



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, August 14, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed Tract Map, Dev. Plan & Density Bonus for approx. 1.43-acre grass portion of existing property to create nineteen (19) single-family lots three (3) common lots and one (1) private street lot located at 240 Grace Street. The project shall utilize the TU-C two-unit conventional configuration. Each unit is constructed on a legally subdivided lot and attached to its companion unit on the common property line/common wall.

Project Number: ADM24-00040

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

Meeting 2: N/A

** 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.*

ITEM 1





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 Tentative Tract Map, Development Plan, and Density Bonus for the grass lot portion of an existing property in order to create nineteen (19) single-family lots three (3) common lots and one (1) private street lot. The project will consist of nine (9) duplex buildings and one (1) detached single family home. The project shall utilize the TU-C Two Unit Conventional configuration for both market rate and inclusionary units. Each unit is constructed on a legally subdivided lot and attached to its companion unit on the common property line/common wall. Waivers and concessions will be applied as permitted under Density Bonus and described in the provided D&J.

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: 8/14/24 Time preference: 9:30 am 10:30 am either

2nd choice date: 8/28/24 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:

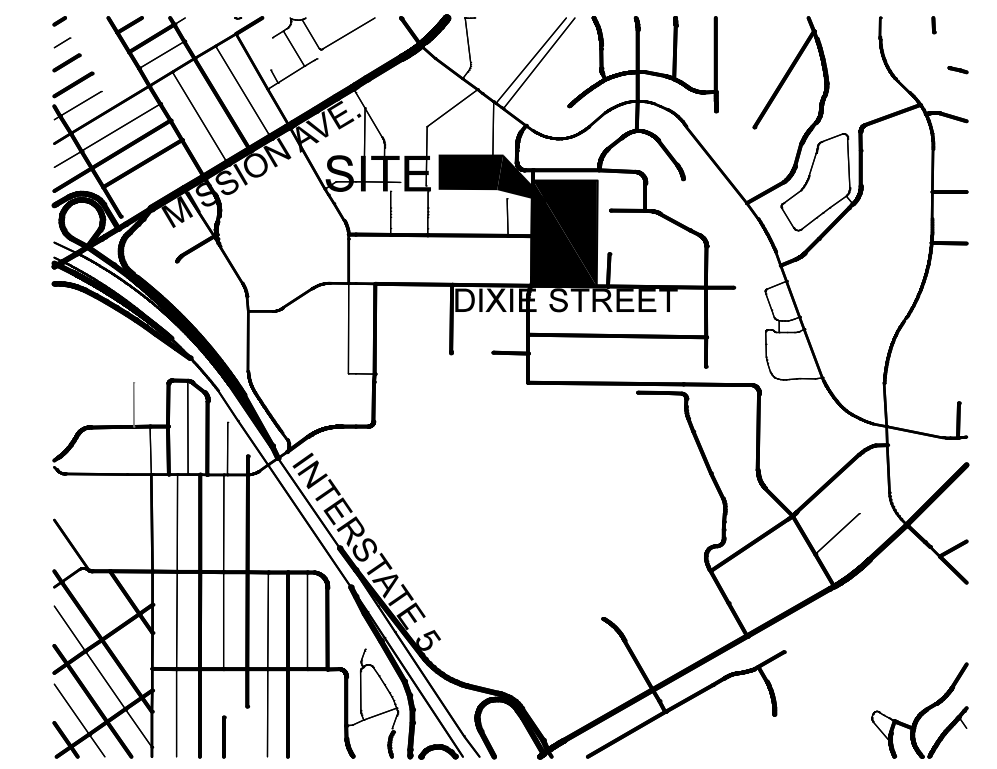
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: August 14, 2024 Time: 09:30am

Assigned Project Planner: Rob Dmohowski

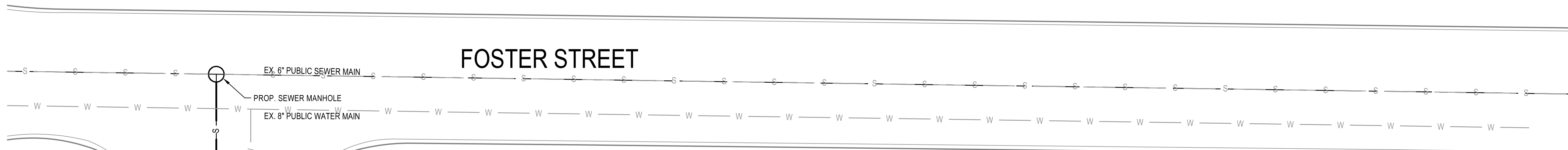
GRACE STREET CHURCH



VICINITY MAP
NOT TO SCALE



FOSTER STREET



LEGEND

PROPERTY BOUNDARY	— — — — —
CENTERLINE OF ROAD	— — — — —
ADJACENT PROPERTY LINE	— — — — —
RIGHT-OF-WAY	— — — — —
PROPOSED ROLLED CURB	=====
PROPOSED CROSS 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	⊕
PROPOSED WATER METER & BACKFLOW	⊕ W RP
PROPOSED IRRIGATION METER & BACKFLOW	⊕ IR RP

