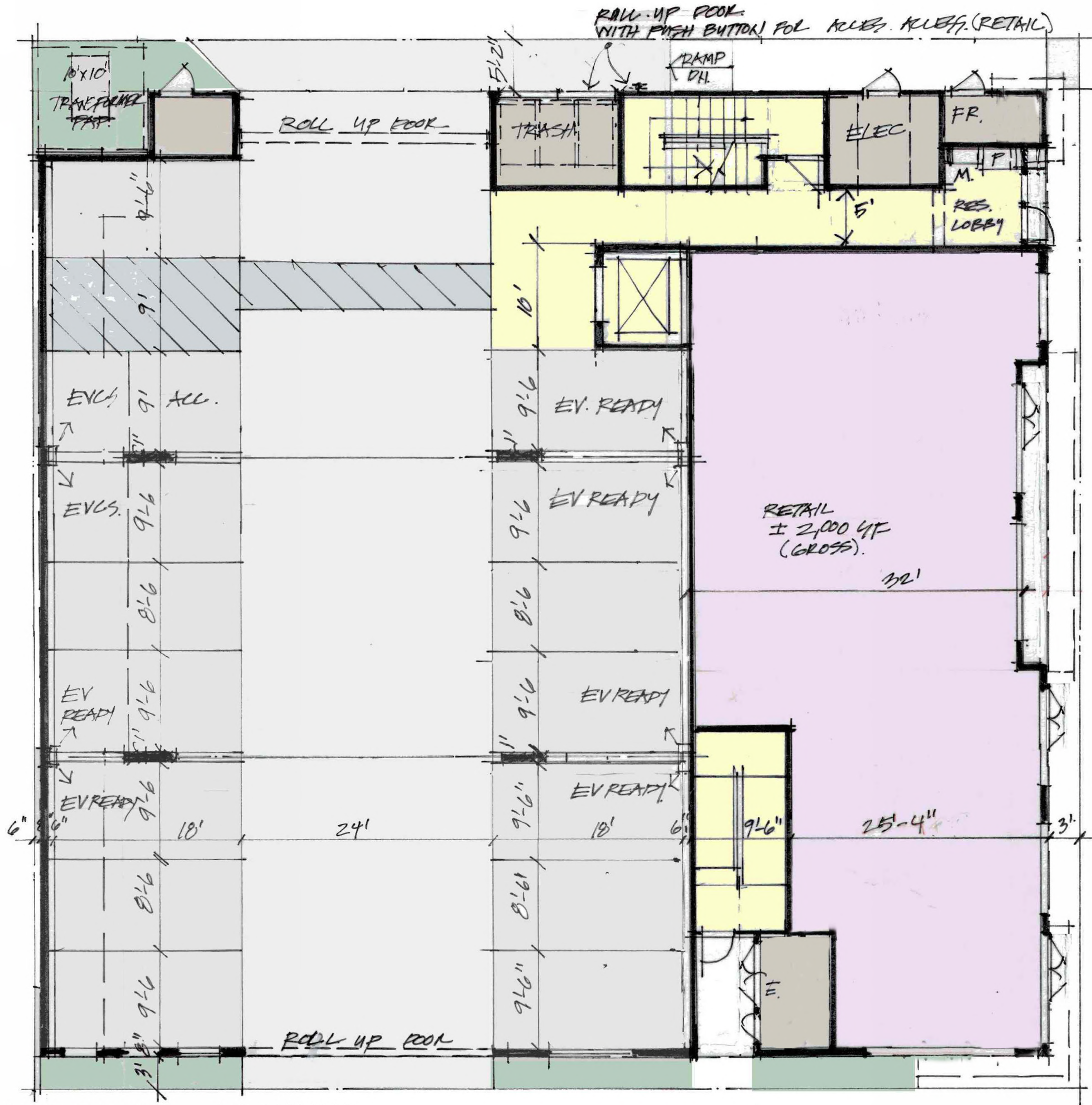
Oceanside, California

0 5 10 20
 SCALE: 1" = 10'-0"
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07.10.24



BUILDING PLAN - 14 UNITS
 First Floor
WISCONSIN AVE. 302 & 306 CONDOMINIUM
 Oceanside, California

0 2 4 8
 SCALE: 1/4" = 1'-0" A71.24065

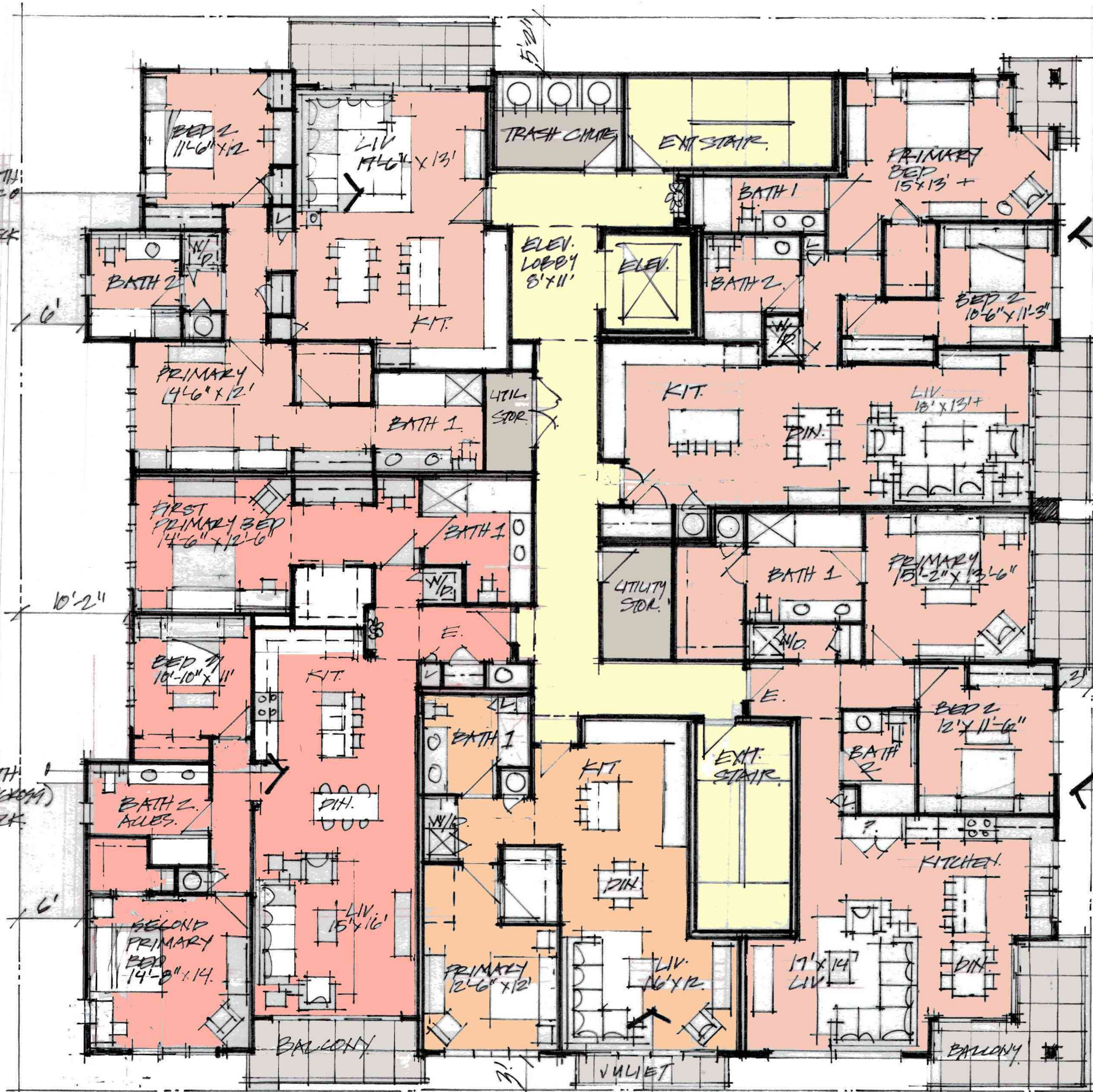


PLAN 2A
2 BED, 2 BATH
± 1,250 SF (GROSS)
+ 100 SF DECK

PLAN 2B
2 BED, 2 BATH
± 1,190 SF (GROSS)
+ 90 SF DECK

PLAN 3A
3 BED, 3 BATH
± 1,550 SF (GROSS)
+ 90 SF DECK

PLAN 2C
2 BED, 2 BATH
± 1,350 SF (GROSS)
+ 190 SF DECK

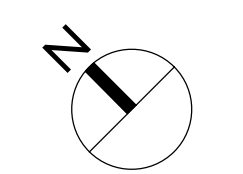


PLAN NO.	NO./BLDG.	GROSS S.F.	DECK	TOTAL RESIDENTIAL S.F.	
1A	1 BR / 1 BA	3	850	35	2,550
2A	2 BR / 2 BA	3	1,250	100	3,750
2B	2 BR / 2 BA	2	1,300	100	2,600
2C	2 BR / 2 BA	2	1,350	190	2,700
3A	3 BR / 2 BA	3	1,550	90	4,650
3B	3 BR / 3 BA	1	1,700	190	1,700
TOTAL	14		1,445		17,950

BUILDING PLAN - 14 UNITS
Second and Third Floor
WISCONSIN AVE. 302 & 306 CONDOMINIUM
Oceanside, California

PLAN 1A
1 BED 1 BATH
± 850 SF GROSS
+ 75 SF JULIET BALCONY

SCALE: 1/4" = 1'-0"
A71.24065



A 2.2

06.25.24

PLAN 2A
2 BED, 2 BATH
± 1,250 SF (GROSS)
+ 100 SF DECK

PLAN 3B
3 BED, 3 BATH
± 1,700 SF (GROSS)
+ 190 SF DECK

PLAN 3A
3 BED, 3 BATH
± 1,550 SF (GROSS)
+ 90 SF DECK

PLAN 1A
1 BED, 1 BATH
± 850 SF GROSS
+ 75 SF JULIET BALCONY



4TH FLOOR APPROX. 83% OF GROUND FLOOR FOOTPRINT

PLAN NO.		NO./BLDG.	GROSS S.F.	DECK	TOTAL RESIDENTIAL S.F.
1A	1 BR / 1 BA	3	850	35	2,550
2A	2 BR / 2 BA	3	1,250	100	3,750
2B	2 BR / 2 BA	2	1,300	100	2,600
2C	2 BR / 2 BA	2	1,350	190	2,700
3A	3 BR / 2 BA	3	1,550	90	4,650
3B	3 BR / 3 BA	1	1,700	190	1,700
TOTAL		14		1,445	17,950

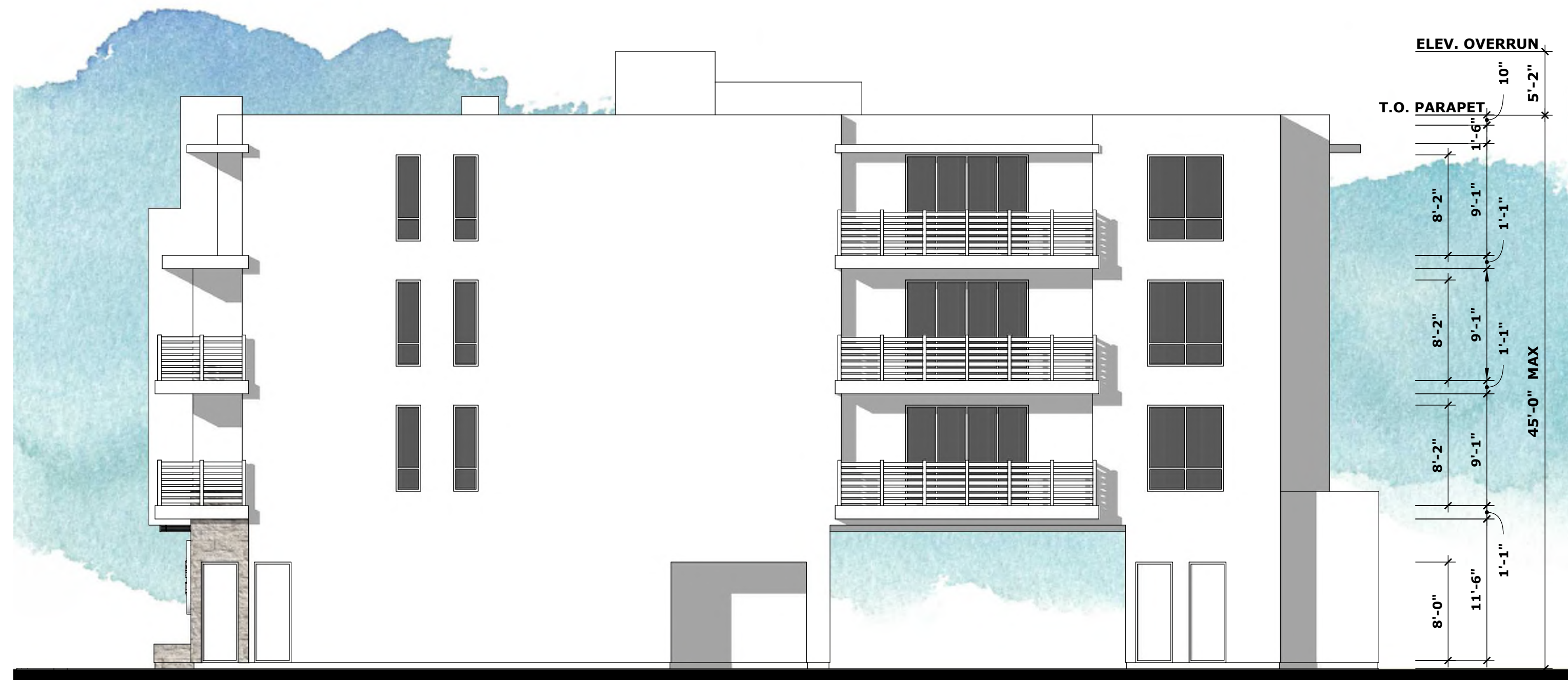




**LEFT ELEVATION
S. CLEVELAND STREET**



**FRONT ELEVATION
WISCONSIN AVE.**



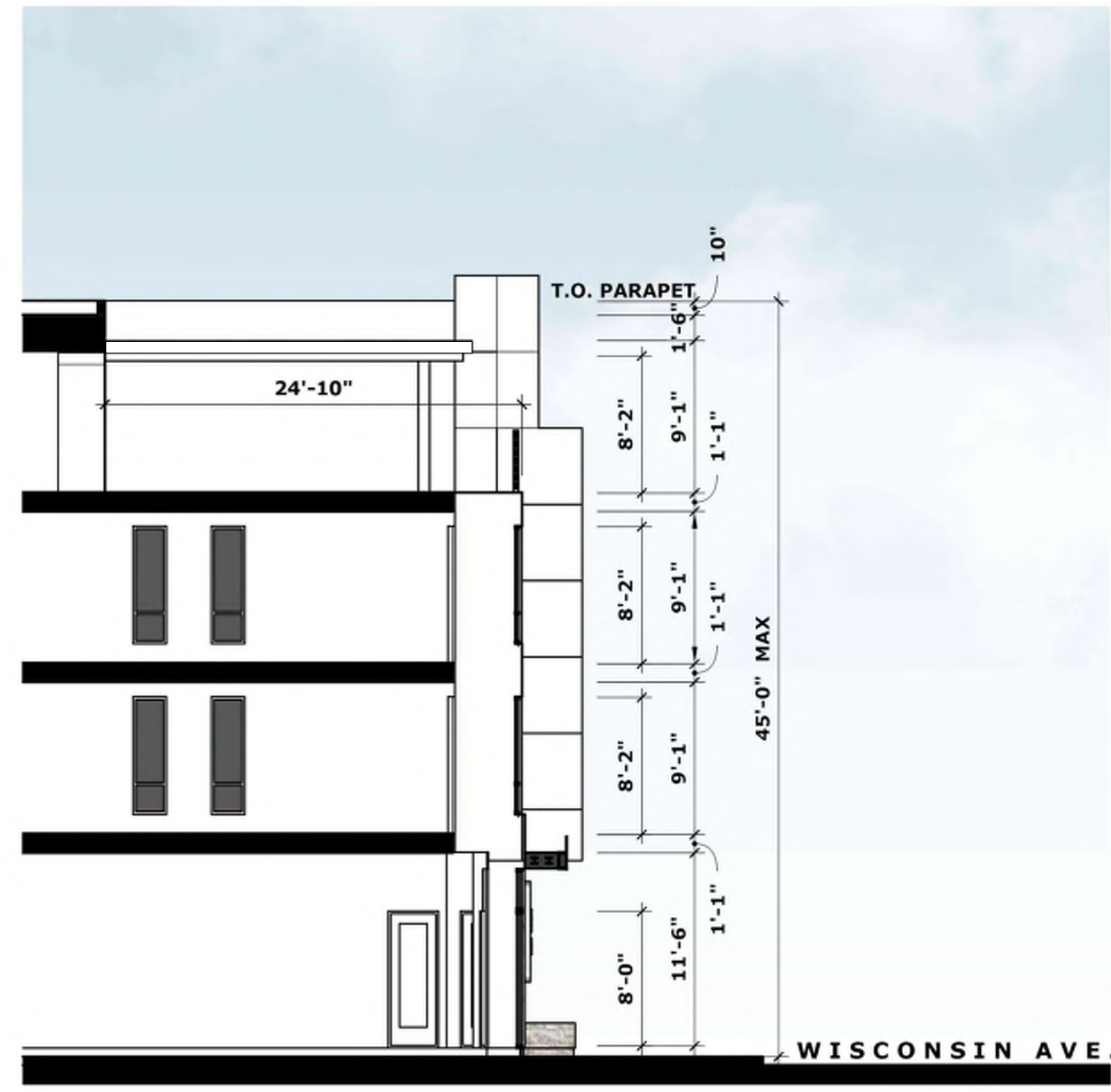
**RIGHT ELEVATION
ALLEY**



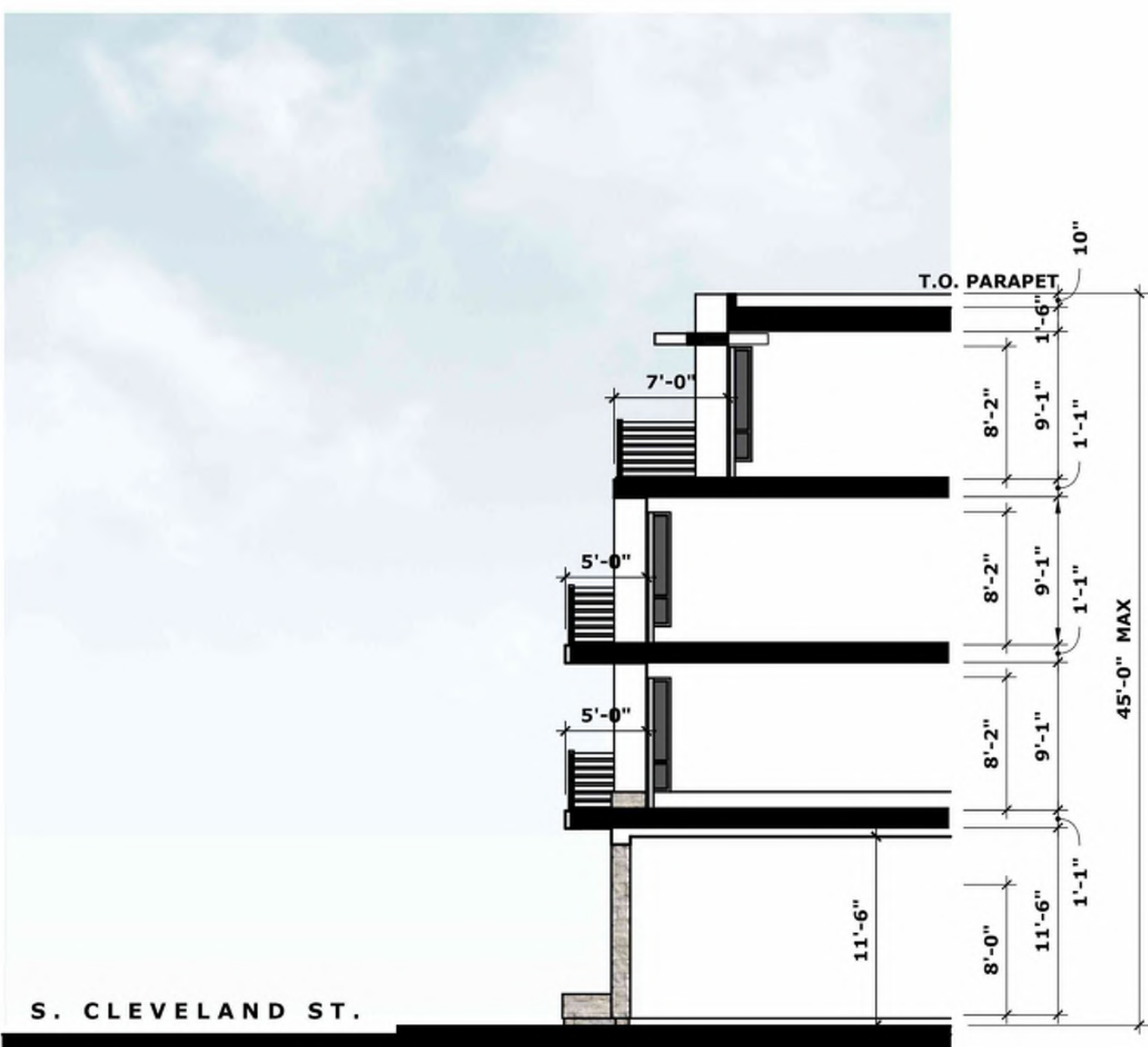
REAR ELEVATION



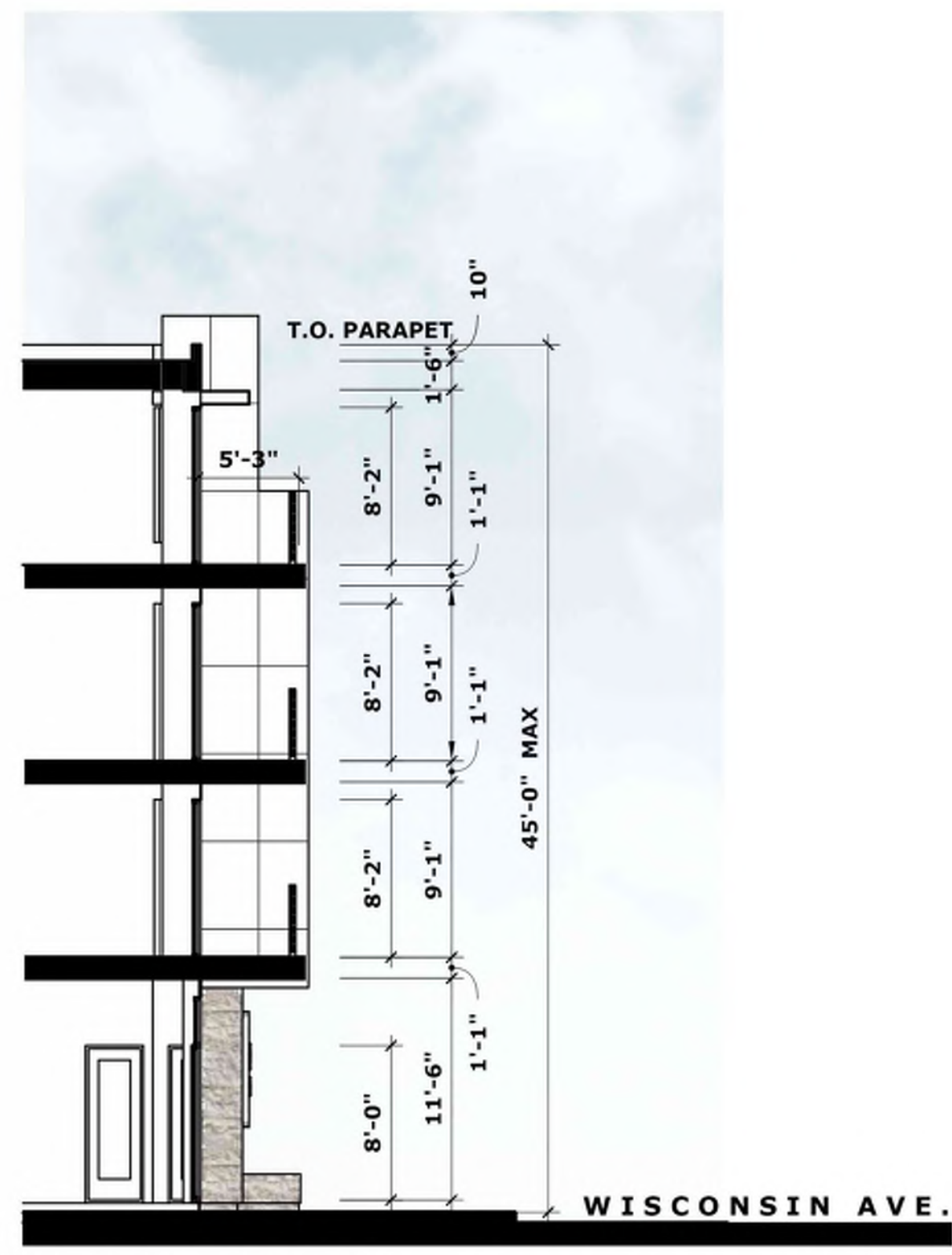
SECTION A



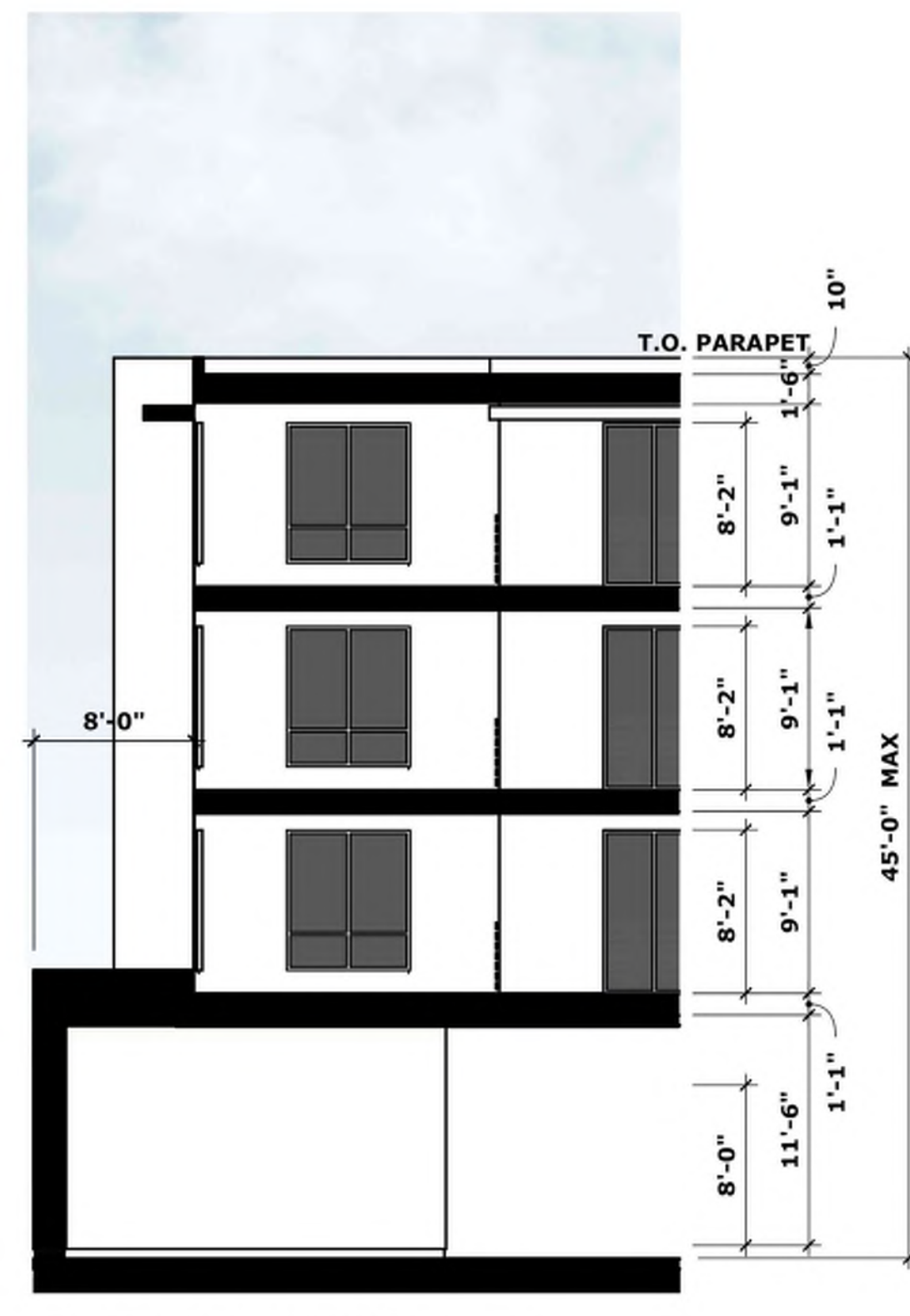
SECTION B



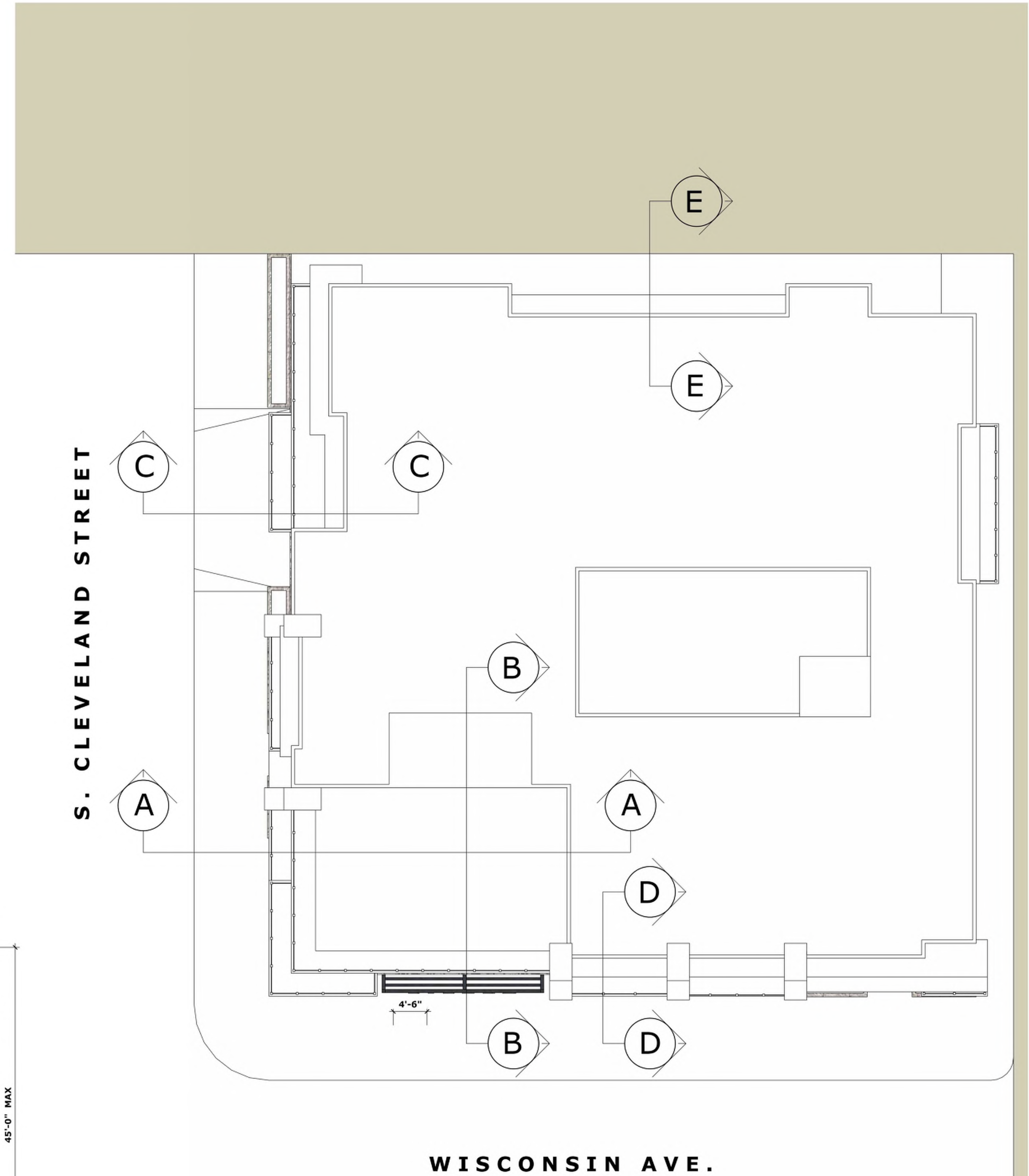
SECTION C



SECTION D



SECTION E







STOREFRONT SIGNAGE:
BLADE SIGN
WALL MOUNTED SIGNAGE
AWNING SIGNAGE





Number of condominiums
Total : 15 Units

Site Summary:

Location: 302 & 306 Wisconsin Ave. Oceanside, CA 92054
 APN: 150-377-08-00
 ZONING: Commercial Village
 Arterial Commercial

GROSS SITE AREA: ± 0.231 ACRES
 GROSS DENSITY: ± 64.9 HOMES/ACRE
 NET SITE AREA: ± 0.207 ACRES
 NET DENSITY: ± 72.5 HOMES/ACRE
 TOTAL BUILDING GROSS AREA: 32,835 SQ. FT.
 FLOOR AREA RATIO: 3.26
 TOTAL BUILDING FOOTPRINT: 8,784 SQ. FT
 LOT COVERAGE 87%

UNIT MIX :

1 BEDROOM :	3 (20.0%)
2 BEDROOM :	9 (60.0%)
3 BEDROOM :	3 (20.0%)
15	

Type of Construction: Type VB at R2 residential
 Type IA at Retail/ Parking
 Occupancy: Residential R-2,
 Retail M
 Utility & Trash U
 Building Height: 45'

Building sq. footage Summary:

Commercial:	2,000 sq. ft.
Residential:	18,900 sq. ft.
Private open space:	1,545 sq. ft.