APPLICANT

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

PROJECT DESCRIPTION

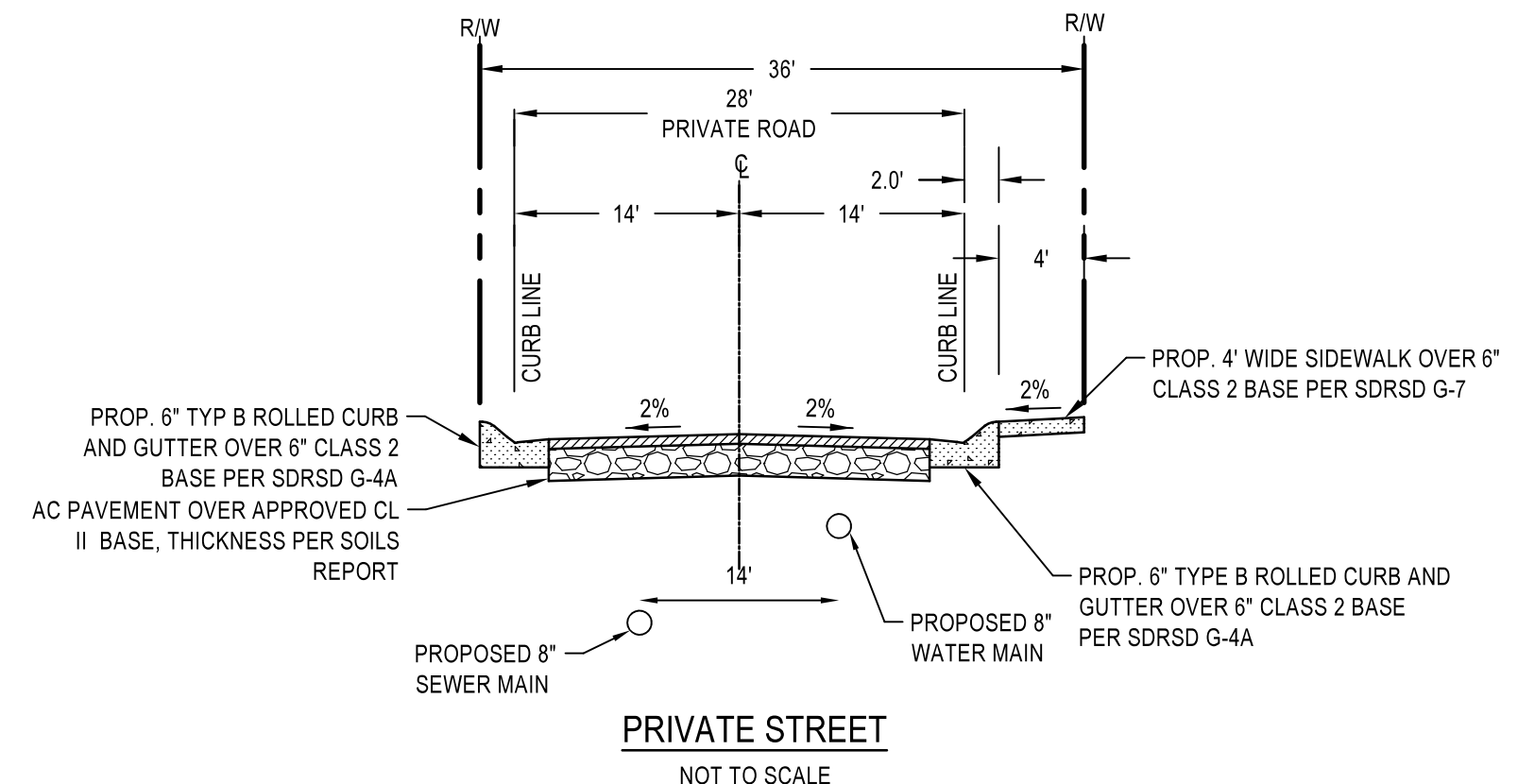
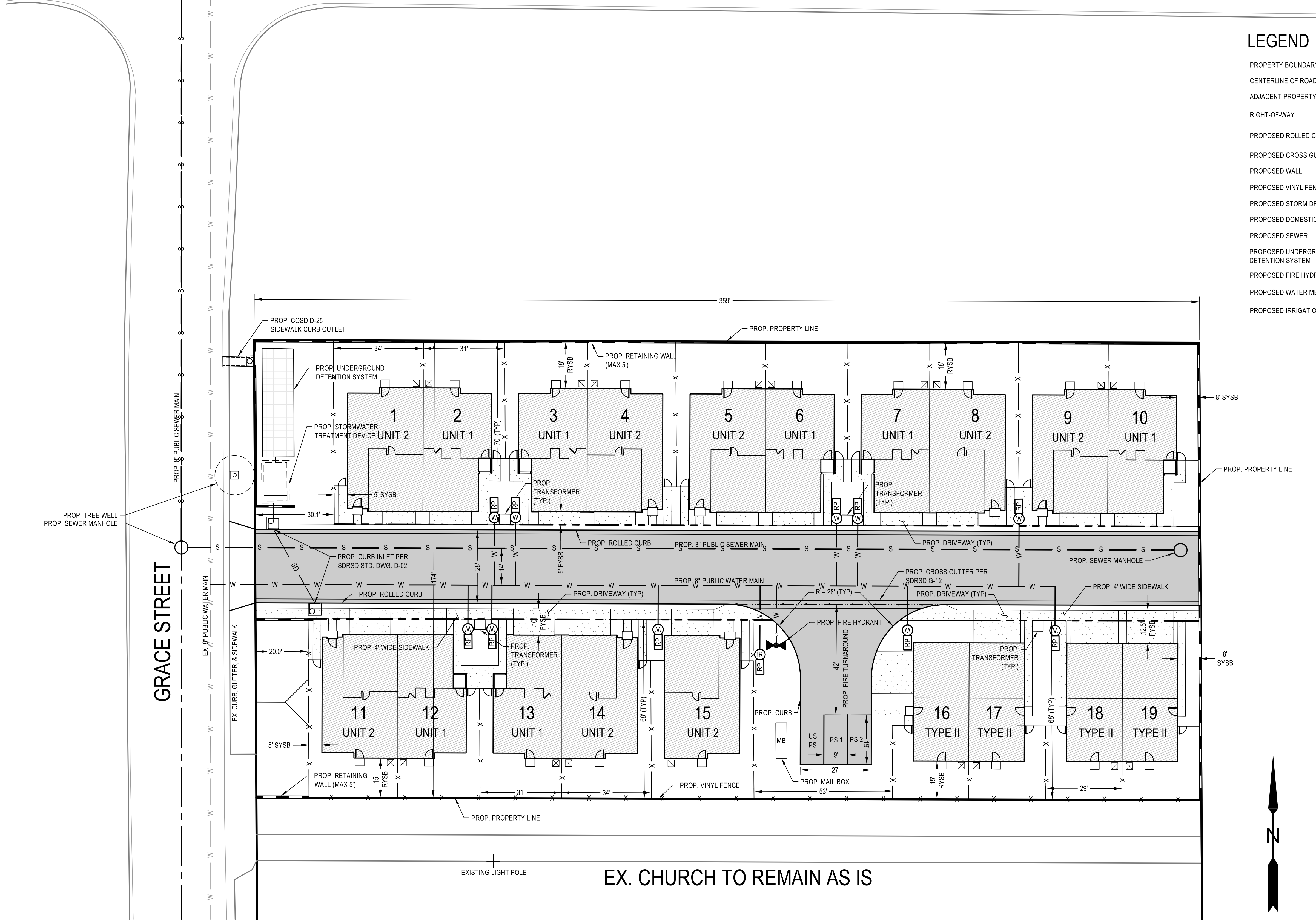
A TENTATIVE TRACT MAP, DEVELOPMENT PLAN AND DENSITY BONUS FOR THE GRASS LOT PORTION OF AN EXISTING PROPERTY TO CREATE OWNERSHIP FOR NINETEEN (19) INDIVIDUAL SINGLE FAMILY HOMES IN A DEVELOPMENT WITH PARKING, ACCESS DRIVE, AND LANDSCAPING.

GENERAL NOTES

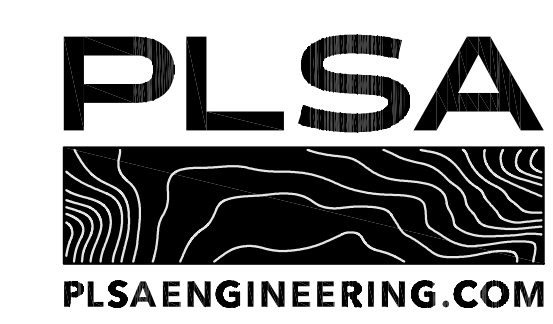
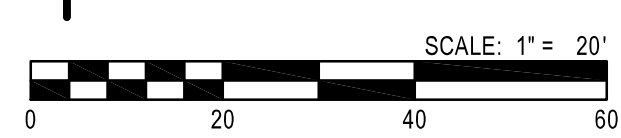
- APN: 148-320-42-00
- GROSS ACREAGE: 5.14 AC
- NET ACREAGE: 1.43 AC
- NUMBER OF DWELLING UNITS: 19
- EXISTING ZONING: CIVIC/PUBLIC (PS)
- PROPOSED ZONING: CIVIC/PUBLIC (PS)
- EXISTING LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL (SFD-R)
- PROPOSED LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL (SFD-R)
- FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
- PROPOSED DENSITY: 13.28 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 5'
REAR YARD = MINIMUM 15'
SIDE YARD = MINIMUM 5'