Parking calculation:

Residential: 15 (residential units) x 1 (required per unit) = 15
 Provided = 15

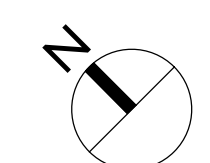
Commercial: Not required within 1/2 miles of Transit station

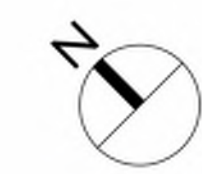
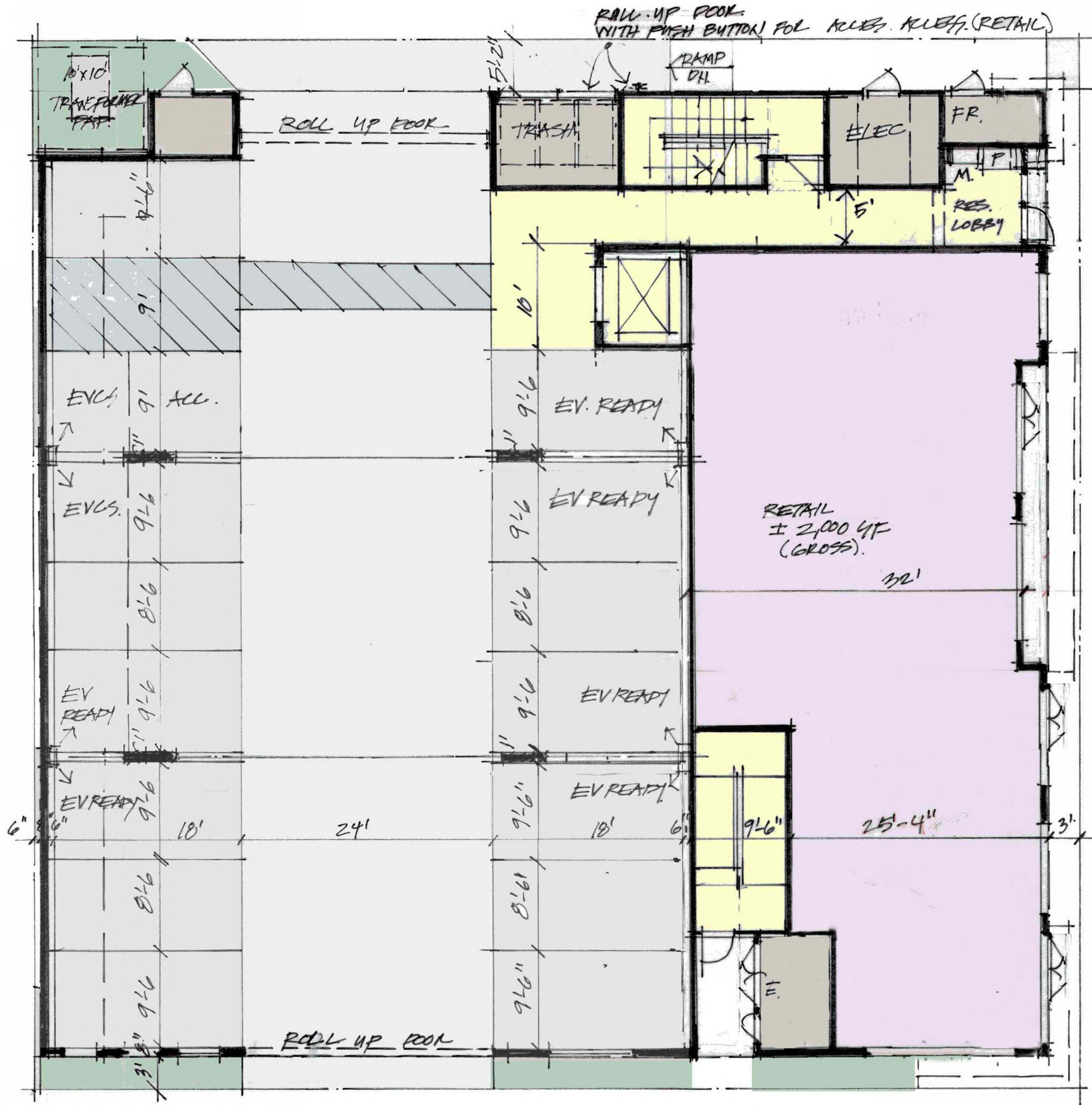
CONCEPTUAL SITE PLAN - 15 UNITS

WISCONSIN AVE. 302 & 306 CONDOMINIUM

Oceanside, California

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 SCALE: 1" = 10'-0"
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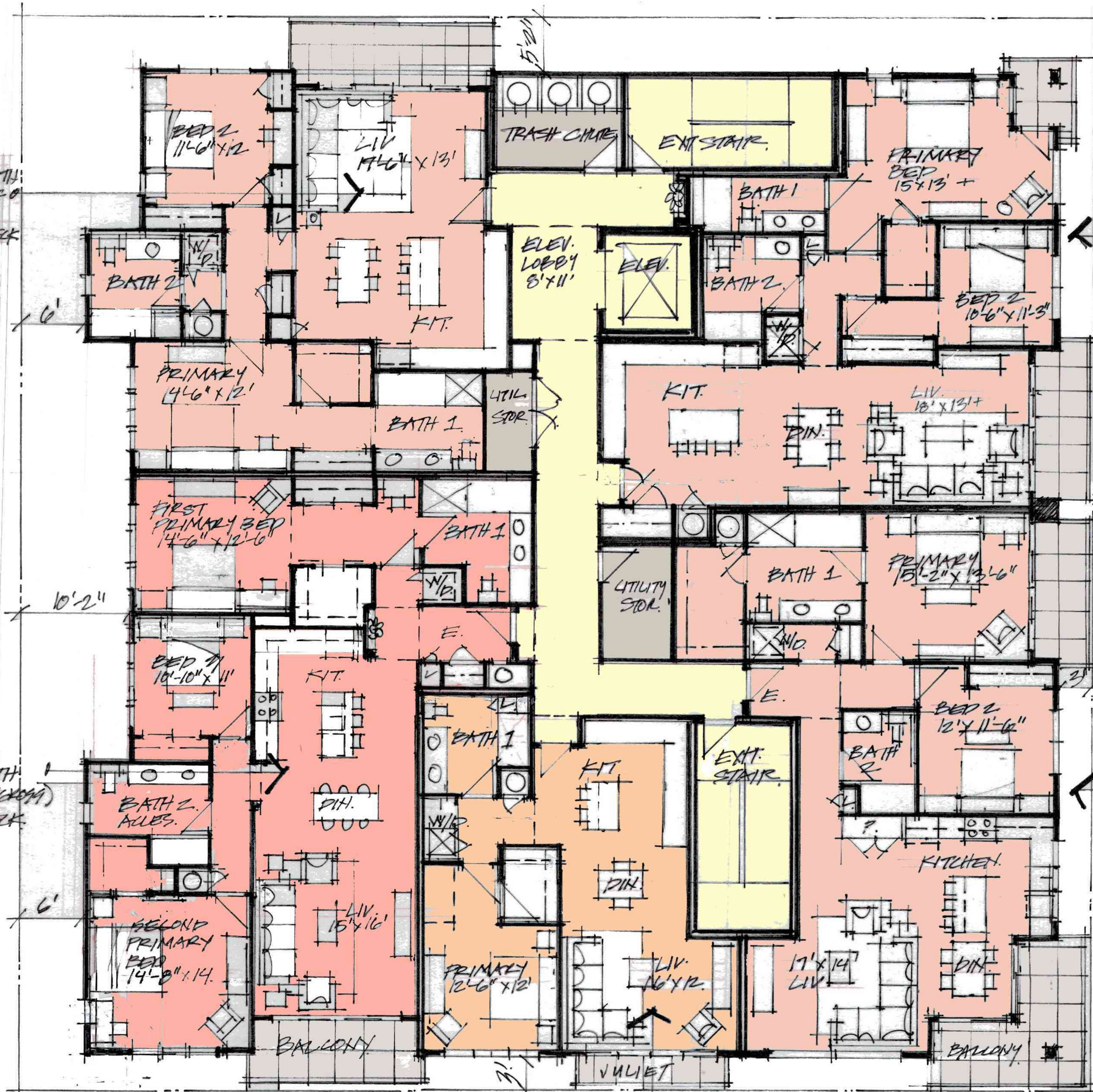


PLAN 2A
2 BED. 2 BATH.
± 1,250 SF (GROSS)
+ 100 SF DECK

PLAN 2B
2 BED. 2 BATH.
± 1,190 SF (GROSS)
+ 90 SF DECK

PLAN 3A
3 BED. 3 BATH.
± 1,550 SF (GROSS)
+ 90 SF DECK

PLAN 2C
2 BED. 2 BATH.
± 1,350 SF (GROSS)
+ 190 SF DECK



PLAN NO.	NO./BLDG.	GROSS S.F.	DECK	TOTAL RESIDENTIAL S.F.
1A	1 BR / 1 BA	850	35	2,550
2A	2 BR / 2 BA	1,250	100	3,750
2B	2 BR / 2 BA	1,300	100	3,900
2C	2 BR / 2 BA	1,350	190	4,050
3A	3 BR / 2 BA	1,550	90	4,650
TOTAL	15		1,545	18,900

BUILDING PLAN - 15 - PLEX
Second and Third Floor
WISCONSIN AVE. 302 & 306 CONDOMINIUM
Oceanside, California

PLAN 1A
1 BED 1 BATH.
± 850 SF GROSS
+ 35 SF JULIET BALCONY

0 2 4 8
SCALE: 1/4" = 1'-0"
A71.24065

A 2.2A

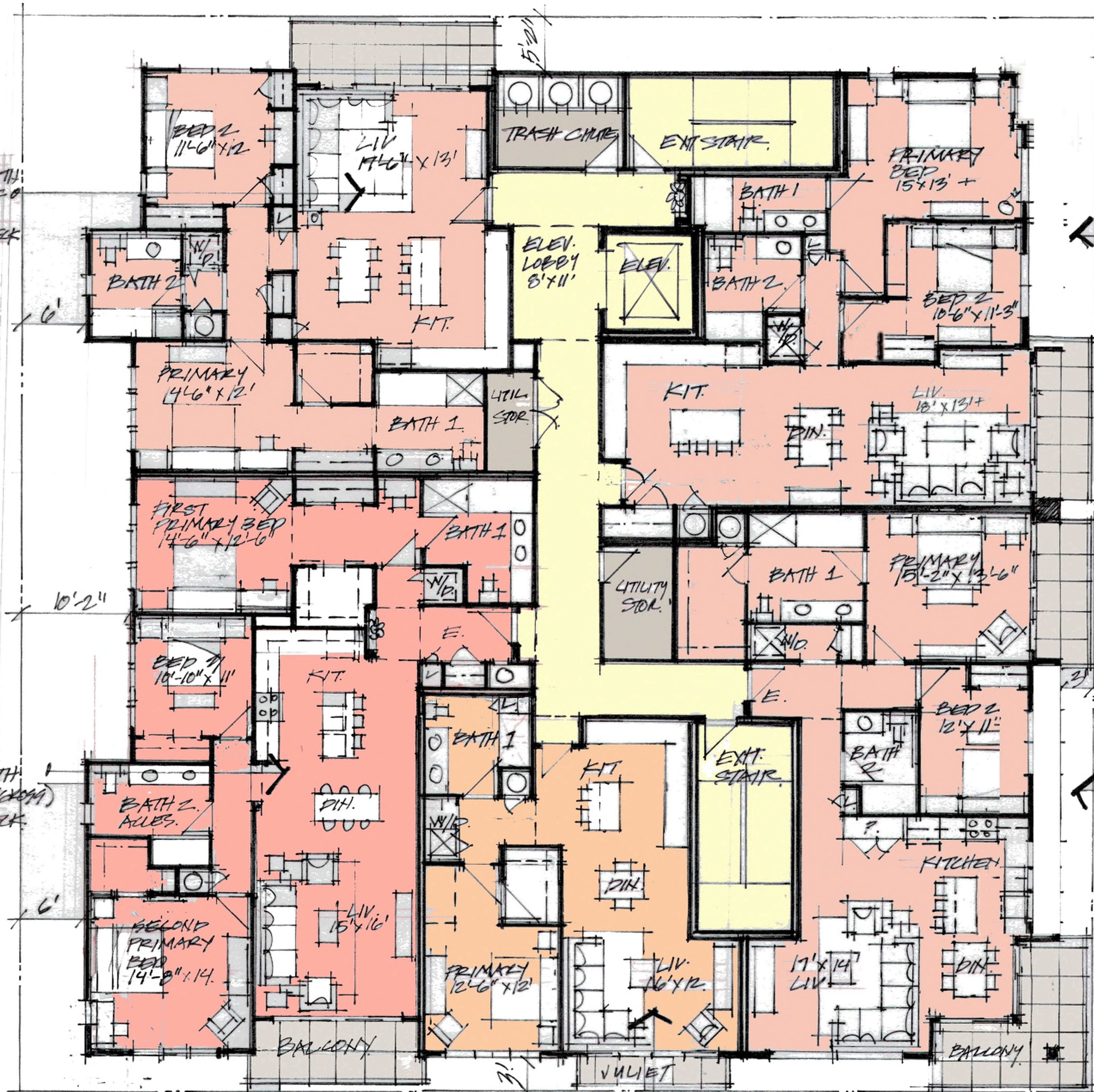
06.25.24

PLAN 2A
2 BED, 2 BATH
± 1,250 SF (GROSS)
+ 100 SF DECK

PLAN 2B
2 BED, 2 BATH
± 1,190 SF (GROSS)
+ 90 SF DECK

PLAN 3A
3 BED, 3 BATH
± 1,550 SF (GROSS)
+ 90 SF DECK

PLAN 2C
2 BED, 2 BATH
± 1,350 SF (GROSS)
+ 190 SF DECK



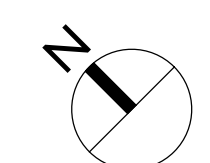
4TH FLOOR APPROX. 90% OF GROUND FLOOR FOOTPRINT

PLAN NO.		NO./BLDG.	GROSS S.F.	DECK	TOTAL RESIDENTIAL S.F.
1A	1 BR / 1 BA	3	850	35	2,550
2A	2 BR / 2 BA	3	1,250	100	3,750
2B	2 BR / 2 BA	3	1,300	100	3,900
2C	2 BR / 2 BA	3	1,350	190	4,050
3A	3 BR / 2 BA	3	1,550	90	4,650
TOTAL		15		1,545	18,900

PLAN 1A
1 BED 1 BATH
± 850 SF GROSS
+ 75 SF JULIET BALCONY

BUILDING PLAN - 15 - PLEX
Fourth Floor
WISCONSIN AVE. 302 & 306 CONDOMINIUM
Oceanside, California

SCALE: 1/4" = 1'-0"
A71.24065



ITEM 2





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 240 Grace Street

Assessor's Parcel Number: 148-320-42-00 Lot Area (acres or SF): Portion of existing lot totaling 1.43 acres

Existing Use: The site currently consists of multiple buildings that include an existing church, offices, classrooms, grass lot, and parking lot.

Brief Description of Proposal:

This application is for a General Plan Amendment, Zone Amendment, Tentative Tract Map, Development Plan and Density Bonus for the grass lot portion of an existing property in order to create condominium ownership for twenty-one (21) attached condominiums and associated improvements. The project will consist of 4 multi-family buildings configured in 4-plex, 6-plex, and 7-plex configurations for a total of twenty-one (21) condominium units.

Property Owner & Applicant Information


Owner Name: First Baptist Church of Oceanside, Inc.

Phone Number & E-Mail Address: 760-433-8233 office@fbcoside.org

Applicant Name: Hallmark Development Corp. Attn: Sean Santa Cruz VP Planning & Development

Phone Number & E-Mail Address: 858-481-3310 X 108 ssantacruz@hallmarkcommunities.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: 
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 7/24/2024 Time preference: 9:30 am 10:30 am either

2nd choice date: 8/14/2024 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following PDF documents to PlanningStaff@oceansideca.org:

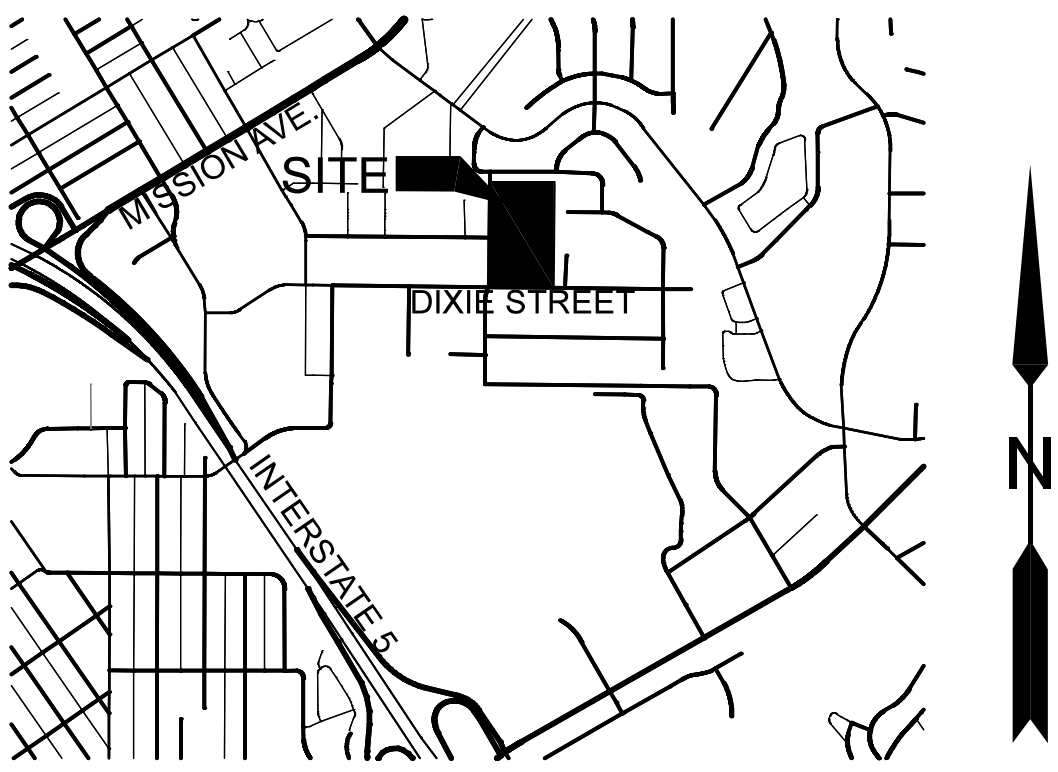
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: July 24, 2024 Time: 10:30am

Assigned Project Planner: Rob Dmohowski

GRACE STREET CHURCH



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY BOUNDARY	———
CENTERLINE OF ROAD	- - - - -
ADJACENT PROPERTY LINE / RIGHT-OF-WAY	=====
PROPOSED 0" CURB	=====
PROPOSED VALLEY GUTTER	=====
PROPOSED WALL	=====
PROPOSED VINYL FENCE	- X - X -
PROPOSED STORM DRAIN	- SD - SD -
PROPOSED DOMESTIC WATER	- W - W -
PROPOSED SEWER	- S - S -
PROPOSED UNDERGROUND STORM DRAIN DETENTION SYSTEM	=====
PROPOSED FIRE HYDRANT	⊕

APPLICANT

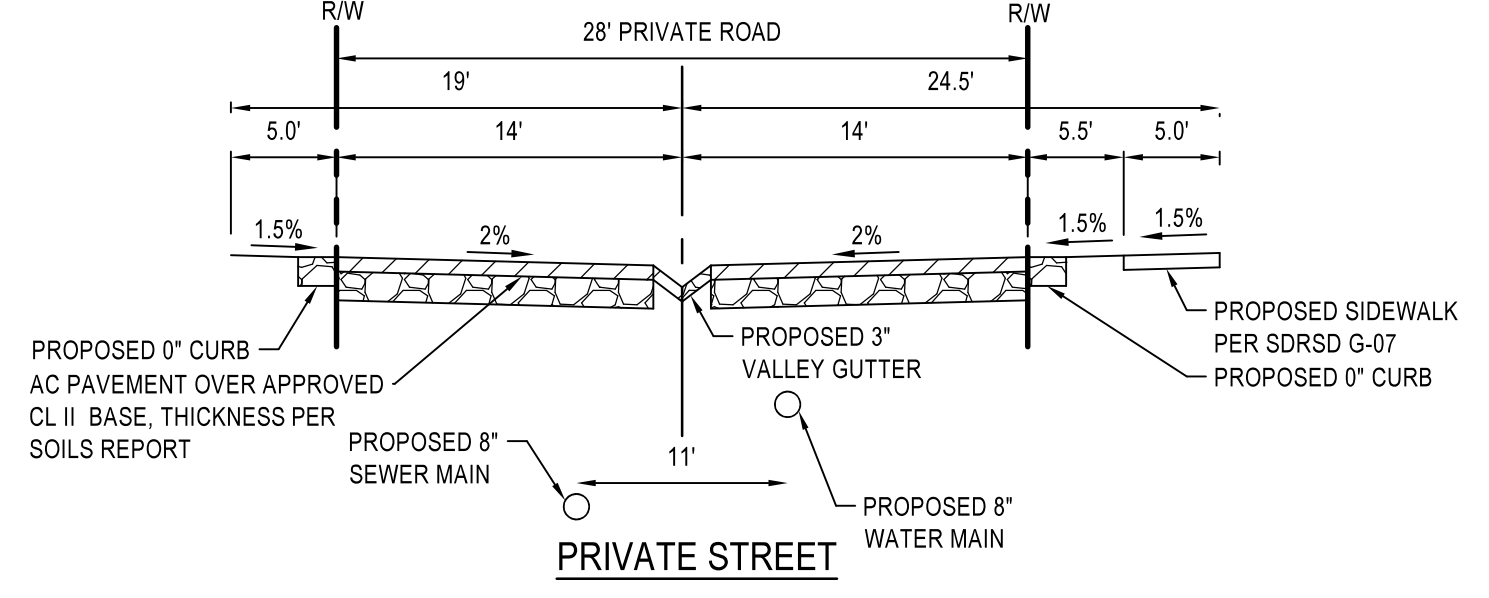
HALLMARK DEVELOPMENT CORP.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CA 92075
CONTACT: SEAN SANTA CRUZ
PHONE: (858) 481-3310