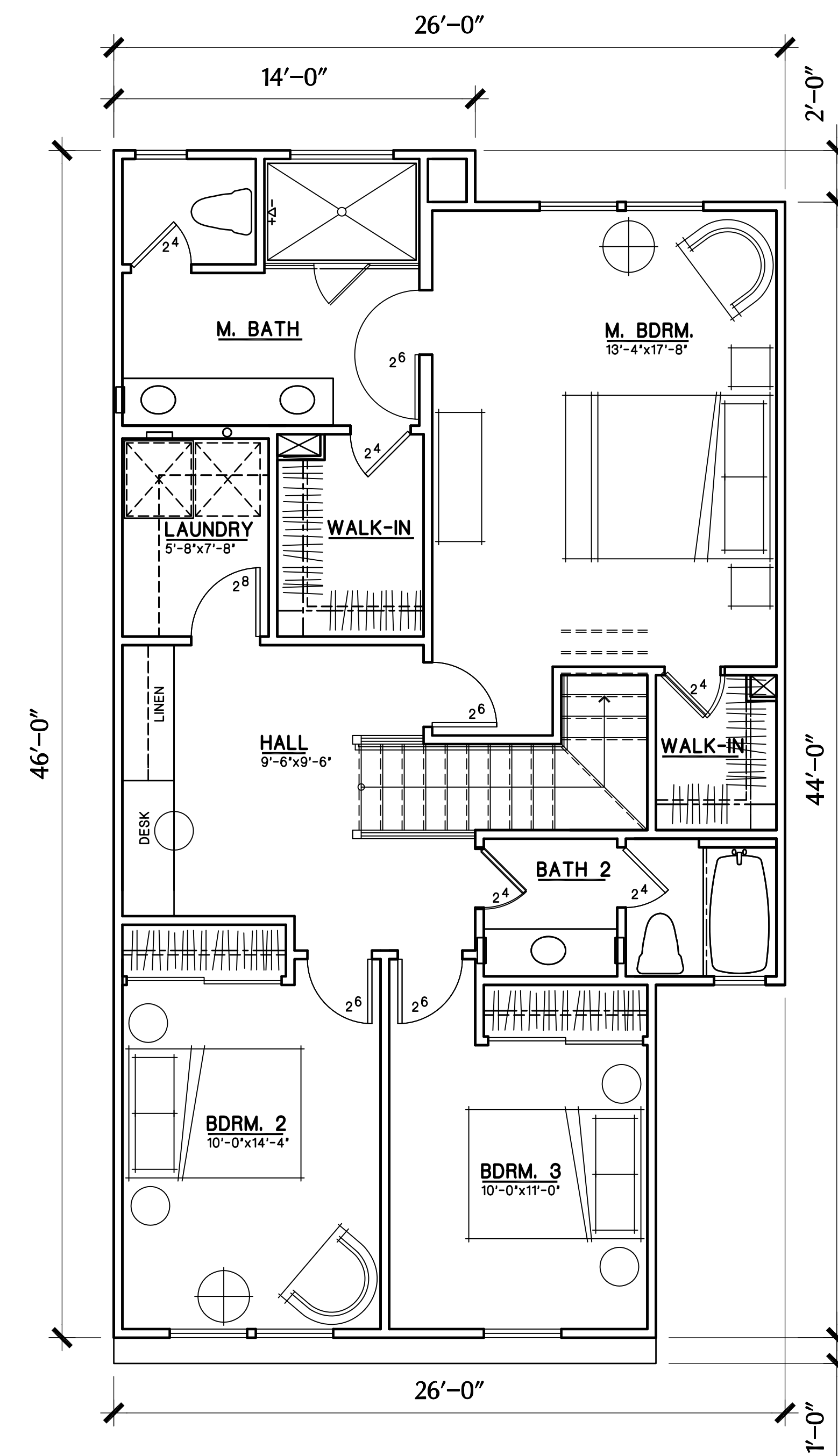


PRIVATE STREET
NOT TO SCALE
*ACTUAL STRUCTURAL SECTION TO BE DETERMINED BASED ON THE "R" VALUE TEST (AC OVER APPROVED AGGREGATE BASE)

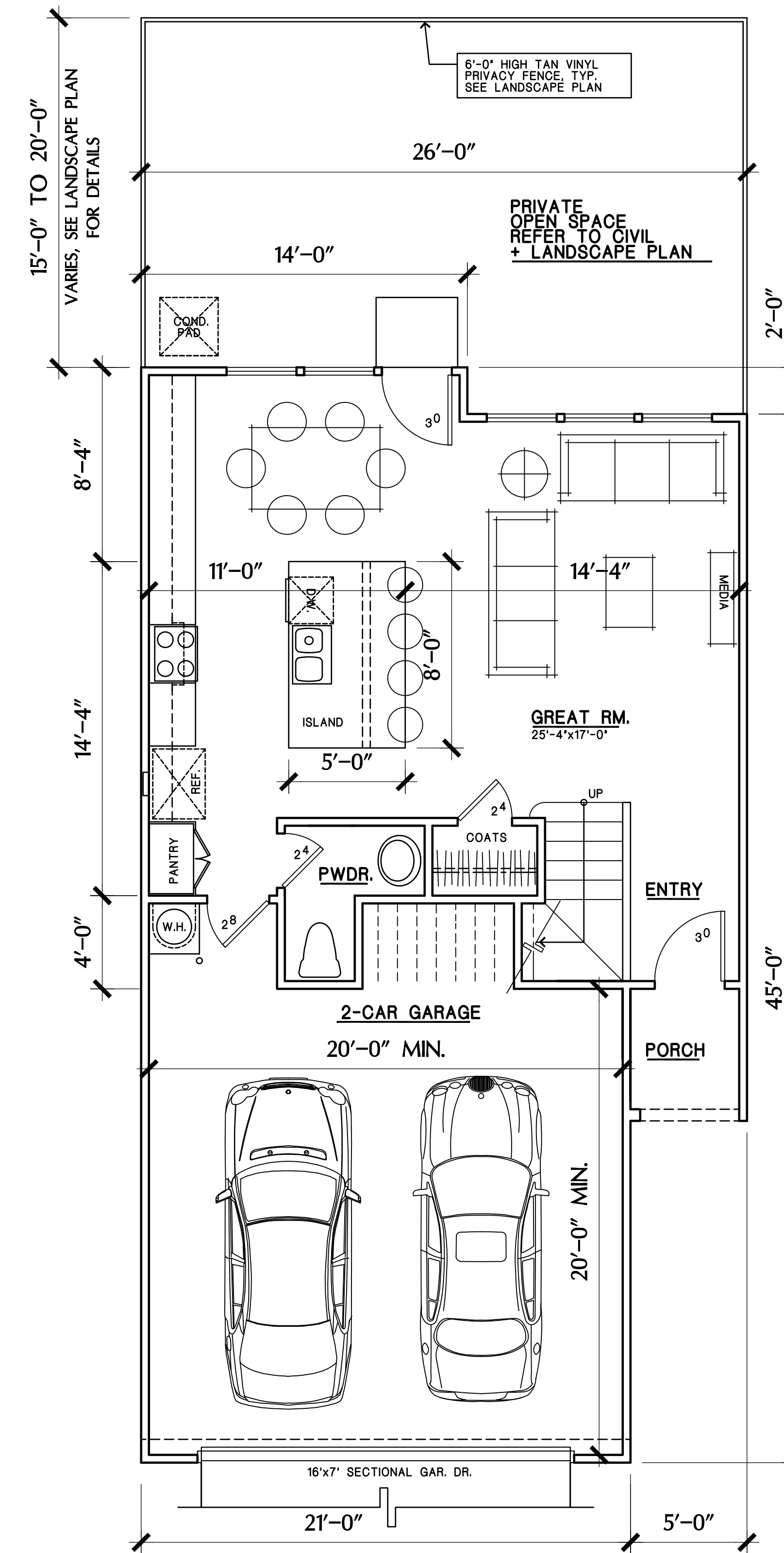


GRACE STREET CHURCH
PRE-APPLICATION EXHIBIT

UNIT 1



UPPER FLOOR



LOWER FLOOR

GRACE STREET DEVELOPMENT
OCEANSIDE, CA

UNIT PLANS

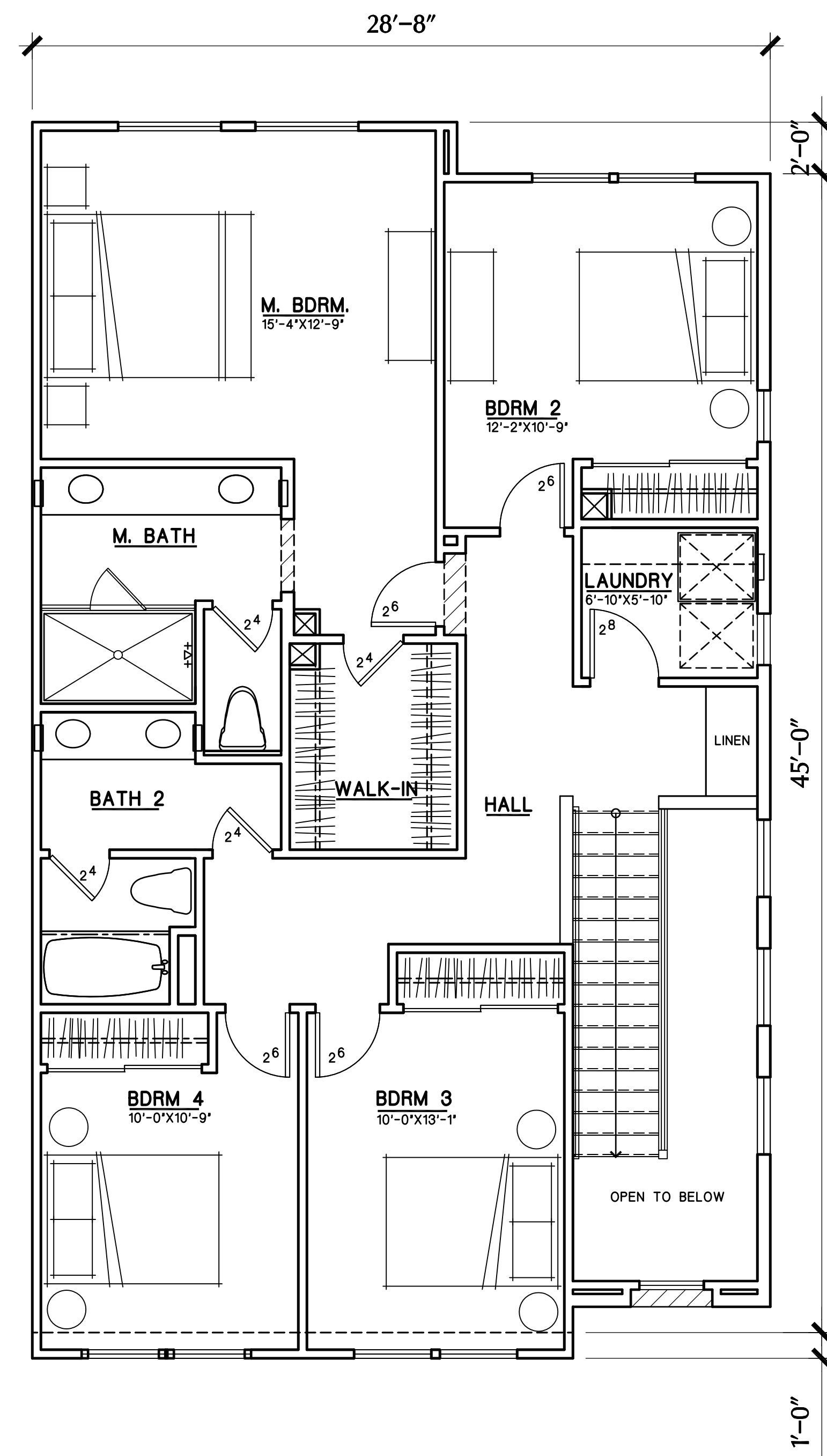
HALLMARK DEVELOPMENT CORP.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 1/4"=1'-0"
7/1/24
24007