GENERAL NOTES

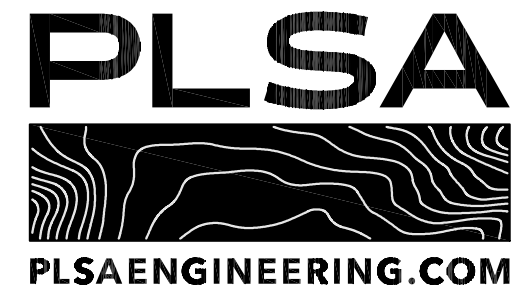
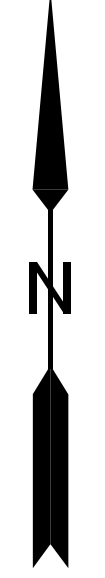
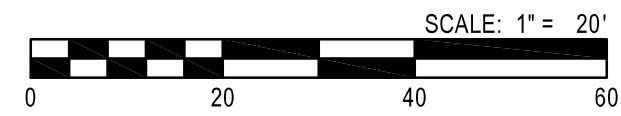
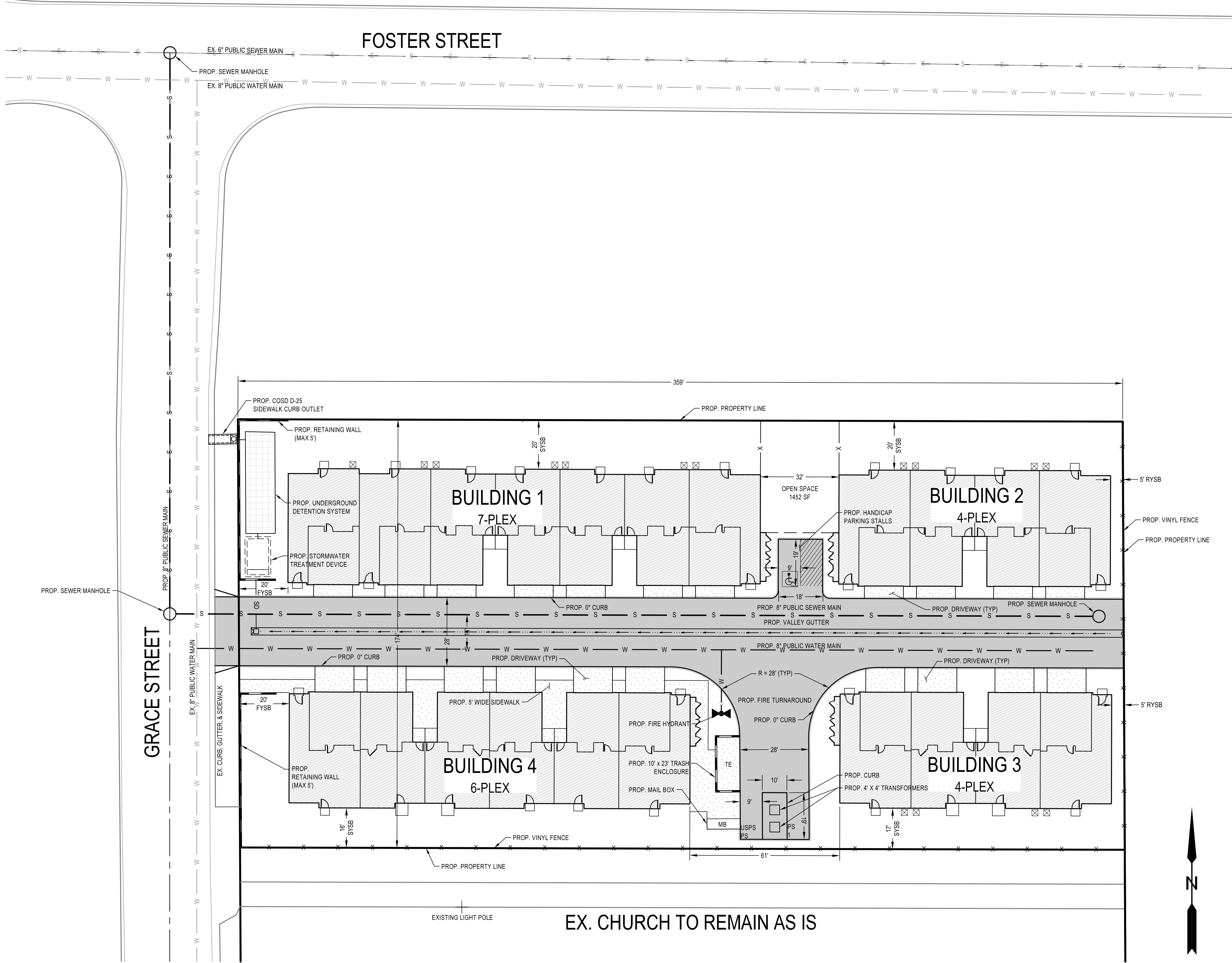
- APN: 148-320-42-00
- GROSS ACREAGE: 5.14 AC
- NET ACREAGE: 1.43 AC
- NUMBER OF DWELLING UNITS: 21
- EXISTING ZONING: CIVIC/PUBLIC (PS)
- PROPOSED ZONING: RM-B
- EXISTING LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL (SFD-R)
- PROPOSED LAND USE: MEDIUM DENSITY-B-RESIDENTIAL (MDB-R)
- FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
- PROPOSED DENSITY: 14.69 DU/AC
- CUT AND FILL SLOPES NO STEEPER THAN 2:1
- PUBLIC SERVICES AND DISTRICTS:
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: AT&T
WATER: CITY OF OCEANSIDE
SEWER: CITY OF OCEANSIDE
FIRE DISTRICT: CITY OF OCEANSIDE
SCHOOL DISTRICT: OCEANSIDE UNIFIED SCHOOL DISTRICT
- NO SPECIAL DISTRICTS ARE PROPOSED
- PROPOSED SETBACK:
FRONT YARD = MINIMUM 20'
REAR YARD = MINIMUM 5'
SIDE YARD = MINIMUM 15'

PROJECT DESCRIPTION

A GENERAL PLAN AMENDMENT, ZONE AMENDMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN AND DENSITY BONUS FOR THE GRASS LOT PORTION OF AN EXISTING PROPERTY TO CREATE CONDOMINIUM OWNERSHIP FOR TWENTY-ONE (21) ATTACHED CONDOMINIUMS IN A MULTI-PLEX DEVELOPMENT WITH PARKING, ACCESS DRIVE, AND LANDSCAPING.

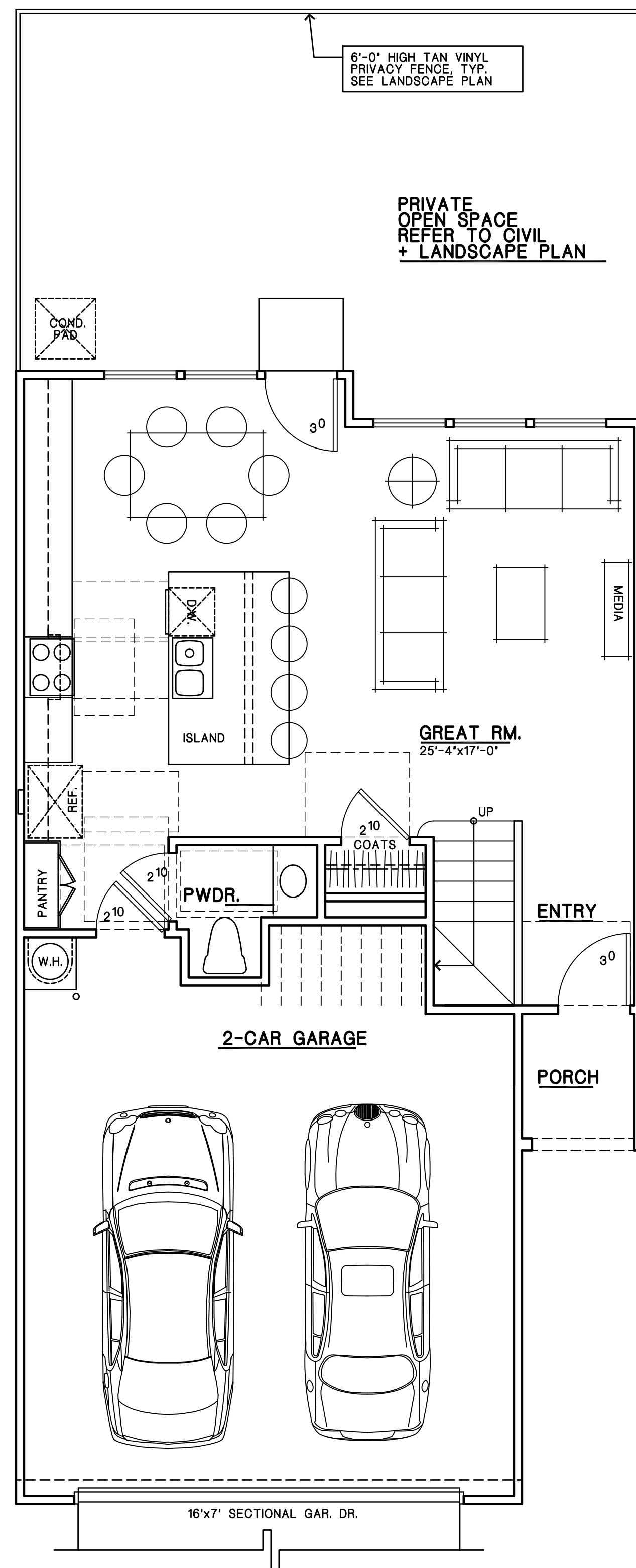


*ACTUAL STRUCTURAL SECTION TO BE DETERMINED BASED ON THE "R" VALUE TEST (AC OVER APPROVED AGGREGATE BASE)