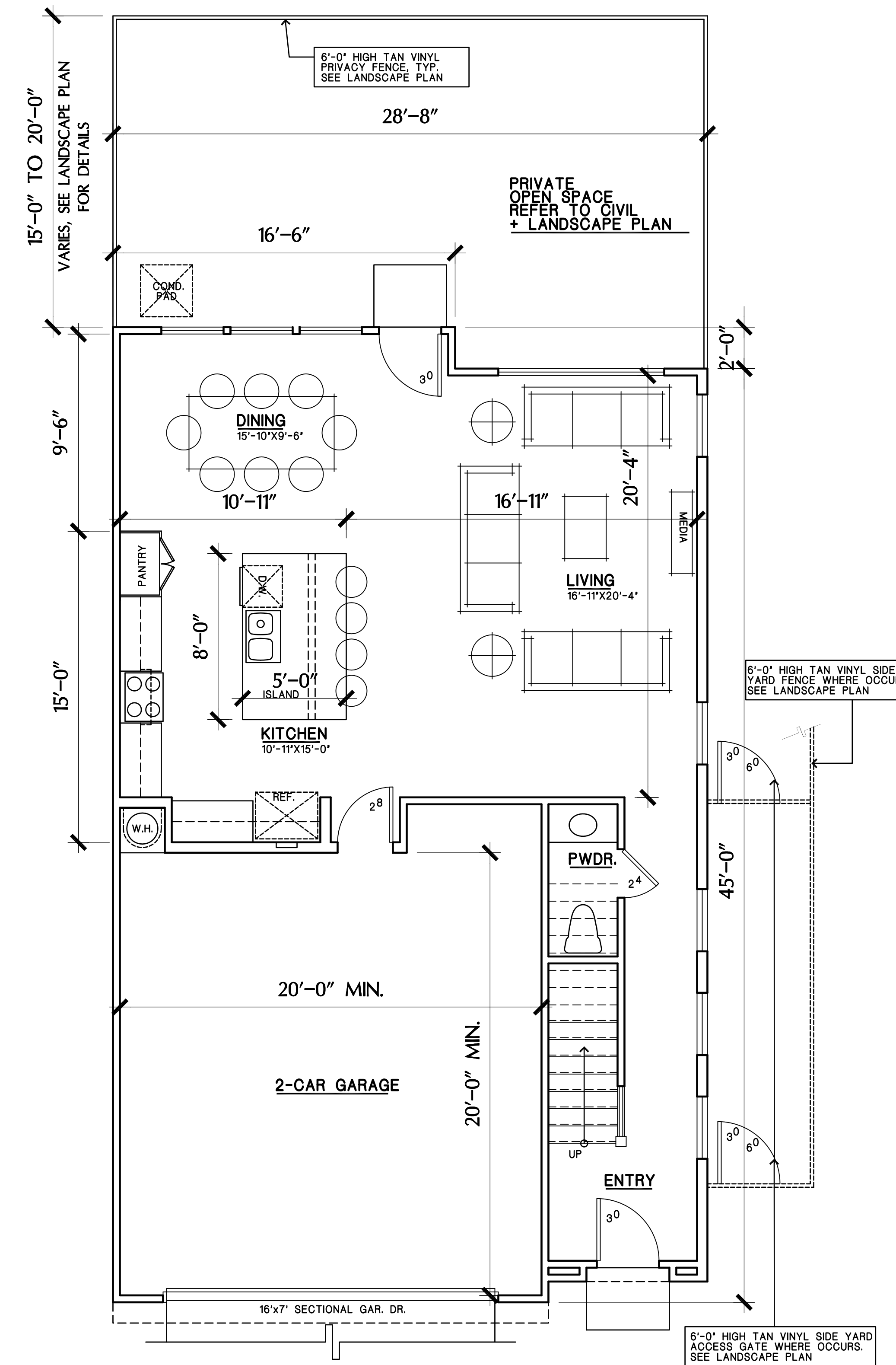
FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6 JENNER, STE 290, IRVINE, CALIFORNIA 92618
(949) 789-7535

1.1

UNIT 2



UPPER FLOOR



LOWER FLOOR

GRACE STREET DEVELOPMENT

OCEANSIDE, CA

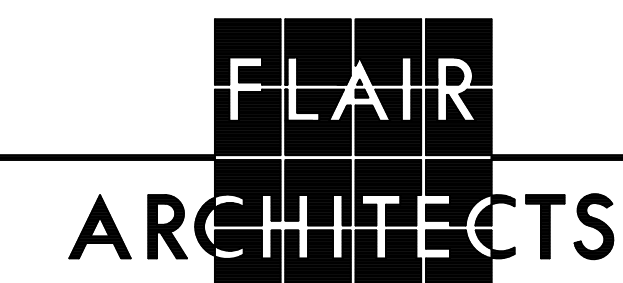
HALLMARK DEVELOPMENT CORP.

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

UNIT PLANS

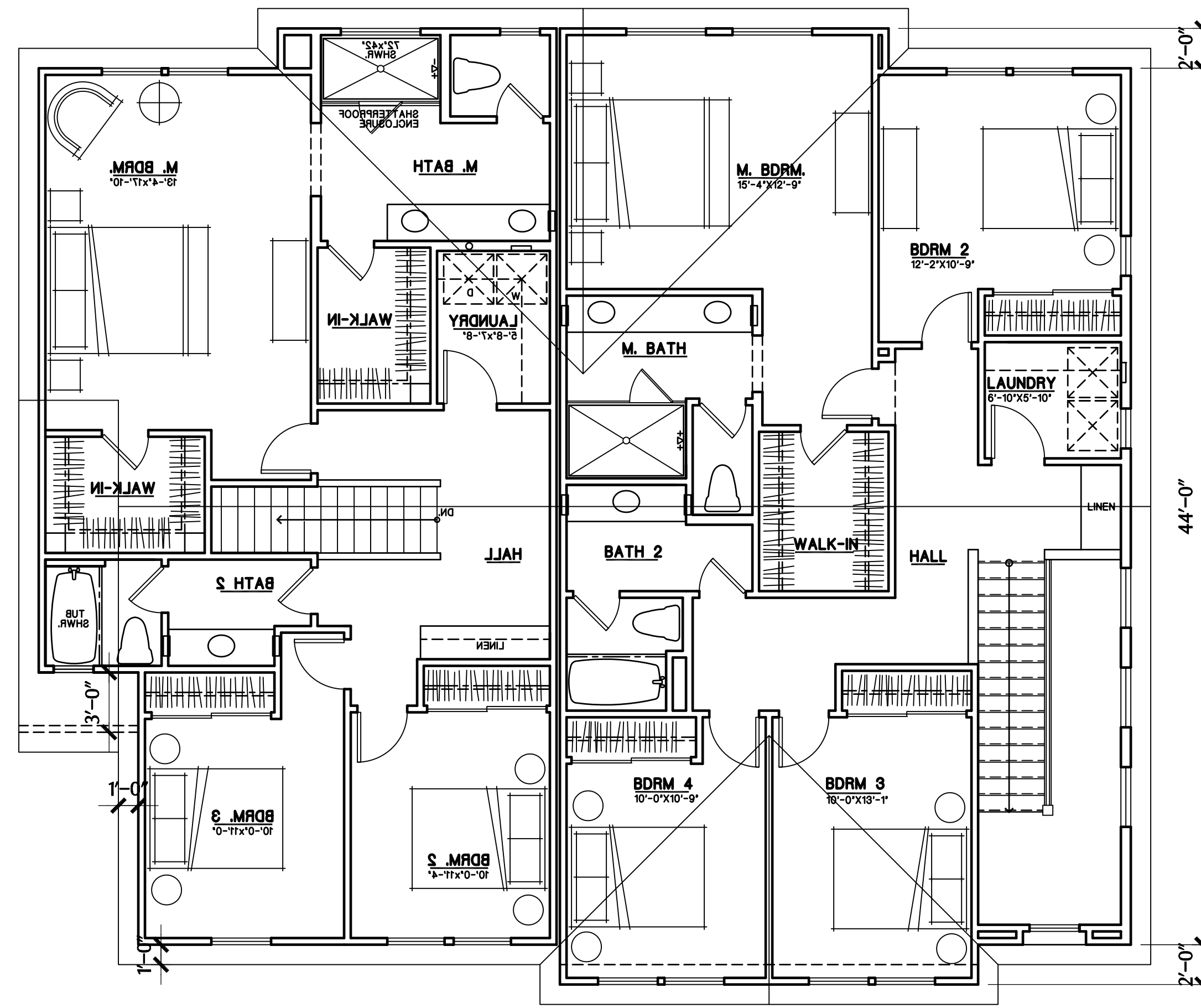
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7/1/24
24007