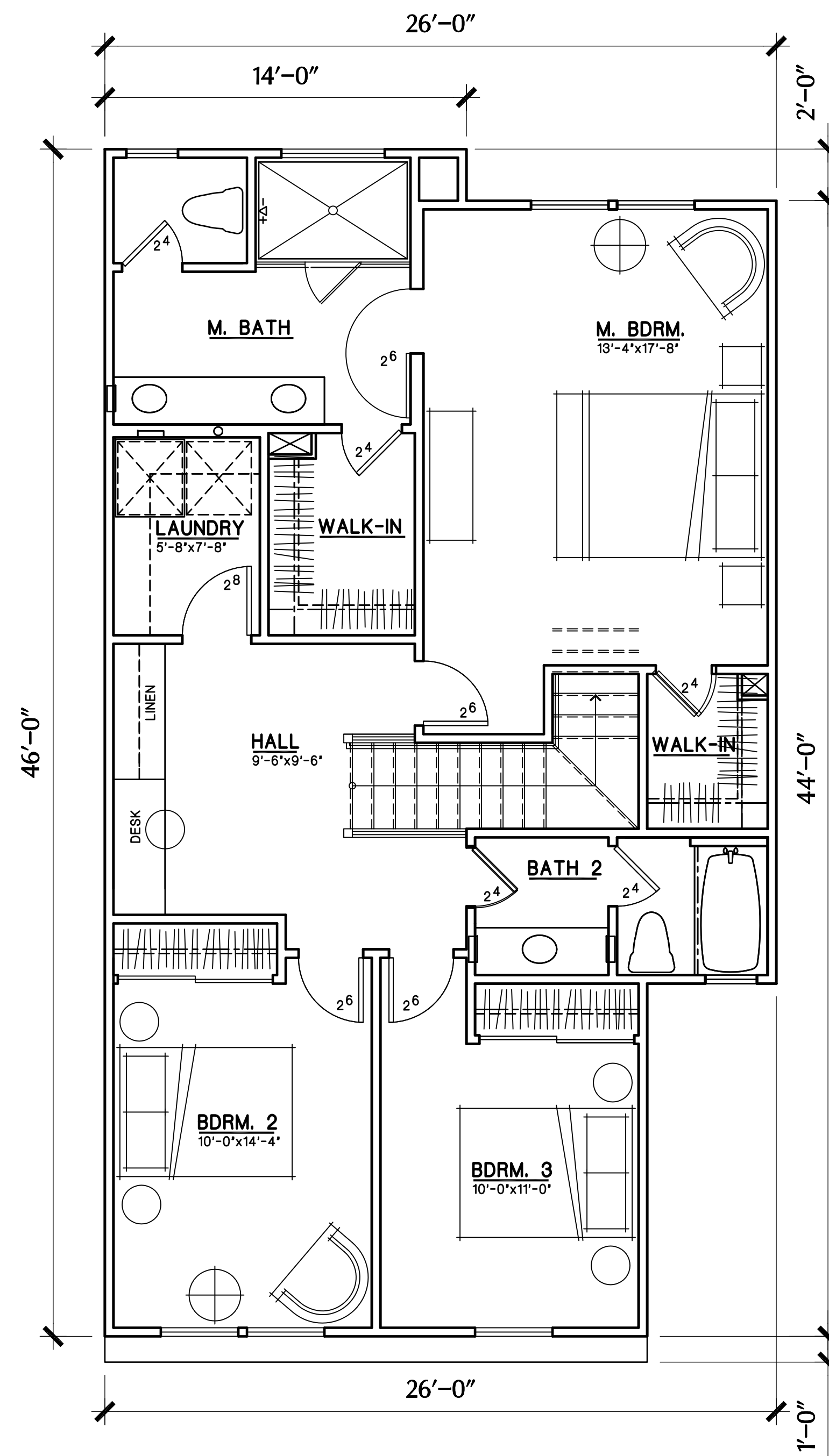


GRACE STREET CHURCH
PRE-APPLICATION EXHIBIT

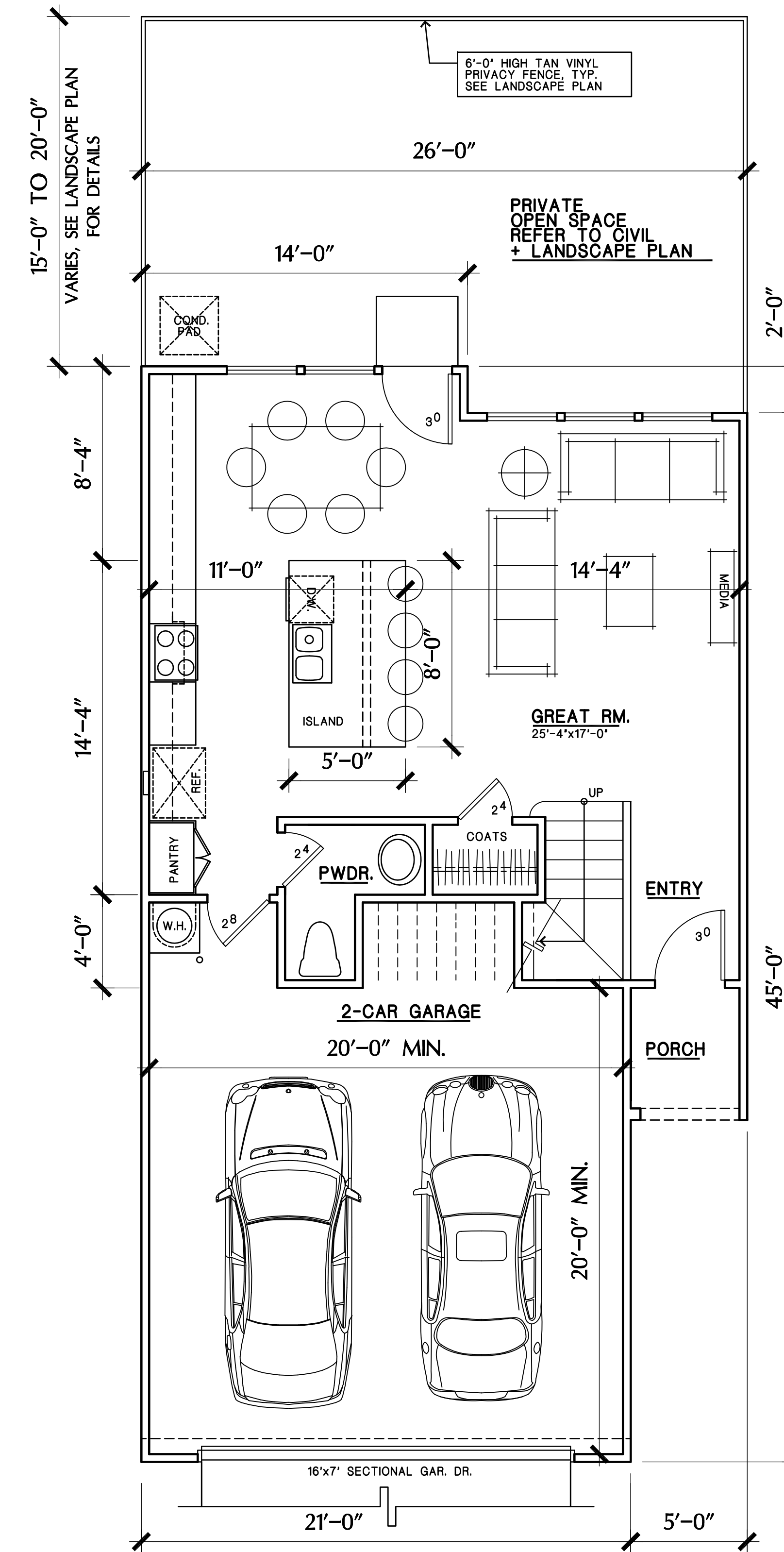
UNIT 1



LOWER FLOOR
ACCESSIBLE

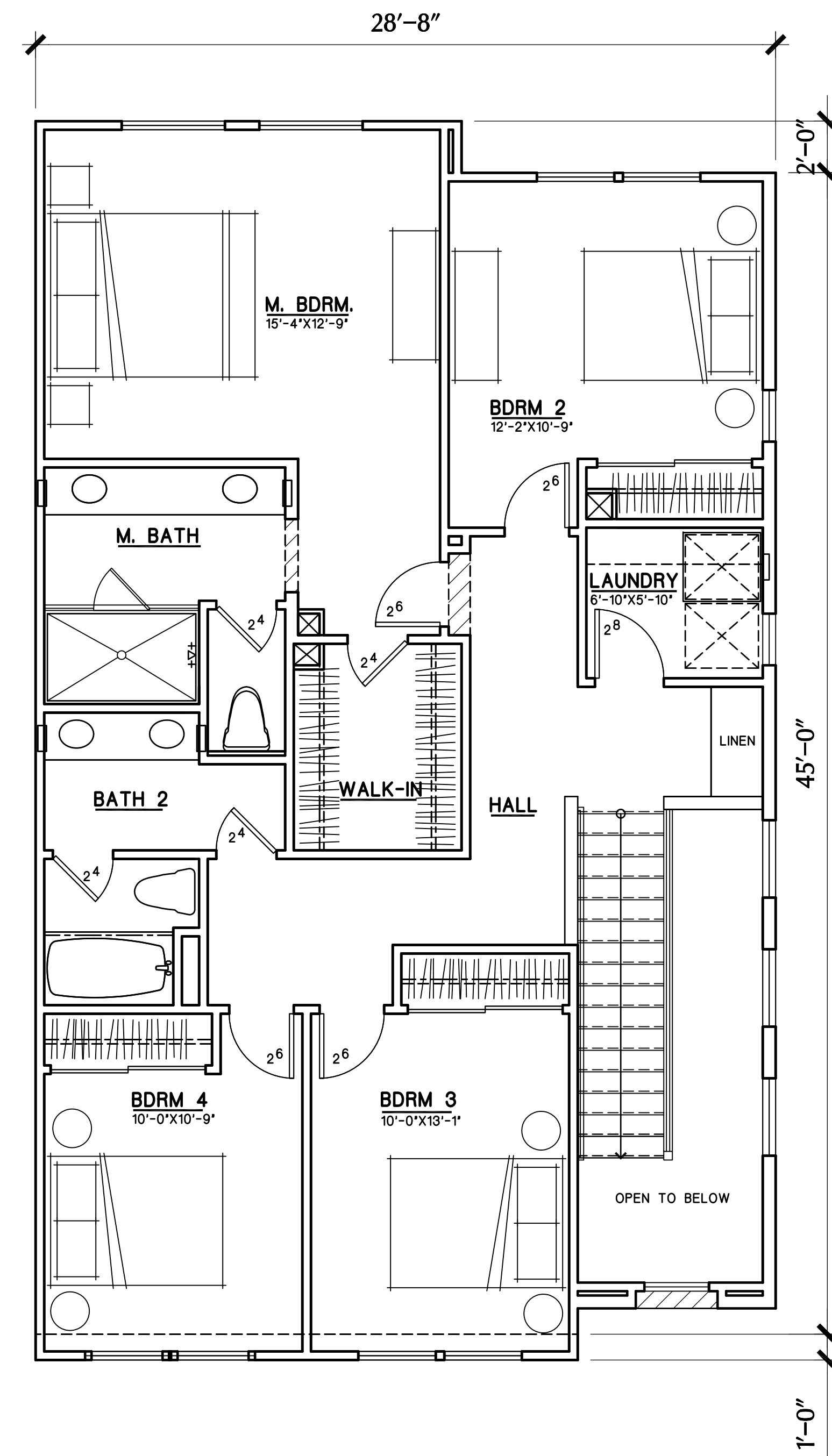


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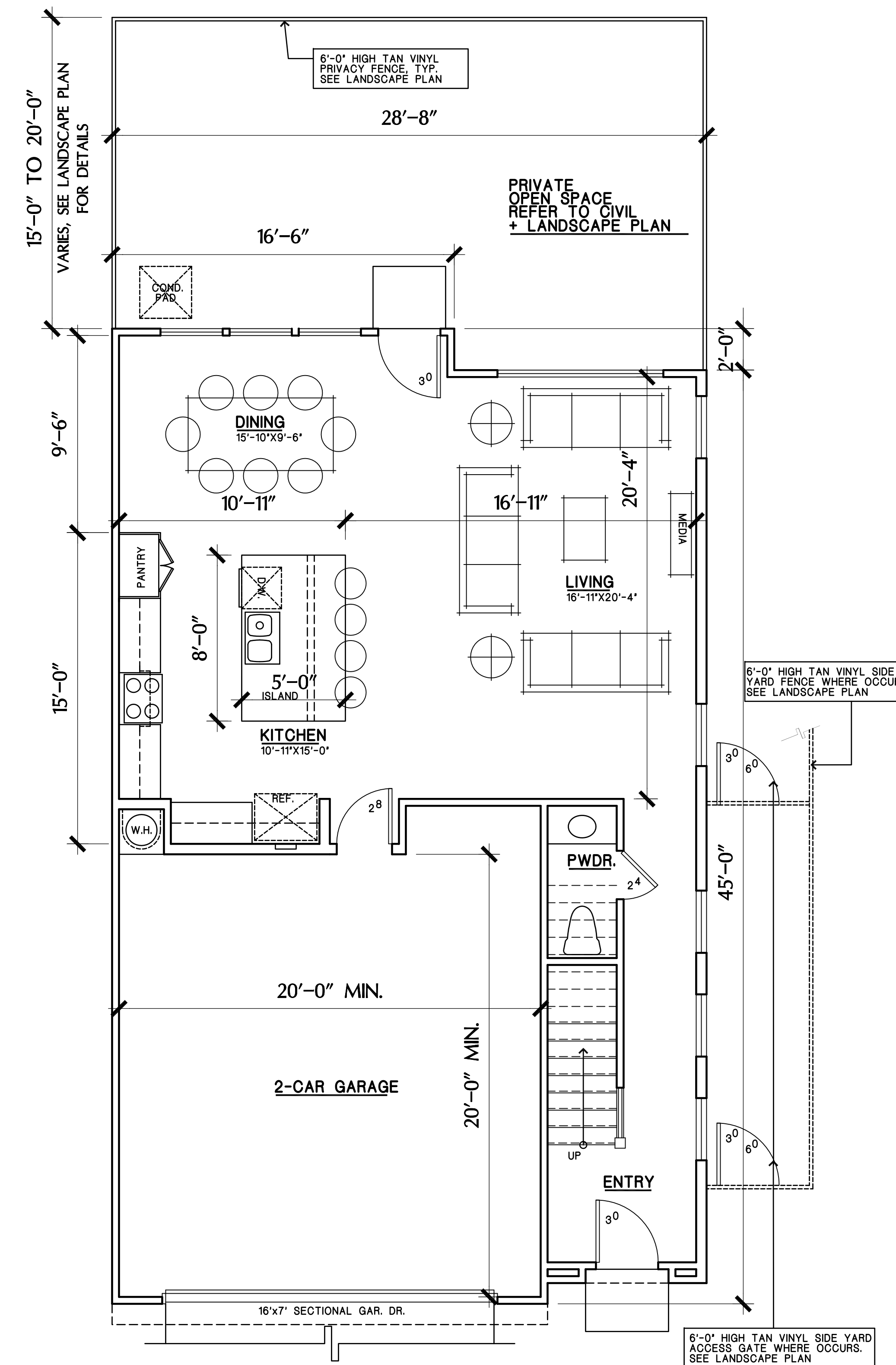


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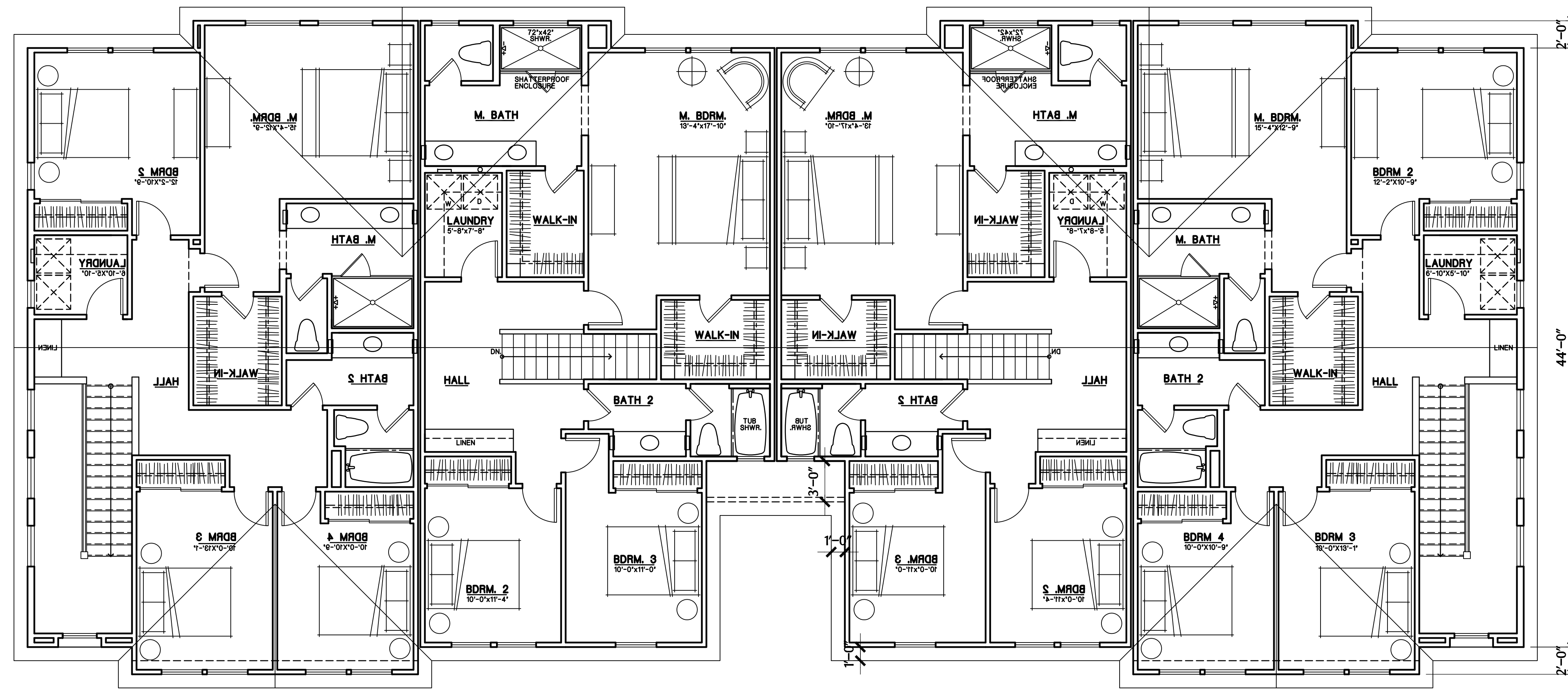
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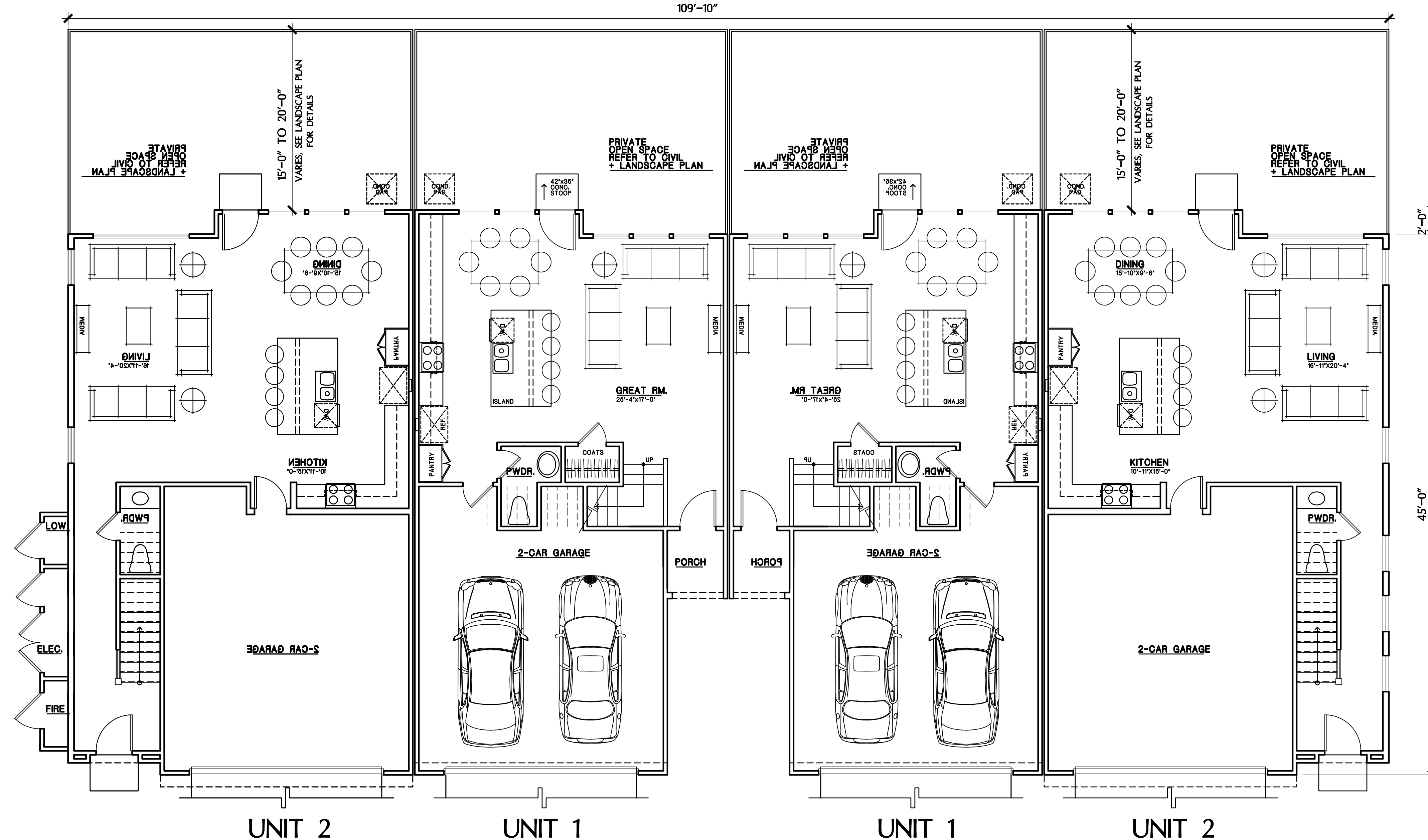
UPPER FLOOR



LOWER FLOOR



UPPER FLOOR



LOWER FLOOR
4-PLEX
BUILDING PLANS

GRACE STREET DEVELOPMENT

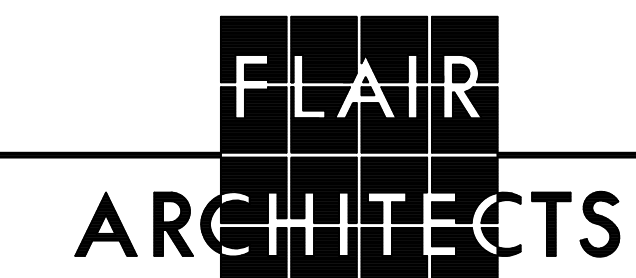
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"

7/1/24
24007



FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6 JENNER, STE 290, IRVINE, CALIFORNIA 92618
(949) 789-7535

2.1



**FRONT ELEVATION
SPANISH**

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
LOW PROFILE CONCRETE TILE	3646 SUNSET BLEND	EAGLE
PRIMARY STUCCO	SW 6126 NAVAJO WHITE	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6150 UNIVERSAL KHAKI	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 7040 SMOKEHOUSE	SHERWIN-WILLIAMS
ENTRY DOOR	SW 7055 ENDURING BRONZE	SHERWIN-WILLIAMS
SHUTTERS	SW 6230 RAINSTORM	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	GOLDEN OAK	WAYNE DALTON

SCHEME 1



RIGHT

GRACE STREET DEVELOPMENT
OCEANSIDE, CA

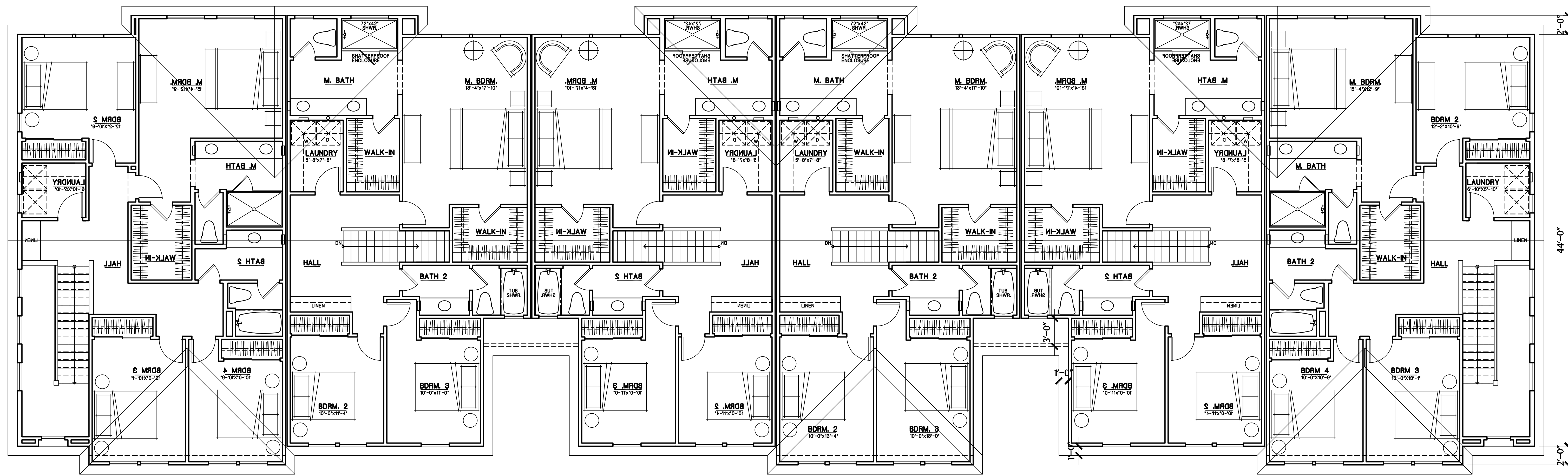
**4-PLEX
BUILDING ELEVATIONS**

HALLMARK DEVELOPMENT CORP.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

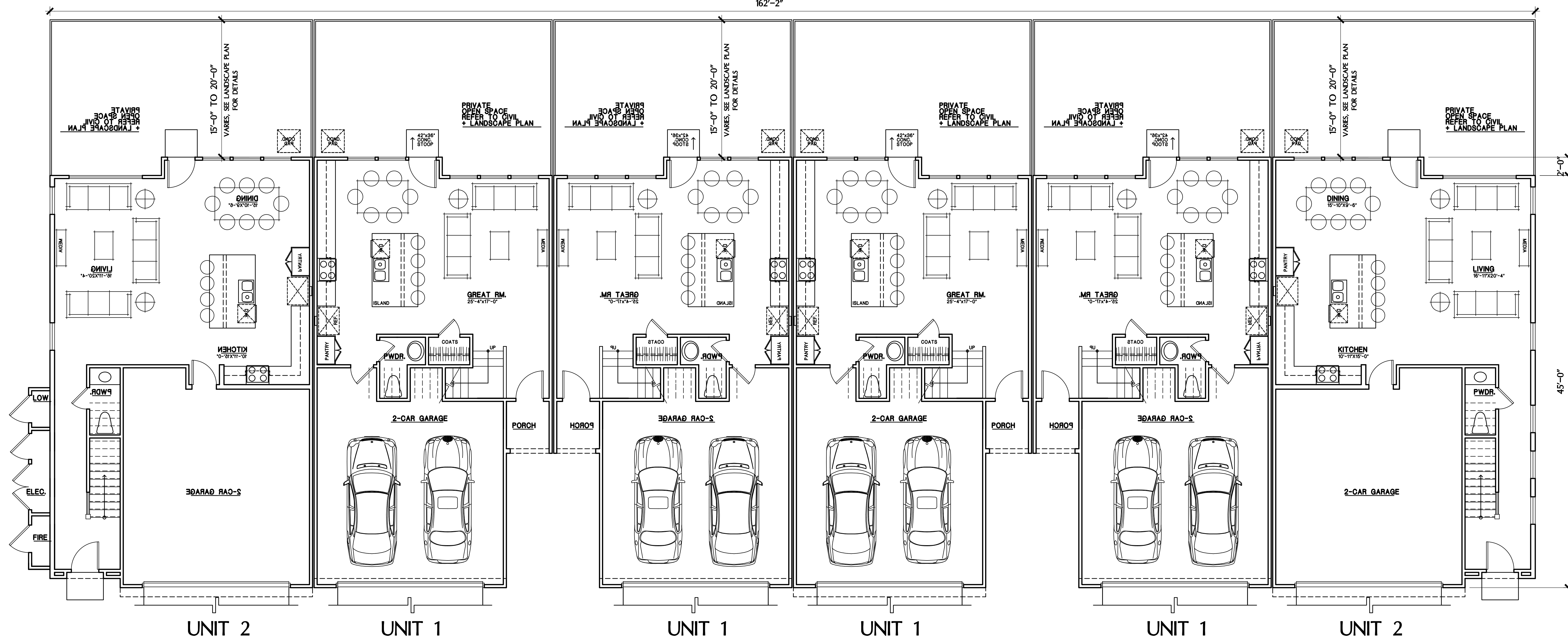
SCALE : 3/16"=1'-0"
7/1/24
24007

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2.2



UPPER FLOOR



LOWER FLOOR

6-PLEX

BUILDING PLANS

GRACE STREET DEVELOPMENT

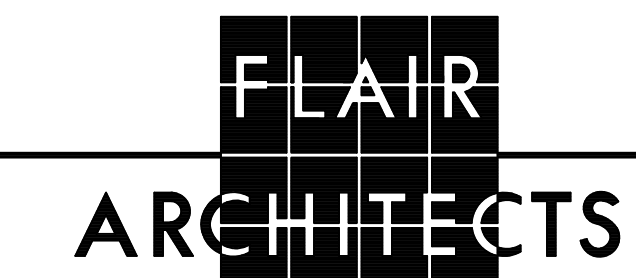
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"

7/1/24
24007



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FOAM SHUTTERS
SECTIONAL ROLL UP GARAGE DOOR
STONE VENEER
STUCCO FINISH

LOW PROFILE CONC. ROOF TILE
STUCCO OVER FOAM TRIM
EXPOSED RAFTER TAILS
PRECAST STONE



**FRONT ELEVATION
SANTA BARBARA**
*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
LOW PROFILE CONCRETE TILE	SMC 8402 SANTA CRUZ BLEND	EAGLE
PRIMARY STUCCO	SW 7105 PAPERWHITE	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 7691 BILTMORE BUFF	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 9183 DARK CLOVE	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 2848 ROYCROFT PEWTER	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	MISSION OAK	WAYNE DALTON
STONE VENEER	VENETIAN VILLA VERSAILLES	CORONADO STONE

SCHEME 2



RIGHT

GRACE STREET DEVELOPMENT
OCEANSIDE, CA

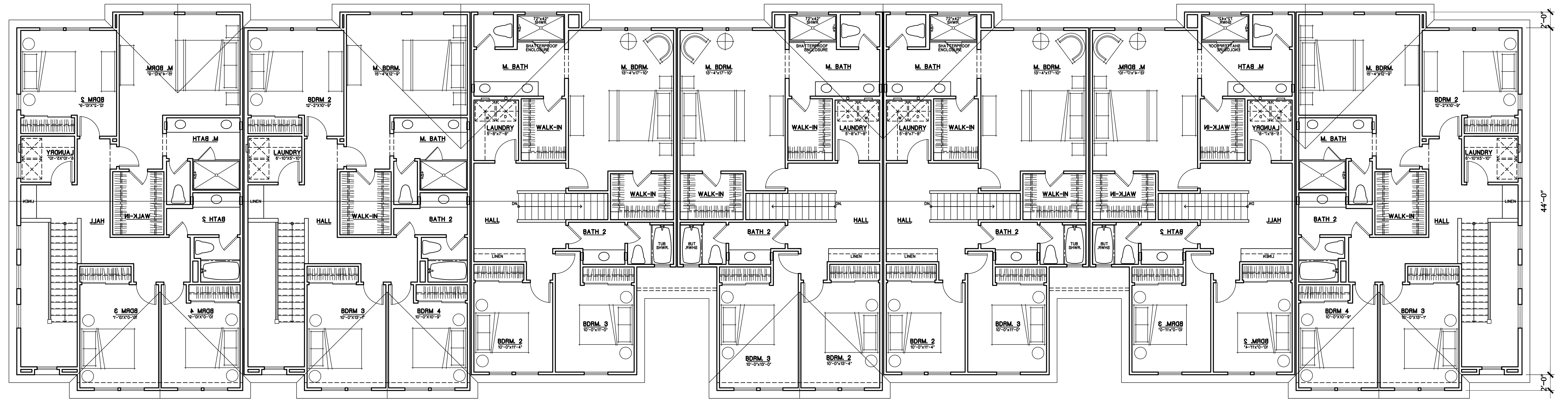
**6-PLEX
BUILDING ELEVATIONS**

HALLMARK DEVELOPMENT CORP.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"
7/1/24
24007

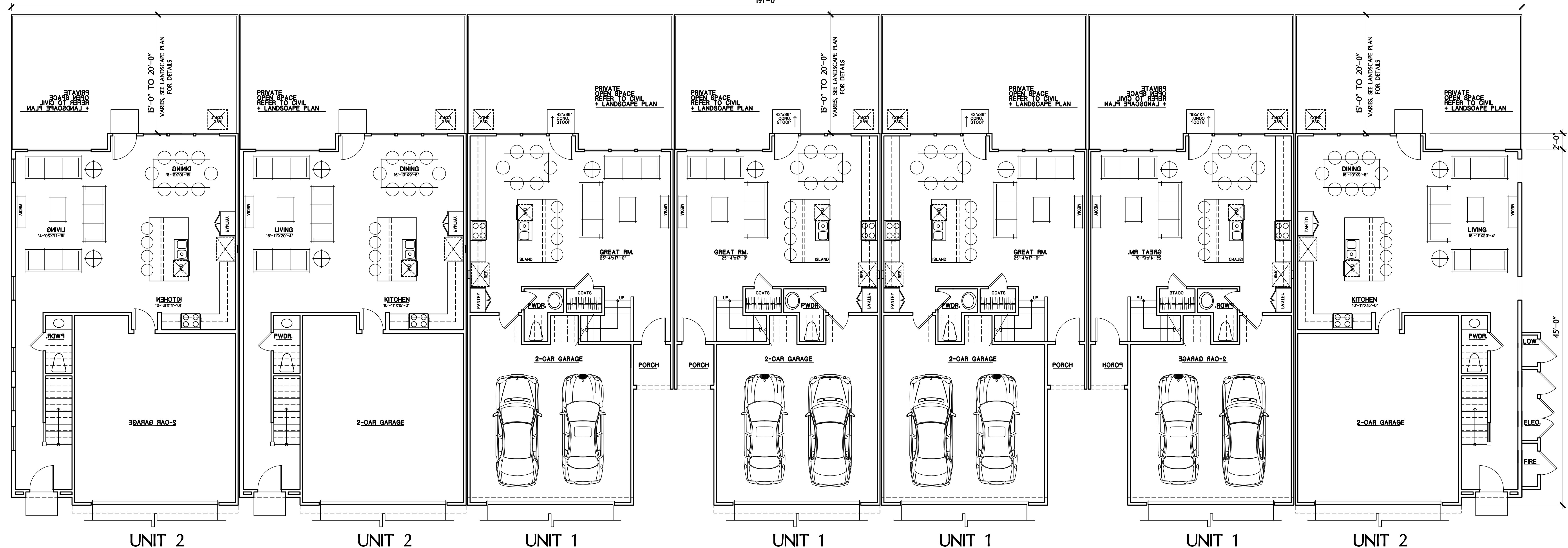
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(949) 789-7335

3.2



UPPER FLOOR

191'-0"



LOWER FLOOR

7-PLEX

BUILDING PLANS

GRACE STREET DEVELOPMENT

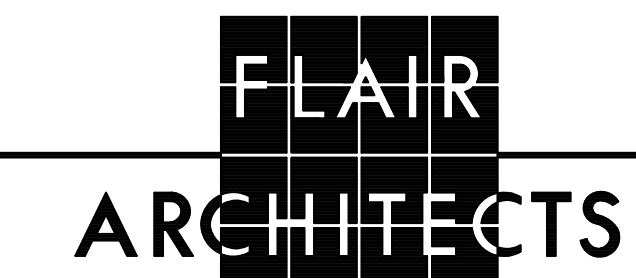
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"

7/1/24
24007



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(949) 789-7535

4.1



**FRONT ELEVATION
CRAFTSMAN**
*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
FLAT CONCRETE TILE	BEL AIR 4626 RANCHO CORDOVA BLEND	EAGLE
PRIMARY STUCCO	SW 2845 BUNGLEHOUSE GRAY	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6169 SEDATE GRAY	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 9083 DUSTED TRUFFLE	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 6089 GROUNDED	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	ALMOND	WAYNE DALTON
SIDING	TRADITIONAL RED	HARDIE-PLANK
STONE VENEER	OLD WORLD LEDGE BURNT OAK	CORONADO STONE

SCHEME 4



RIGHT

GRACE STREET DEVELOPMENT
OCEANSIDE, CA

**7-PLEX
BUILDING ELEVATIONS**

HALLMARK DEVELOPMENT CORP.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"
7/1/24
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ARCHITECTS
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(949) 789-7335

4.2

GRACE STREET DEVELOPMENT

DESCRIPTION AND JUSTIFICATION

GENERAL PLAN AMENDMENT, ZONE AMENDMENT, TENTATIVE MAP, DEVELOPMENT PLAN, WITH DENSITY BONUS

(GPA24-XXXXX; ZA24-XXXXX; T24-XXXXX; D24-XXXXX; DB24-XXXXX)

APPLICANT: HALLMARK DEVELOPMENT CORP.

Attn: Sean Santa Cruz

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

858-481-3310 x108

858-481-6325 Fax

ssantacruz@hallmarkcommunities.com

DATE 7/10/24

OVERVIEW

This application is for a General Plan Amendment, Zone Amendment, Tentative Tract Map, Development Plan and Density Bonus for the grass lot portion of an existing property to create condominium ownership for twenty-one (21) attached condominiums.

The property consists of one legal lot totaling 5.14 acres. The application is only for the northerly grass lot portion of the property consisting of approximately 1.43 acres. The remaining 3.71 acres of the property will remain under the existing land use and zoning and a new lot will be created via a final map and be retained by the existing owner.

The property is located at 240 Grace Street (APN 148-320-42-00). The property has a current General Plan land use designation of SFD-R (Single Family Detached Residential) under the current land use plan and a zoning designation of Civic/Public (PS). The application is to create a new lot and to process a GPA and ZA to the northerly 1.43 acres to a land use designation of Medium Density-B- Residential (MDB-R) with a corresponding zoning of RM-B. This RM-B District allows for a density of 10 du/ac to 15 du/ac with a variety of residential uses including multi-dwelling unit structures.

The site currently consists of multiple buildings that include an existing church, offices, classrooms, grass lot, and parking lot. The property is surrounded by single-family homes to the North, single-family homes to the South, single-family homes to the East, and single-family homes, rowhomes, a church, and the approved Sandpiper Village assisted living facility (D19-00011; not built yet) to the West. The project is in the Loma Alta neighborhood.

The surrounding land uses include the following:

LOCATION	ZONING	LAND USE
Proposed Zoning (1.43 ac only)	RM-B	MDB-R
North of Subject Property	RS	SFD-R
East of Subject Property	RS	SFD-R
South of Subject Property	RS	SFD-R
West of Subject Property	RS & RM-C	SFD-R & MDC-R

The development standards are as follows for this zone:

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
Front Yard	20'0" min from right-of-way	20' from right-of-way
Interior Side Yards	5'/10'	15'-20'
Rear Yard	15'	5'
Building Height	36'	29'***
Maximum Coverage	60%	42%

Court Opposite Windows:	18 ft	
Outdoor Storage Area:	Minimum of 160 cubic feet in garages or patio areas with one dimension of 6 feet	N/A with individual garages per unit.
Fences & Walls	6 feet max except 42" in Front Yard Setback (may increase up to 5' if fence above 42" is decorative & 75% open). Retaining walls over 4 feet in height shall be planted & irrigated.	0 ft to 5 ft Retaining Wall Front Yard & Side Yard Perimeter & Unit Vinyl Fencing 5ft to 6ft
Private & Common Usable Open Space	300 SF per Unit 21 units x 300 SF =6,300 SF (Minimum of 50% of total usable open space required to be common usable 3,150 SF)	Private: 390 sf to 560 sf per unit Common Usable: 1,452 sf
Parking* Article 31 Offsite Parking & Loading Regulations-Inland & Downtown District Minimum Parking Per State Density Bonus Law & Article 30 Site Regulations Section 3032 (L)(1)	Residential: 2/unit x 21 units = 42 spaces Guest Parking: 1 space + 20% x 21 units = 5.2 or 6 spaces Total: 48 spaces Residential: Two to Three Bedrooms: 12 units x 1.5 parking spaces = 18 parking spaces Four and More Bedrooms: 9 units x 2.5 parking spaces = 22.5 or 23 spaces Total Spaces: 41 spaces (inclusive of parking for persons with a disability and guests)	*42 residential garage spaces 1 ADA Van Accessible 1 USPS space 1 Guest Space Total: 45 spaces

*See Parking/Transportation Section for further discussion and breakdown.

** See Climate Action Plan Section for further discussion and breakdown for tree canopy and pervious area Urban Forestry requirements.

***Section 1050 Property Development Regulations (I) Building Height and Required Yards: The proposed building heights for all four (4) buildings exceed 25 feet in height. The requirement to increase the required interior side or rear yard adjoining a building wall exceeding this height an additional five feet over the basic requirement will be waived for the rear yard under the Density Bonus request. This requirement does not apply in the side yard setback based on the proposed side yard building setbacks for the project.

****Section 1050 Property Development Regulations (Q) Usable Open Space: The project is requesting a waiver as part of the Density Bonus request for the required amount of usable open space that is to be provided as common usable. Each unit has been provided with private usable open space that exceeds the basic requirement of 300 SF per unit.

A Density Bonus is being requested as part of the project application. The project is proposing to utilize the State Density Bonus program to allow for a density increase over the maximum allowable residential density allowance under the applicable RM-B zoning. However, the proposed project does not seek additional residential density above the maximum allowable density of 15 du/ac under RM-B (or 1.43 acres x 15 du = 21.45 or 22 du) but does seek the use of incentives/concessions and waivers to the applicable development standards. Additionally, the project seeks to utilize the state parking requirements as afforded under the state density bonus law. For twenty-one (21) units at a proposed 15% Moderate Income affordable rate will result in four (4) moderate income units being provided for a ten percent (10%) density bonus resulting in a total of twenty-five (25) units permitted for the site. However, the project only proposes to construct twenty-one (21) units on the site.

TENTATIVE TRACT MAP

The Tentative Tract Map proposes the subdivision of a portion of an existing 5.14 acre lot in order to create a new lot totaling approximately 1.43 acres in size. The project proposes the construction of twenty-one (21) residential dwelling units on the 1.43 acre lot and is electing to utilize Section 3032 Affordable Housing Density Bonus of the Zoning Code as well.

The project site fronts Grace Street. There will be a singular access driveway from Grace Street to provide access to the units via a twenty-eight (28) foot internal driveway. One (1) handicap/van accessible parking space, one (1) USPS parking space, and one (1) visitor parking space has been provided in addition to the private 2-car garages for each of the twenty-one (21) units.