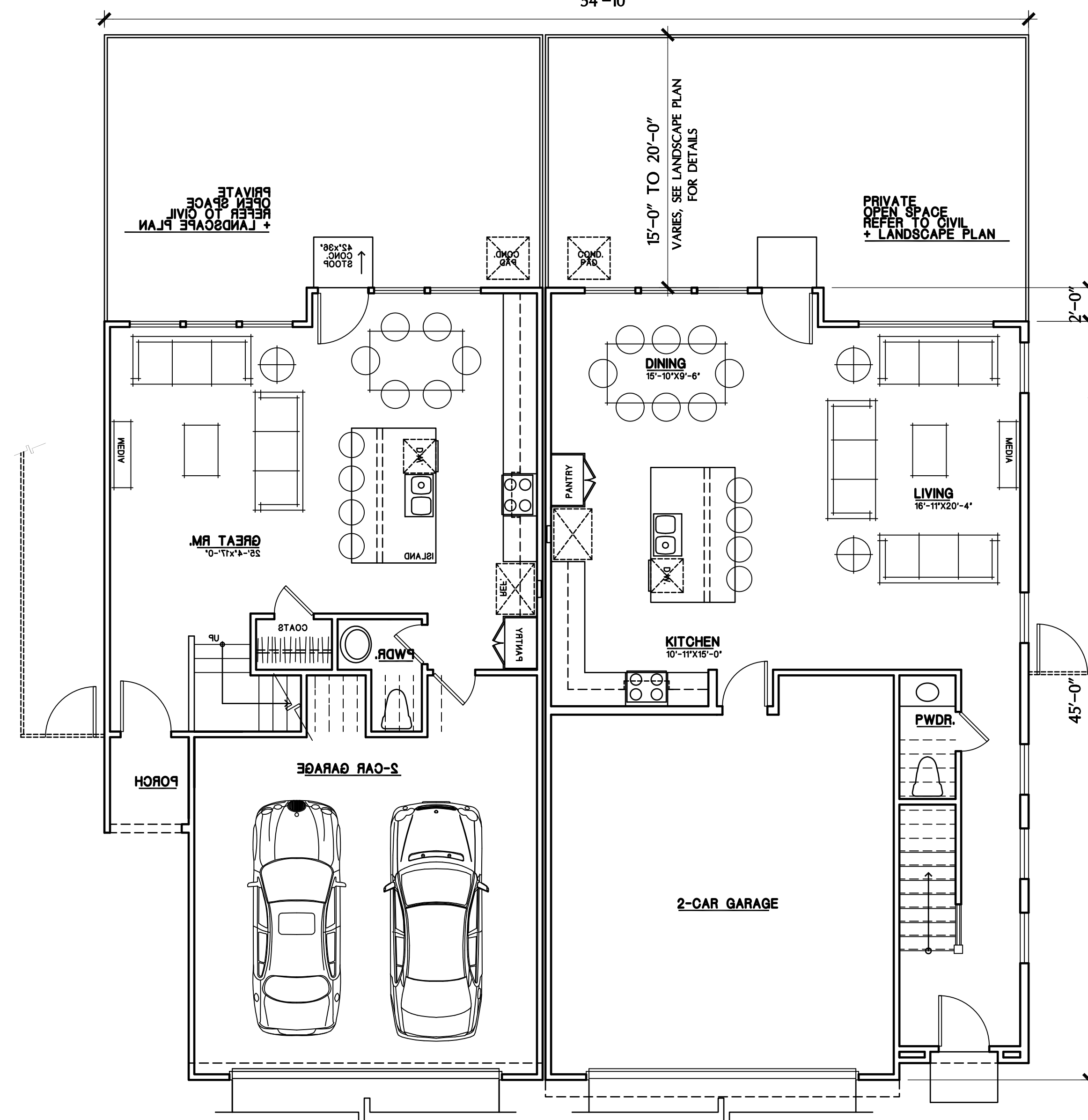


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1.2



UPPER FLOOR



UNIT 1 UNIT 2
LOWER FLOOR

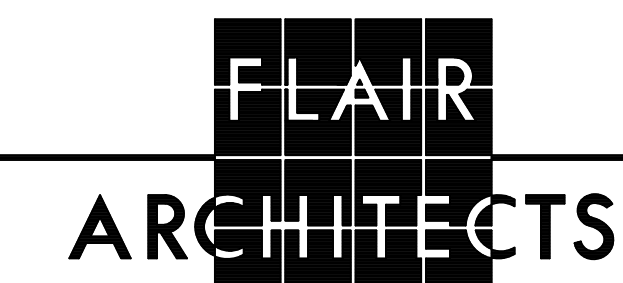
2-PLEX - BUILDING TYPE I
BUILDING PLANS

GRACE STREET DEVELOPMENT
OCEANSIDE, CA

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

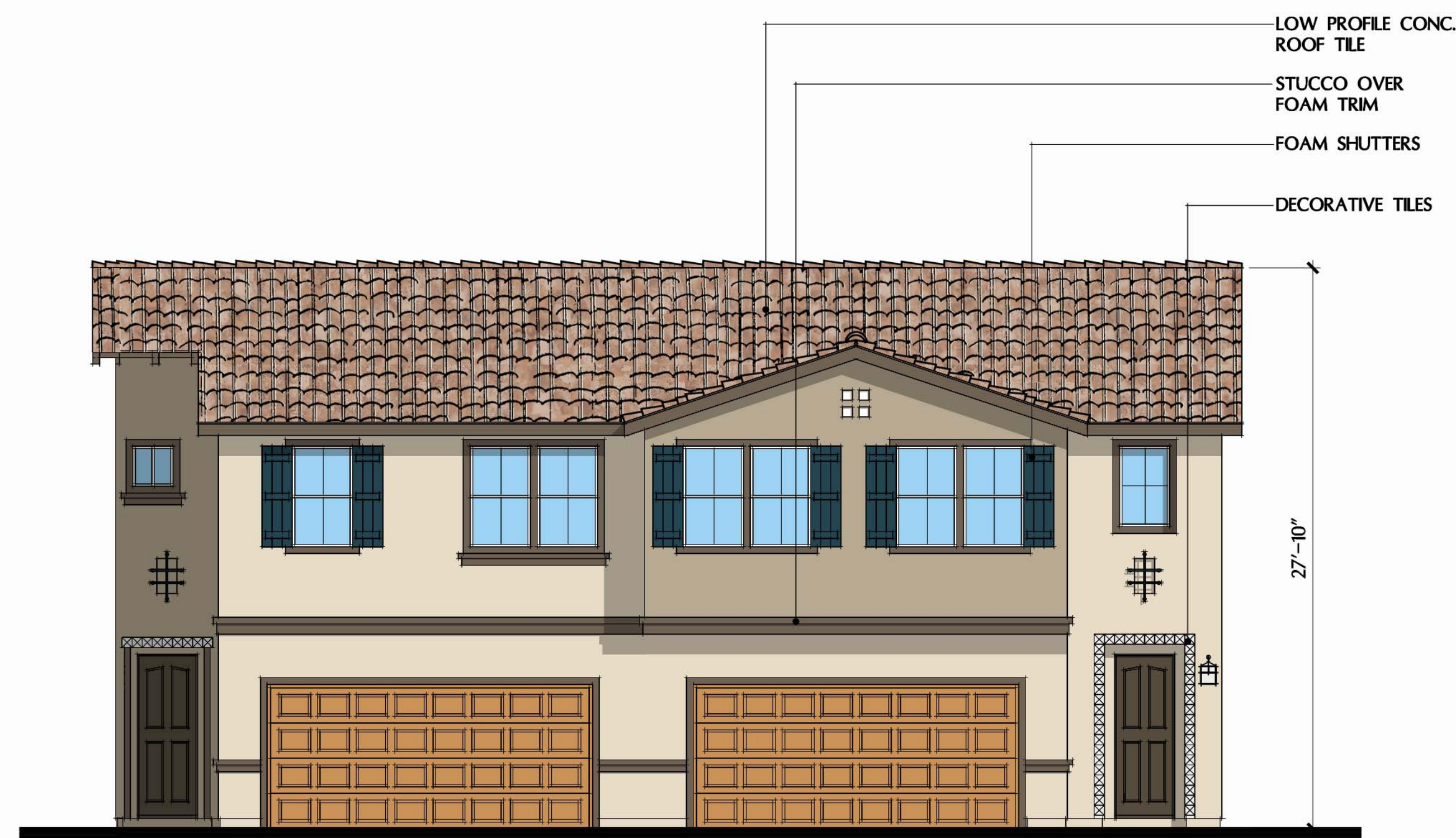
SCALE : 3/16"=1'-0"