Drainage for the site shall be handled by a combination of private area drains, D-25 curb outlets, modular wetland, ribbon gutter, underground storage tank, and BMP Tree Wells along Grace Street. Frontage improvements include the following:

Grace Street Improvements:

As outlined in the Density Bonus Addendum section of the D&J, the project will use its incentive/concession to alleviate frontage improvements consisting of curb and gutter replacement, sidewalk replacement, street evaluation testing (coring), and either full depth pavement replacement, slurry seal, or grind and overlay along Grace Street.

The existing driveway entrance to the First Baptist Church will be shifted south to allow for the continued use and access to the church parking lot. New D-25 curb outlets shall be installed to handle the drainage from the site from the modular wetland/underground tank setup. The drainage along the property frontage on Grace Street currently flows north via the existing curb & gutter down to Foster Street. The use of BMP Tree wells along the project frontage is anticipated to treat areas that cannot be captured in the modular wetland/underground tank system and for the treatment of replacement sidewalk, curb and gutter, and the shifting of the existing church driveway entrance.

A new 8" PVC public water main shall be installed to service the project and connect to the existing 8" AC-1961 (W-01885) water main in Grace Street. The new water main shall be extended into the project and the following items shall be installed off the new main within the project: 1) Two (2) 1.5" domestic water meters w/ 2" water services & backflow (each meter shall serve 2 buildings); 2) One (1) ¾" irrigation water meter w/1" irrigation service & backflow; 3) One Fire Hydrant; and 4) 6" Fire Service/DCDA to provide service to each proposed fire riser closet and FDC for each building to the proposed NFPA 13 Commercial Sprinkler System proposed for each building. The residential units shall be sub-metered and shall be billed accordingly to each unit and maintained by the future homeowner's association.

There is no existing sewer within Grace Street along the project frontage. As such, the project shall install a new 8" PVC public sewer main to service the project and which will connect to the existing 6" VCP 1958 (S-00191) and a new manhole shall be installed at the sewer connection in Foster Street. Additional manholes shall be installed at the project entrance on Grace Street and within the private internal road servicing the project. Individual sewer laterals shall be installed to each of the proposed twenty-one (21) units proposed.

The project has elected to pay an in-lieu fee instead of constructing the frontage improvements for reclaimed water along its Grace Street frontage as permitted per City of Oceanside Ordinance No. 14-OR0565-1.

The project has been classified as a Priority Development Project (Major) in regard to Storm Water Priority and all required treatment measures per the proposed SWQMP are proposed to be installed throughout the project which include but are not limited to private area drains, ribbon gutter, D-25 curb outlets, modular wetlands, underground storage tanks, and BMP Tree Wells along Grace Street.

Electric, cable, and telephone service will be extended to the project from the existing source pole located at the corner of Grace Street and Foster Street. New transformers and pedestals shall be installed in the right-of-way and within the project in order to provide service to each of the buildings. No gas service is proposed for the project as each unit will have solar panels installed to provide electrical service to each unit.

DEVELOPMENT PLAN:

The Grace Street Townhome development consists of four (4) multi-family buildings configured in 4-plex, 6-plex, and 7-plex configurations for a total of twenty-one (21) two-story condominium units. Each unit will have a private two-car garage and shall have a private rear yard ranging from 390 SF to 560 SF. AC condensers shall be installed within the rear yard to service each unit. Access to each unit shall be from the proposed driveway/street for the project and internal walkways. A single trash enclosure is proposed to provide trash, recycling, and green waste service to the project. Two (2) CBU mailboxes shall be installed for the project. One (1) ADA van accessible parking space, one (1) USPS parking space, and one (1) guest visitor parking space are to be provided as well. Common usable open space shall be provided between buildings 1 & 2 to service the project. Bicycle/storage areas shall be limited to private garages for each unit.

ARCHITECTURE:

The project shall consist of four (4) two-story buildings configured in 4-plex, 6-plex, and 7-plex configurations. The proposed elevations consist of Spanish, Craftsman, and Santa Barbara style and each building will have its own accompanying color scheme to ensure an interesting street scene both along the project frontage and internally. The varied configuration and size of the proposed buildings along with the selection of architectural features, the types and varying use of color and materials on the buildings were all key aspects in the architecture and provides a distinct look on all four sides of the buildings. Additionally, the units proposed provide a varied project containing a mix of three (3) and four (4) bedroom units allowing for the product to reach a wider marketplace and address current residential buyers' preferences and needs.

The elevations are detailed with popouts, siding, stucco details, varied window sizes and trims. In addition, the architect has used differing color schemes and textures on elevations to create a unique design complimentary each elevations style on all four (4) sides of the building. Building materials utilized by the project include stucco, siding, stone and brick veneer, trim, fascia, trim, shutters, outlookers, rafter tails, wrought iron details, decorative tile, and flat and low profile concrete tile roofs. Roofs shall consist of both hip and gable design.

Three (3) floor plans are proposed for the project, and they are as follows:

Unit Mix:

PLAN	UNIT SIZE	# OF UNITS	BED/BATH	PARKING
1/1A	1,700 SF	10	3 Bed/2.5 Bath	2- Car Private Garage
1B	1,742 SF	2	3 Bed/2.5 Bath	“
2	2,029 SF	9	4 Bed/2.5 Bath	“

*Three (3) Plan 1A units will be designed as accessible units

PARKING/TRANSPORTATION/VMT/LTA

In compliance with Article 30 Site Regulations Section 3032 (L)(1) Affordable Housing Density Bonus Vehicular Parking Ratio and State Density Bonus Law, the project is requesting from the City of Oceanside as permitted the following maximum parking ratio inclusive of handicapped and guest parking for the condominium units not to exceed: 1) One and a half (1.5) on-site parking spaces for two to three bedroom units and 2) Two and one-half (2.5) on-site parking spaces for four or more bedroom units.

. The following is the parking provided for residential per the requirements above:

TYPE OF USE	NUMBER OF UNITS/SF	PARKING REQUIRED (PER STATE DENSITY BONUS RATES FOR RESIDENTIAL UNITS)		PROJECT PARKING PROVIDED
		Rate by Use	Spaces per Use	
3 Bedroom Unit	12	1.5 space per bedroom	18	24
4 Bedroom Unit	9	2.5 space per	22.5	18
Guest/ADA		0	0	2
USPS (Req)		0	0	1
	TOTAL		41	45*

*The project will be installing 240v outlets in each private garage for future resident EV chargers. No EV dedicated space or EV chargers will be installed at the guest/ADA or USPS parking space for the project.

While the City cannot impose a higher parking ratio than the Density Bonus standard, the proposed project includes four (4) spaces above the requirement, for a total of forty-five (45) spaces. Furthermore, parking along the Grace Street frontage is permissible on both sides subject to the posted parking hours and requirement to adhere to the posted City of Oceanside Parking Permit requirements between the hours of 8pm-8am. Future residents will be informed via the CC&Rs and purchase and sale documents of the ability to secure parking permits for Grace Street between those restricted hours as well.

The proposed project will generate 168 ADT (Average Daily Trips) based on the calculation of 21 units x 8 ADT per the adopted SANDAG modeling for multi-family

condominiums. Since the project is less than 200 ADT, a Local Transportation Assessment (LTA) may not be required to be generated as the project does not exceed the City of Oceanside established thresholds. In regard to Vehicle Miles Traveled (VMT), the project screens out from a detailed VMT analysis for the following reasons:

1) The project is not consistent with the General Plan and is calculated to generate 168 ADT, which is less than the 500 ADT threshold non-consistent General Plan projects; therefore, a transportation VMT CEQA Analysis is not required.

Regarding the adopted Circulation Element Plan of the City of Oceanside General Plan, neither the existing (Figure 6.1) or planned bicycle facilities (Figure 6.2) exhibit identifies Grace Street as an existing or planned future bike route. However, the recommended bicycle facilities (Figure 6.3) shows a potential use of Grace Street as a Class 3 Bike Route. If the City requires it, the project shall add one (1) Class 3 Bike Route sign along the project frontage on Grace Street.

LANDSCAPE/USABLE OPEN SPACE

Per Article 10 Residential Districts (Inland), the project is proposing landscaping in the right-of-way along Grace Street and in all internal open space areas except for vehicular accessways and parking areas, and pedestrian walkways both internal and along Grace Street.

A combination of ground cover, shrubs, accent plants, and trees are proposed for the project and a permanent irrigation system is proposed and will be tied to the common irrigation meter to be installed and maintained by the HOA for the project. Planting shall comply with the City of Oceanside Landscape Design Manual and street tree requirements along Grace Street.

The proposed landscaping will be selected to complement the project and to blend with the proposed architectural style of the building. The project proposes to provide a landscape parkway along Grace Street and will take great care in the selection of the trees, ground cover and shrubs given the highly visible nature of this portion of the site. This area shall be maintained by the HOA as required by the City.

Per Section 1050 Property Development Regulations (Q) Usable Open Space, the project is required to provide 300 sf of usable open space per unit with a minimum of 50% of the total usable open space to be provided as common usable open space. The requirements for the proposed twenty-one (21) units are as follows:

300 SF per Unit

21 units x 300 SF =6,300 SF (Total for Project)

(Minimum of 50% of total usable open space required to be common usable 3,150 SF)

The project is proposing to provide private rear yards for each of the units with private usable open space ranging from 390 sf to 560 sf per unit. A 1,452 sf common usable open space

is proposed in the central portion of the site and has been designed so that no dimension was less than 10 ft, the area was open to the sky, and that it did not include driveways or parking areas.

The project is requesting a waiver as part of the Density Bonus request for the required amount of usable open space that is to be provided as common usable. Each unit has been provided with private usable open space that exceeds the basic requirement of 300 SF per unit in total. The project will be providing 23% of the total usable open space requirement as common usable open space for the site with the remaining open space being provided in the individual private yards. An additional waiver for Section 1050 Property Development Regulations (T)(2) Planting Areas for the requirement to have at least 50 percent of each required rear yard shall be planting area having a minimum width of 5 feet adjoining a rear property line. As noted previously, a rear yard setback waiver is being requested for the project as part of the Density Bonus from 15 ft to 5 ft and this area will serve as a yard for the end units on the proposed building and walkway to access the side of the building. No planting area will be proposed in this location.

FENCES/WALLS

Per Section 1050 Property Development Regulations (U) Fences and Walls and Section 3040 Fences and Walls, the project proposes to use a development waiver to waive Section 3040 Fences and Walls Additional Fence and Wall Development Standards (C) (1) requirement for a solid decorative masonry wall with a minimum height of 6 feet between commercial and other non-residential projects abutting residential districts. The project proposes a combination of retaining masonry wall and tan vinyl fencing along the southern boundary of the project between the development and the remaining church parking lot. No additional pilasters along the southern boundary are proposed for the project. A development waiver for the height of the front yard setback retaining wall will be requested as well along with a development waiver for the planting requirement for retaining walls over 4 feet in height (3040 Fences and Walls Additional Fence and Wall Development Standards (D)).

CLIMATE ACTION PLAN (CAP) CONSISTENCY ANALYSIS

Renewable Energy Facilities

Per Section 3047 (a) Renewable Energy Facilities, and the current versions of the California Energy Code and California Green Building Standards Code, the project is proposing to install solar photovoltaic systems to service all twenty-one (21) residential units on the roof area of each of the proposed buildings.

Electric Vehicle Parking and Charging Facilities

Per Section 3048 Electric Vehicle Parking and Charging Facilities, new multi-family residential development of a certain scale is required to provide parking and charging facilities

for electric vehicles. The proposed development is providing private garages for each of the units and as such at least one 240 volt/16 ampere electrical outlet shall be provided within the private garages to accommodate “Level 2” electric vehicle charging. No dedicated zero-emission vehicle or EV parking space with Level 2 electric vehicle charging facilities is being provided for the project.

Urban Forestry Program

Per Section 3049 Urban Forestry Program, all new developments that require administrative or discretionary review shall comply with the urban forestry standard outlined in Table 1 of Section 3049 based upon the project site area. The proposed project is 1.43 acres and as such is required to provide a minimum tree canopy area of 12% and minimum permeable surface area of 22%. Additionally, in the event a project site cannot feasibly accommodate the minimum permeable surface area required, additional tree canopy, in excess of the minimum requirement, can be credited to meet the minimum permeable surface area requirements. In the event a project site cannot feasibly accommodate the minimum tree canopy area, the project may plant in the public right-of-way (e.g. parkway) adjacent to the project site. The project will be designed to provide tree canopy area and permeable surface area within the private rear yards, common open space area, onsite planting areas and within the public right-of-way along Grace Street.

Transportation Demand Management (TDM)

Per Section 3050 Transportation Demand Management (TDM), this requirement only applies to new non-residential development and additions to existing non-residential development. Since the project is strictly a residential project no TDM plan is required.

WASTE MANAGEMENT

The project proposes the use of one (1) common area trash, recycling, and organic bin enclosures per the City of Oceanside & Waste Management design standards to service the twenty-one residential units. The trash enclosure is proposed to be located adjacent to Building #4 within the central portion of the project for easy access from all units. Additionally, the project HOA (who will be responsible for the trash, recycling, and organic waste service on the project) shall subscribe to multiple pickups a week servicing for waste, recycling, and organic waste at a frequency as needed to provide adequate service to the future residents. If levels or needs exceed the initial pickup schedule, then a higher frequency would be required for the project from Waste Management. The project CC&R’s and HOA budget will address this as well for the project.

RECLAIMED WATER

The project shall request to pay the Reclaimed Water In-Lieu fee for its one hundred seventy-four foot (174') frontage along Grace Street in lieu of the construction of these improvements per City of Oceanside Ordinance 91-15. A request for this will be made to the Water Utilities Department in order to comply with the Conditions of Approval for the project.

DENISTY BONUS ADDENDUM

Address: 240 Grace Street Oceanside, CA 92054

APN: 148-320-42-00

Total Acreage: Property: 1.43 acres (approximately)

Proposed General Plan Land Use: MDB-R

Proposed Zoning: RM-B

Density: Residential: 10 du/ac to 15 du/ac

Site Land Use within five years of application: The site currently consists of multiple buildings that include an existing church, offices, classrooms, grass lot, and parking lot. There have been and are no dwelling units on the site, and there are no recorded rent restrictions applicable to the site.

Project Unit Calculations, including 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 reductions 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, and Table A below summarizes the calculations under Density Bonus Law for this project. Per State Density Bonus Law, the site can have a total of 25 dwelling units, with 4 affordable Moderate Income units to be provided for the development.

The project proposes twenty-one (21) total units, with 4 units designated as moderate income units and the remaining seventeen (17) units as market rate, which complies with the Density Bonus Law provisions regarding affordable housing. Affordable units will be proportional to the overall project in unit size and dispersed throughout the project having access to all amenities available to other residents.

Table A – Allowable Density Calculations*

<p>STEP 1:</p>	<p>Calculate Base Allowable Density</p> <p>At this site, the maximum potential density is 10 du/ac to 15 du/ac. Under Density Bonus Law, the base number of units permitted is determined by multiplying the gross site area (1.43 acres) by the maximum density applicable to the project (15 du/ac).</p> <p style="text-align: center;">$1.43 \text{ acres} \times 15 \text{ du/ac} = 21.45$</p> <p style="text-align: center;">Rounded up to 22 units as base allowable</p>
<p>STEP 2:</p>	<p>Determine Affordability Percentage and Units</p> <p>The project proposes to provide 15% of the units as affordable to moderate income households. Per State Density Bonus Law, affordable unit percentage is calculated excluding units added by a Density Bonus.</p> <p style="text-align: center;">$15\% \times 21 \text{ units (base allowable)} = 3.1$</p> <p style="text-align: center;">Rounded up to 4 Moderate Income units</p>
<p>STEP 3:</p>	<p>Calculate Density Bonus Units</p> <p>Under Density Bonus Law, the provision of 15% moderate income units allows the applicant to receive a maximum density bonus of 10%, allowing additional market-rate units to be constructed.</p> <p style="text-align: center;">$22 \text{ units} \times 0.10 \text{ (density bonus)} = 2.2$</p> <p style="text-align: center;">Additional market-rate total of 3 units</p>
<p>STEP 4:</p>	<p>Calculate Total Dwelling Units</p> <p>Add the base allowable units and the density bonus units.</p> <p style="text-align: center;">$22 \text{ units (base allowable units)} + 3 \text{ units (density bonus units)}$</p> <p style="text-align: center;">= 25 total units allowed</p>

*** Note: Per State Density Bonus Law, all fractional units shall be rounded up.**

Table B - Summary of Project Unit Count

Type of Units	Calculation	Proposed
Maximum Dwelling Units (per proposed GP/Zoning) excluding Density Bonus Units	1.43 acre x 15 du/ac Rounded up to 22 units	21 units
Proposed Affordable Units (Moderate Income)	15% of 22 units = 3.3 Rounded up to 4 units	4 units
Proposed Density Bonus Units	10% of 22 units = 2.2 Rounded up to 3 units	0 units
Proposed Market Rate Units	21 base-4 affordable +0 bonus	17 units
Total Proposed Dwelling Units	17 market+ 4 affordable	21 units
Resulting Density	21 units/1.43 acre	14.69 du/acre

Incentives/Concessions:

The project is entitled to receive one incentive/concession consistent with the State Density Bonus Law. The project will use that incentive/concession to alleviate frontage improvements consisting of curb and gutter replacement, sidewalk replacement, street evaluation testing (coring), and either full depth pavement replacement, slurry seal, or grind and overlay along Grace Street.

Waivers

Based on the proposed design for density bonus units, the project seeks multiple development waivers of development standards for a housing development pursuant to State Density Bonus Law, which are described below.

Waiver #1 –Rear Yard Setback

This waiver request is for relief from the rear yard setback requirement. The property is required to provide a fifteen (15') foot rear yard setback. The project proposes a waiver of the rear yard setback to allow a 5 foot setback.

The rear yard portion of the proposed lot abuts two properties: 1) 2162 Saratoga St (APN 148-320-03-00, 2,002 sf existing single-family home) and 2) Vacant Lot on Saratoga St (APN 148-320-04-00). The existing single-family home at 2162 Saratoga Street is located close to Saratoga Street and contains existing vegetation along the side yard and rear yard which provides screening between the two properties. The vacant lot currently is occupied by multiple vehicles and RV's and appears to be used for storage. An existing chain link fence separates the proposed site from the existing single-family home and vacant lot. A new retaining wall with vinyl fencing on top is proposed at this location to provide further screening of the project site from the adjacent properties.