7/1/24
24007



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2.1



**FRONT ELEVATION
SPANISH**

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION

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

**2-PLEX
BUILDING ELEVATIONS**

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) 789-7335

2.2



**FRONT ELEVATION
SANTA BARBARA**

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION

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

**2-PLEX
BUILDING ELEVATIONS**

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) 789-7335

2.3



**FRONT ELEVATION
CRAFTSMAN**

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION

DESCRIPTION	COLOR	MANUFACTURER
FLAT CONCRETE TILE	BEL AIR 8827 TACOMA BLEND	EAGLE
PRIMARY STUCCO	SW 6001 GRAYISH	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6003 PROPER GRAY	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 7639 ETHEREAL MOOD	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 7048 URBANE BRONZE	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	TAUPE	WAYNE DALTON
SIDING	TIMBER BARK	HARDIE-PLANK
BRICK VENEER	SICILIAN BRICK MARSALA BLEND	CORONADO STONE

SCHEME 3

**2-PLEX
BUILDING ELEVATIONS**

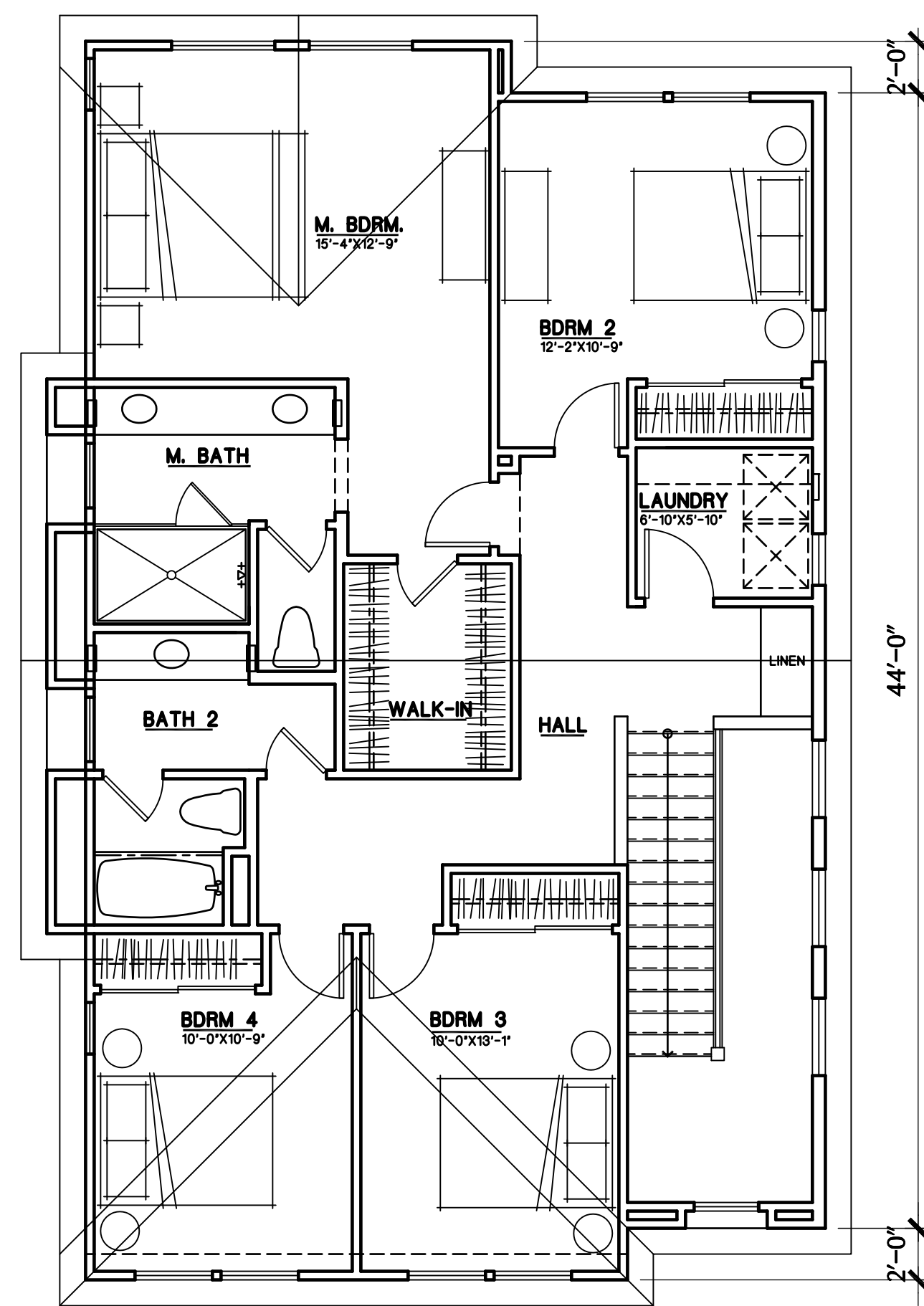
GRACE STREET DEVELOPMENT
OCEANSIDE, CA

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

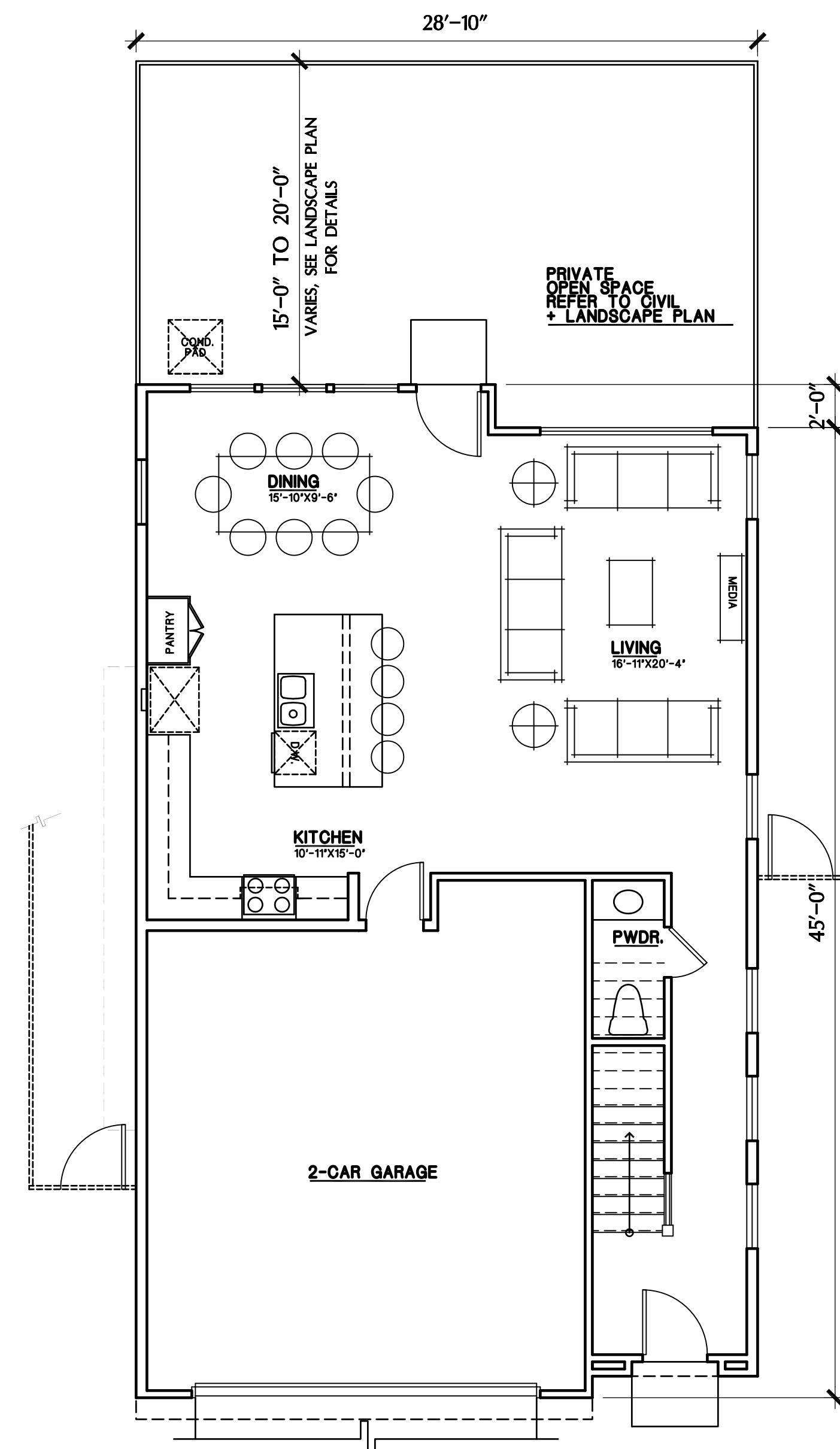
SCALE : 3/16"=1'-0"
7/1/24
24007

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ARCHITECTS
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2.4



UPPER FLOOR



UNIT 2

LOWER FLOOR

SINGLE UNIT - BUILDING TYPE II
BUILDING PLANS

GRACE STREET DEVELOPMENT

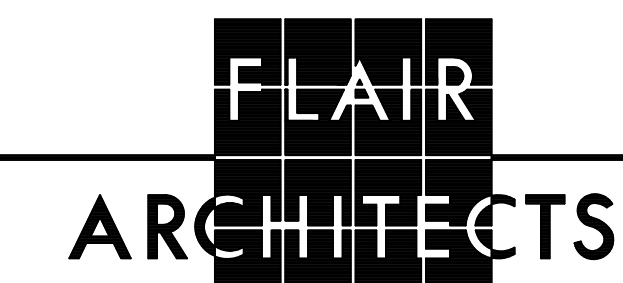
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

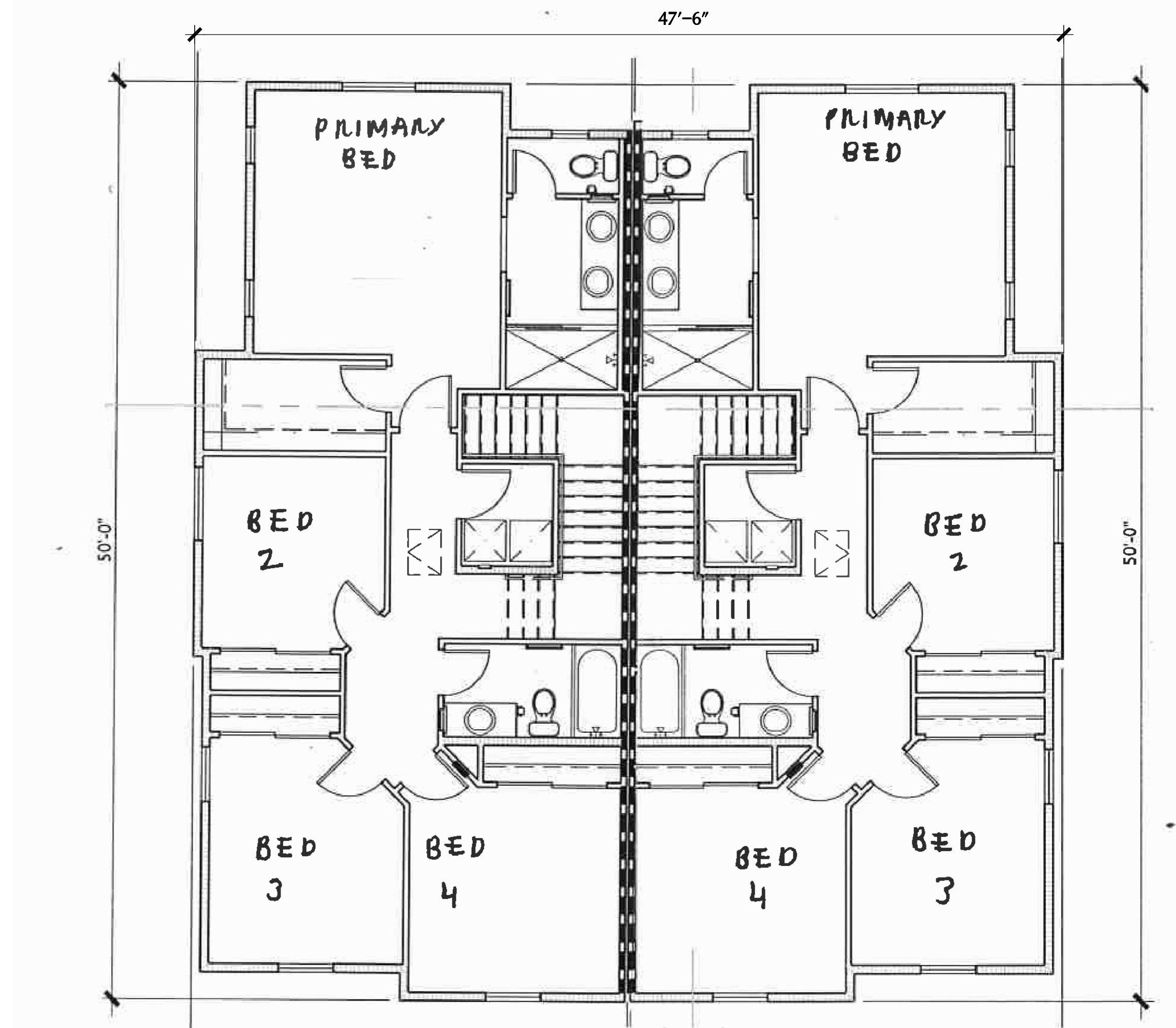
SCALE : 3/16"=1'-0"