An additional waiver for Section 1050 Property Development Regulations (T)(2) Planting Areas for the requirement to have at least 50 percent of each required rear yard shall be planting area having a minimum width of 5 feet adjoining a rear property line. As noted previously, a rear yard setback waiver is being requested for the project as part of the Density Bonus from 15 ft to 5 ft and this area will serve as a yard for the end units on the proposed building and walkway to access the side of the building. No planting area will be proposed in this location.

This waiver is necessary, because compliance with the rear yard setback would require a reduction in the buildable site area, open space, parking, and number of residential units. This would physically preclude the construction of the project with the number of units allowed under the Density Bonus provisions. With the other building setbacks, landscaping, design and architectural features and other elements of the project shown in the project plans, the granting of this waiver would not result in specific, adverse impacts on public health and safety or the physical environment or a registered historic resource and is not contrary to state or federal law.

Waiver #2 –Building Height and Required Yards

This waiver request is for relief from the requirement under Section 1050 Property Development Regulations (I) which requires the increase of a rear yard adjoining a building wall exceeding 25 feet in height an additional five feet over the basic requirement. This waiver request ties in Waiver #1 for the reduction in the rear yard setback.

The proposed building heights for all four (4) buildings exceed 25 feet in height. The requirement to increase the required rear yard adjoining a building wall exceeding this height an additional five feet over the basic requirement will be waived for the rear yard under the Density Bonus request. This requirement does not apply in the side yard setback based on the proposed side yard building setbacks for the project.

This waiver is necessary, because compliance with the rear yard setback would require a reduction in the buildable site area, open space, parking, and number of residential units. This would physically preclude the construction of the project with the number of units allowed under the Density Bonus provisions. With the other building setbacks, landscaping, design and architectural features and other elements of the project shown in the project plans, the granting of this waiver would not result in specific, adverse impacts on public health and safety or the physical environment or a registered historic resource and is not contrary to state or federal law

Waiver #3 –Usable Open Space

This waiver request is for relief from the requirement under Section 1050 Property Development Regulations (Q) Usable Open Space: The project is requesting a waiver as part of the Density Bonus request for the required amount of usable open space that is to be provided as common usable. Each unit has been provided with private usable open space that exceeds the basic requirement of 300 SF per unit.

Per Section 1050 Property Development Regulations (Q) Usable Open Space, the project is required to provide 300 sf of usable open space per unit with a minimum of 50% of the total usable open space to be provided as common usable open space. The requirements for the proposed twenty-one (21) units are as follows:

300 SF per Unit

21 units x 300 SF =6,300 SF (Total for Project)

(Minimum of 50% of total usable open space required to be common usable 3,150 SF)

The project is proposing to provide private rear yards for each of the units with private usable open space ranging from 390 sf to 560 sf per unit. A 1,452 sf common usable open space is proposed in the central portion of the site and has been designed so that no dimension is less than 10 ft, is open to the sky, and that did not include driveways or parking areas.

The project is requesting a waiver as part of the Density Bonus request for the required amount of usable open space that is to be provided as common usable. Each unit has been provided with private usable open space that exceeds the basic requirement of 300 SF per unit in total. The project will be providing 23% of the total usable open space requirement as common usable open space for the site with the remaining open space being provided in the individual private yards.

This waiver is necessary, because compliance with the common usable open space would require a reduction in the buildable site area, parking, and number of residential units. This would physically preclude the construction of the project with the number of units allowed under the Density Bonus provisions. With the exceedance of the overall total usable open space for the project in the form of private usable open space, the granting of this waiver would not result in

specific, adverse impacts on public health and safety or the physical environment or a registered historic resource and is not contrary to state or federal law

Waiver #4 –Offsite Parking & Loading Regulations-Inland & Downtown District

This waiver request is for relief from the requirements under Article 31 Offsite Parking & Loading Regulations-Inland & Downtown District and instead utilize the Minimum Parking Per State Density Bonus Law & Article 30 Site Regulations Section 3032 (L)(1).

In compliance with Article 30 Site Regulations Section 3032 (L)(1) Affordable Housing Density Bonus Vehicular Parking Ratio and State Density Bonus Law, the project is requesting from the City of Oceanside as permitted the following maximum parking ratio inclusive of handicapped and guest parking for the condominium units not to exceed: 1) One and a half (1.5) on-site parking spaces for two to three bedroom units and 2) Two and one-half (2.5) on-site parking spaces for four or more bedroom units.

The following is the parking provided for residential per the requirements above:

TYPE OF USE	NUMBER OF UNITS/SF	PARKING REQUIRED (PER STATE DENSITY BONUS RATES FOR RESIDENTIAL UNITS)		PROJECT PARKING PROVIDED
		Rate by Use	Spaces per Use	
3 Bedroom Unit	12	1.5 space per bedroom	18	24
4 Bedroom Unit	9	2.5 space per	22.5	18
Guest/ADA		0	0	2
USPS (Req)		0	0	1
	TOTAL		41	45*

***The project will be installing 240v outlets in each private garage for future resident EV chargers. No EV dedicated space or EV chargers will be installed at the guest/ADA or USPS parking space for the project.**

While the City cannot impose a higher parking ratio than the Density Bonus standard, the proposed project includes four (4) spaces above the requirement, for a total of forty-five (45) spaces. Furthermore, parking along the Grace Street frontage is permissible on both sides subject to the posted parking hours and requirement to adhere to the posted City of Oceanside Parking Permit requirements between the hours of 8pm-8am. Future residents will be informed via the CC&Rs and purchase and sale documents of the ability to secure parking permits for Grace Street between those restricted hours as well.

This waiver is necessary, because compliance with the offsite parking and loading regulations would require a reduction in the buildable site area and number of residential units. This would physically preclude the construction of the project with the number of units allowed

under the Density Bonus provisions. With the exceedance of the overall parking requirement under Density Bonus requirements for the project in the form of additional parking spaces, and the availability for permit parking along Grace Street, the granting of this waiver would not result in specific, adverse impacts on public health and safety or the physical environment or a registered historic resource and is not contrary to state or federal law.

Waiver #5 –Front Yard Setback Wall Height & Planting of Retaining Walls & Masonry Wall Requirement

Per Section 1050 Property Development Regulations (U) Fences and Walls and Section 3040 Fences and Walls, the project proposes to use a development waiver to waive Section 3040 Fences and Walls Additional Fence and Wall Development Standards (C) (1) requirement for a solid decorative masonry wall with a minimum height of 6 feet between commercial and other non-residential projects abutting residential districts. The project proposes a combination of retaining masonry wall and tan vinyl fencing along the southern boundary of the project between the development and the remaining church parking lot. No additional pilasters along the southern boundary are proposed for the project. A development waiver for the height of the front yard setback retaining wall will be requested as well along with a development waiver for the planting requirement for retaining walls over 4 feet in height (3040 Fences and Walls Additional Fence and Wall Development Standards (D)).

Additional Density Bonus Items:

The project will comply with the City requirements for Density Bonus including the following:

- The affordable units shall maintain a sales restriction as appropriate per Chapter 14C.6 (a)(2) of the OCC;
- Per Chapter 14C.6(a)(3), The design and appearance of the reserved units shall be compatible with and reasonably consistent or compatible with the design of the total project development in terms of exterior appearance, materials, and finished quality. Interior finishes and amenities may differ from those provided in the non-reserved units within the development but neither the workmanship nor the products may be of substandard or inferior quality as determined by the city. The project shall provide for a proportionate unit mix, based on bedroom count, as to the market rate units, be dispersed throughout the residential project, and have access to the same amenities as market units, including the same access to and enjoyment of common open space, parking, storage, and other facilities in the residential project. *[For the purposes of this Section, the project's income restricted units would be considered proportional to square footage if they are at least eighty percent (80%) of the average square footage of all market rate units in the development with the same bedroom count. Further, the range of affordable units will be reasonably dispersed throughout the development.]*

- The project shall provide the following number and type of moderate income units as follows:

3-bed: 12 units/21 units = 57.14% of units x 4 moderate income units = 2.28 or 2 units

4-bed: 9 units/21 units = 42.85% of units x 4 moderate income units = 1.714 or 2 units

- The time restriction for the affordable units shall be for 55 years for the For-Sale Affordable Units.
- A one-time inclusionary administration fee will be paid for the project to monitor the sales restrictions of the reserved units as applicable.
- The developer shall determine the sales price in accordance with OCC-Section 14C.4.- Definitions of *Affordable and Area Median Income*. Moderate income household means a person or persons living together as a household unit whose combined income exceed eight (80) percent but does not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household.
- Affordable housing cost (inclusive of homeowner paid utilities, HOA dues, property taxes, insurance, and other costs for homeowners on for sale units as defined in CA Health & Safety Code §50052.5. Thirty (30) year fixed rate mortgages are to be used on the for sale moderate income units.
- Owner-occupied moderate income units shall be available at affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code and California Government Code Section 65915, et seq.

PROJECT HIGHLIGHTS:

- A) The project will replace an unused grass lot and replace it with a highly desirable and unique condominium development that meets the density and design goals for housing in the City of Oceanside.
- B) The proposed project incorporates a multitude of architectural features and colors to create an interesting street scene for residents and neighbors.
- C) The landscaping proposed will enhance and add to the existing street scene on Grace Street.
- D) Four (4) moderate income restricted condominiums will be constructed onsite in addition to the seventeen (17) market rate units thus targeting the goals for the City of Oceanside.

REQUIRED FINDINGS

General Plan Consistency:

The Land Use Element of the City's General Plan provides direction related to how future development will occur and addresses the relationship between development, community enhancement, and natural resource management. The proposed project is consistent with the goals and objectives of the Land Use Element of the City's General Plan, as follows:

A. Land Use Element

Community Enhancement

Goal: 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.

Goal 1.1 Community Values

Objective: To ensure the enhancement of long-term community and neighborhood values through effective land use planning.

Policy A: Land uses shall be attractively planned and benefit the community.

Policy B: Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.

The proposed project is attractively planned and thus would not distract from or negatively impact surrounding land uses. The site design and architecture would result in high-quality development of appropriate scale that would be adequately separated from adjacently single-family homes through a large side yard setback area that shall be used as the private rear yards of the individual units. Although the site will be elevated from the adjacent single-family homes, the buildings are setback 20 feet and limited to two-story in height and broken up into a 4-plex, 6-plex and 7-plex configuration to reduce massing impact as reasonably feasible.

Goal 1.12: Land Use Compatibility

Objective: To minimize conflicts with adjacent or related land uses

Policy A: Adequate setbacks, buffering, and or innovate site design shall be required

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

Through high-quality architecture, setbacks, and abundant landscaping the proposed project is attractively designed and thus would not distract from nor negatively impact surrounding land uses.

Policy C: The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions or to exposure to toxic, radioactive, or other dangerous materials.

The proposed project would not subject surrounding properties to objectionable noise, light, odors, or other emissions. Outdoor activities within the private and common usable open space areas would be buffered by fencing and landscaping. As demonstrated by the noise analysis associated with the required MND for the proposed project, noise generated by the project would not exceed the thresholds established by the City's Noise Ordinance.

Goal 1.16: Housing

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

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

Policy B: The City shall strive to produce opportunities for decent and affordable housing in a pleasant environment for all of Oceanside's citizens.

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

Policy D: The City shall encourage the development of a variety of housing opportunities with special emphasis on providing: 1) A broad range of housing types, with varied levels of amenities and number of bedrooms; 2) Sufficient rental stock for all segments of the community, including families with children.

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

The proposed project of twenty-one (21) for-sale condominium units would provide decent, safe, affordable, family oriented, and sanitary housing that would serve as an alternative to single-family detached homes (which is the prevalent housing type in the surrounding neighborhood) and would afford a reasonable balance of ownership housing in the City. The proposed project would help the City fulfill its obligation to accommodate anticipated

regional housing demand, as estimated by the California Department of Finance and the California Department of Housing and Community Development through the construction of seventeen (17) market rate units and four (4) moderate income restricted units, adding to the variety in the City's housing inventory.

The proposed project consists of four (4) buildings made up in 4-plex, 6-plex, and 7-plex configurations and contain three (3) and four (4) bedroom units with private rear yards in addition to the proposed common usable open space for the project and provides another source of housing for current and future Oceanside residents.

The project site consists of an infill location in an urbanized area with adequate access to employment opportunities along Mission Avenue and Interstate 5, and adequate access to community facilities and public services located nearby at the County of San Diego North Coastal Live Well Health Center, Goat Hill Park & Golf Course, Ron Ortega Recreation Park, and the Boys & Girls Clubs of Oceanside. The project is located adjacent to the First Baptist Church of Oceanside and near the Friendly Church of God in Christ and Simple Faith Baptist Church of Oceanside located along Dixie Street.

The Regional Housing Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates that the City of Oceanside will experience demand for more than 5,443 new dwelling units over the eight-year period. With a proposed project of twenty-one (21) new dwelling units consisting of seventeen (17) market rate and four (4) moderate income restricted affordable units, the proposed project would add to the City's housing stock and help meet project housing demand.

Goal 1.21 Common Open Space

Objective: To provide and maintain common open areas for a wide range of uses.

Policy A: Common open space must be accessible and usable by potential uses of the common open space.

The proposed project includes approximately 1,452 square feet of usable common open space and 390 to 560 square feet of private usable open space per unit. The common usable open space is accessible to all residents and includes a lawn area, walkway, and seating area for the enjoyment of all future residents.

Goal 1.22: Landscaping

Objective: The enhancement of community and neighborhood identity through landscaping requirements.

Policy A: Existing mature trees shall be retained wherever possible

Policy B: Mature trees removed for development shall be mitigated by replacement with an appropriate type, size and number of trees.

Policy E: The City shall encourage the inclusion of green belts and common open space for pedestrian use in the residential developments.

There is one (1) existing mature tree onsite that would be removed and replaced. The project proposes to install new trees and landscaping throughout the site and along the frontage and within the right-of-way along Grace Street. Internal project trees and ROW street trees would be selected from the existing City of Oceanside approved street list.

Goal 1.23: Architecture

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

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

The project shall consist of four (4) two-story buildings configured in 4-plex, 6-plex, and 7-plex configurations. The proposed elevations consist of Spanish, Craftsman, and Santa Barbara style and each building will have its own accompanying color scheme to ensure an interesting street scene both along the project frontage and internally. The varied configuration and size of the proposed buildings along with the selection of architectural features, the types and varying use of color and materials on the buildings were all key aspects in the architecture and provides a distinct look on all four sides of the buildings. Additionally, the units proposed provide a varied project containing a mix of three (3) and four (4) bedroom units allowing for the product to reach a wider marketplace and address current residential buyers' preferences and needs.

The elevations are detailed with popouts, siding, stucco details, varied window sizes and trims. In addition, the architect has used differing color schemes and textures on elevations to create a unique design complimentary each elevations style on all four (4) sides of the building. Building materials utilized by the project include stucco, siding, stone and brick veneer, trim, fascia, trim, shutters, outlookers, rafter tails, wrought iron details, decorative tile, and flat and low profile concrete tile roofs. Roofs shall consist of both hip and gable design.

B. Energy and Climate Action Element

Goal ECAE-1a: The Oceanside community will significantly reduce its dependence on fossil fuels.

Policy ECAE-1a-2: Require that new development supply a portion of its energy demand through renewable sources, to the extent practical and financially feasible.

The proposed project includes the installation of solar photovoltaic panels on the rooftops of buildings for each of the twenty-one (21) units. There is no natural gas proposed for the project site as all appliances would be electric. Additionally, the new homes would be designed to include energy-saving features as required by Title 24 and the California Green Building Code. Each private garage would be outfitted with 240-volt outlets for future electric vehicle chargers as well.

Goal ECAE-5a: By 2035, the City will expand its tree canopy to at least 25% coverage citywide.

Policy ECAE-5a-7: Encourage new development to incorporate shade trees, to the extent practicable and financially feasible.

By providing tree canopy coverage of approximately 12% percent, the project complies with the minimum requirement under the City's Urban Forestry Program's requirements for minimum tree canopy coverage.

C. Housing Element

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

Goal 2: Encourage the development of a variety of housing opportunities.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income level.

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

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

The proposed project is consistent with the Housing Element in that it satisfies the goal of encouraging the development of new for-sale housing in Oceanside. The proposed project would provide a variety of for-sale market rate (17 units) and moderate income restricted units (4 units) ranging from three to four bedrooms to meet the housing needs of Oceanside residents. The project which proposes to redesignate the project site to allow for a residential density of 14.69 dwelling units per acre, is consistent with the Housing Element because it

would allow for the provision of new housing opportunities on a site that currently does not contain residential development.

Development Plan:

The City of Oceanside stipulates that three specific findings must be made before a Development Plan can be adopted. This proposal meets those conditions as follows:

1. *That the Development Plan as proposed conforms to the General Plan of the City.*

The Site Plan and physical design of the proposed project is consistent with the proposed RM-B Zoning Ordinance because it meets all development regulations and design standards less the development waivers requested and permitted under the State Density Bonus Law. The project meets the goal of the City and proposed General Plan MDB-R designation to bring a high quality residential development made up of market rate and moderate income restricted units with proposed product type, size, style and density that is consistent with the proposed MDB-R land use element requirements established in the General Plan. This section of Grace Street has a variety of existing structures, building heights, and land uses ranging from commercial to public/civic to apartment to multi-family to single-family detached. The project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

2. *Complies with the land-use and development regulation of the base zoning district, the Hillside Development Provisions of this Section, and any other overlay districts applied to the property.*

The Site Plan and physical design of the proposed project is consistent with the proposed land-use and development regulations of the RM-B district and was designed as such since there are no sensitive resources, environmental habitat, or hillsides located on the site and no significant impacts to any of these resource types is proposed nor are there any overlay districts that apply to this property. No historical significance exists on the site as well. The First Baptist Church of Oceanside will remain along with the existing buildings and parking lot servicing the church.

3. *Can be adequately, reasonably and conveniently served by the public services, utilities, and public facilities.*

The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities because said provisions have been successfully incorporated into the

proposed design and are readily available. An existing water line is in Grace Street which will provide service to the project. A new sewer main extension and connection will be made to service the project from the existing sewer at the intersection of Grace Street and Foster Street. Electrical, phone, and cable lines will be extended to service the project from the existing overhead line/pole located at the intersection of Grace Street and Foster Street. The project is designed to provide one (1) common area dumpster to service the entire project, which will consist of a 3 CY waste bin, 3 CY recycling bin, and 3 CY green waste bin. Waste Management and the City of Oceanside were consulted regarding the placement of the dumpsters and associated bins along with the frequency of service to be provided to the project. The project CC&R's will have specific requirements for the HOA regarding long-term maintenance and responsibility for the common dumpster.