7/1/24
24007

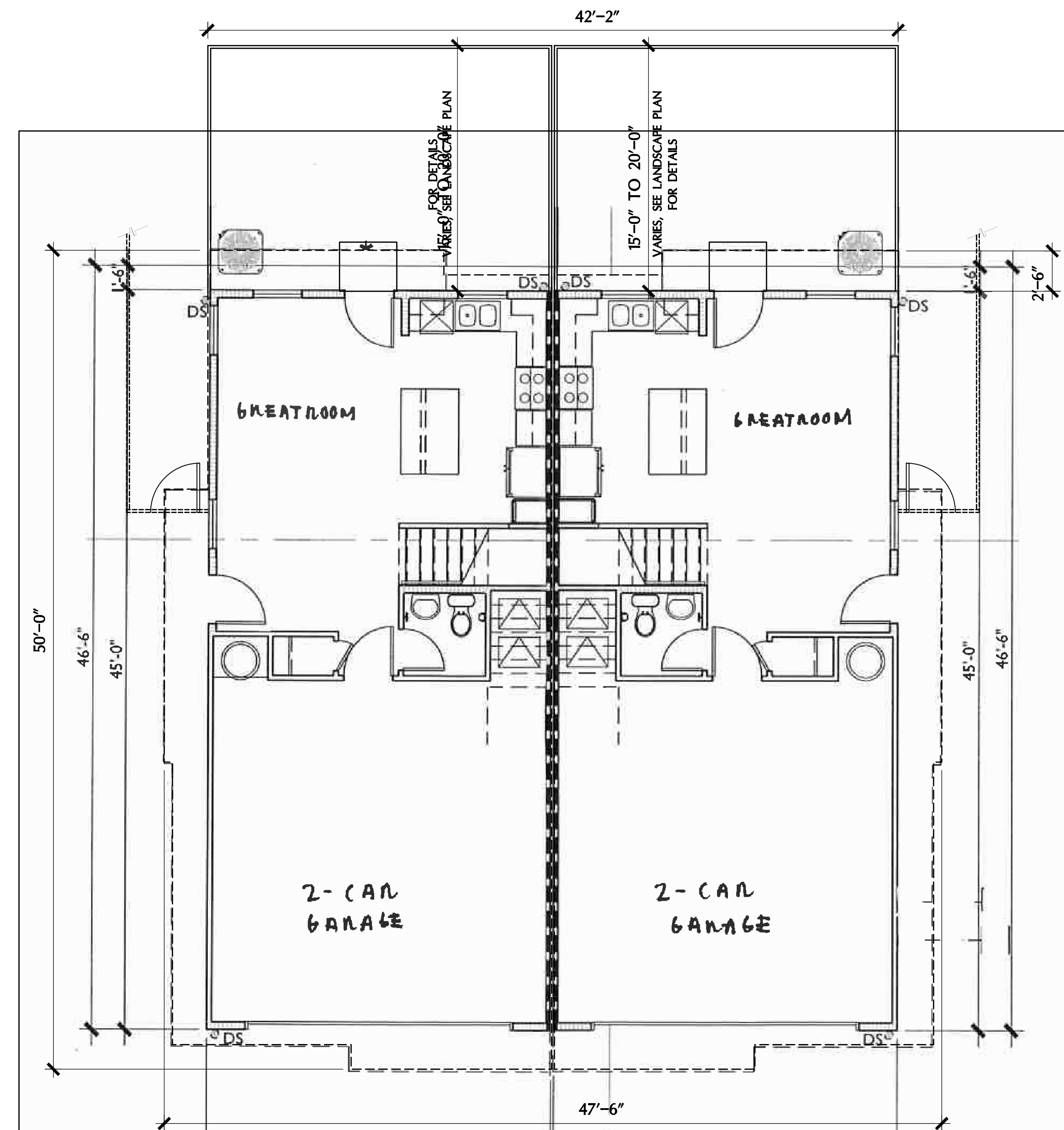


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3.1



UPPER FLOOR



LOWER FLOOR

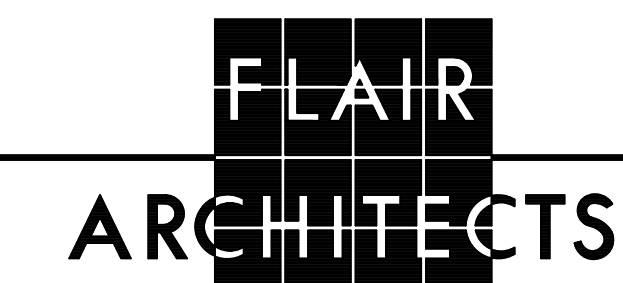
2-PLEX - BUILDING TYPE III
BUILDING PLANS

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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4.1



FRONT ELEVATION



SIDE ENTRY ELEVATION



REAR ELEVATION

GRACE STREET DEVELOPMENT

OCEANSIDE, CA

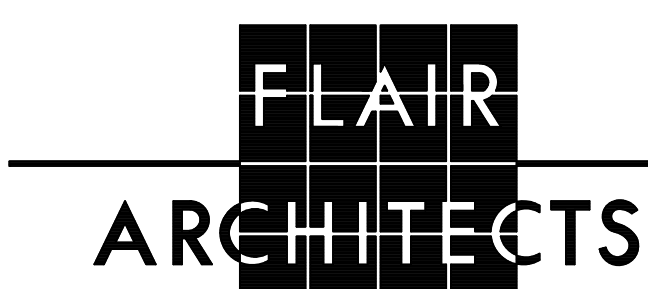
HALLMARK DEVELOPMENT CORP.

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

2-PLEX – BUILDING TYPE III BUILDING ELEVATIONS

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

7/1/24
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4.2

GRACE STREET DEVELOPMENT

DESCRIPTION AND JUSTIFICATION

TENTATIVE MAP, DEVELOPMENT PLAN, WITH DENSITY BONUS

(T24-XXXXXX; D24-XXXXXX; DB24-XXXXXX)

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 8/1/24

Introduction

This application presents a Development Plan for a single-family residential project which will develop nineteen (19) new homes on the grass lot portion of the existing property utilizing density bonus provisions for the project per state density bonus law (SDBL). The proposal also includes a Tentative Map to create nineteen (19) individual lots for the single-family homes plus two (2) open space lots, one (1) BMP lot, one (1) private street lot, and one (1) remainder lot. 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 be the remaining lot and 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 proposed application shall be processed under the existing RS Zoning that is applicable to the adopted land use of SFD-R which shall allow for a density of 3.6 du/ac to 5.9 du/ac. The project shall construct Two Unit- Conventional (TU-C) single family attached dwellings and a Single Unit- Conventional (SU-C) single family detached dwelling.

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	RS	SFD-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

A Density Bonus is being requested as part of the project application. The project is proposing to utilize State Density Bonus law to allow for a density increase over the maximum allowable residential density allowance under the applicable RS zoning. The recently amended AB 1287 shall be utilized to allow for a “stacked” (or second) density bonus for the project to construct the proposed nineteen (19) single-family homes as outlined in the density bonus section below.

The project will provide additional single-family housing options for the community which includes two (2) homes designated as an affordable home at the very low-income level and two (2) homes designated as an affordable home at the moderate-income level. The development plan and single-family residential architecture are carefully designed to complement the site surroundings, provide safe access, and respect neighborhood character.

TENTATIVE TRACT MAP

The Tentative Tract Map proposes the subdivision of a portion of an existing 5.14 acre lot in order to create nineteen (19) individual lots for the single-family homes plus two (2) open space lots, one (1) BMP lot, one (1) private street lot, and one (1) remainder lot.

The project site fronts Grace Street. There will be a singular access driveway from Grace Street to provide access to the homes via a twenty-eight (28) foot internal driveway. One (1) USPS parking space, and two (2) guest parking spaces have been provided in addition to the private 2-car garages for each of the nineteen (19) homes. A hammerhead turnaround is provided for emergency services within the project as well.

Drainage for the site shall be handled by a combination of private area drains, D-25 curb outlets, D-27 sidewalk underdrains, modular wetland, rolled curb, 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, the project will use one of its incentives/concessions 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 adjacent driveway entrance to the First Baptist Church will remain but the driveway apron will be reconstructed to allow for a 1-way (minimum 14') exit only driveway for the church property. Additional signage and pavement legends will be added to reflect the change to a 1-way exit only driveway. Three (3) 2-way driveway entrances currently exist for access to the church along Grace Street and Maxon Street.

A new D-25 curb outlet shall be installed to discharge 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 a BMP Tree well along the project frontage is anticipated to treat areas that cannot be captured in the modular wetland/underground tank system since the site will need to be raised in order to treat, store, and discharge the storm water into the existing curb and gutter on Grace Street.

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) Nineteen (19) 3/4" domestic water meters w/1" water services with dual check valves; 2) One (1) 3/4" irrigation water meter w/1" irrigation service & backflow; and 3) One (1) Fire Hydrant. A NFPA 13-D fire sprinkler system shall be installed on each home through the proposed domestic water meters.

There is no existing sewer within Grace Street along the project frontage. As such, the project shall install a new 8" PVC sewer main to service the project and which will connect to the 6" VCP in Dixie Street. The project will need to provide a sewer flow study and may need to upsize the existing 387 LF of 6" VCP pipe to the currently required 8" PVC pipe size per Oceanside standards in Dixie Street. Additional manholes shall be installed on Grace Street and Dixie Street and within the private internal road servicing the project. Individual sewer laterals shall be installed in each of the nineteen (19) homes.

The project has elected to use one of its four incentives/concessions to remove the requirement to construct a public recycled water system that will serve each lot in the proposed project in accordance with the City of Oceanside Ordinance No. 14-OR0565-1. This includes the requirement to pay an in-lieu fee as well since the project is more than 75 feet from an existing or planned recycled waterline.

The project has been classified as a Priority Development Project (Major) regarding 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, D-25 curb outlets, D-27 sidewalk underdrains, modular wetland, rolled curb, ribbon gutter, underground storage tank, and BMP Tree Well 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 to provide service to each of the homes. No gas service is proposed for the project as each will have solar panels installed to provide electrical service to each home.

DEVELOPMENT PLAN:

The Grace Street development consists of nineteen (19) individual lots for the single-family homes plus two (2) open space lots, one (1) BMP lot, one (1) private street lot, and one (1) remainder lot. The project shall construct nine (9) Two Unit- Conventional (TU-C) single family attached dwellings (18 homes total) and one (1) single family detached dwelling. The Two Unit – Conventional (TU-C) is a structure consisting of two dwelling units attached by a common wall with each unit constructed on a legally subdivided lot and attached to its companion unit on the common property line

The private drive will provide direct access to the proposed homes and the proposed hammerhead emergency turnaround onsite. Each home will have a private two-car garage and a gated private rear/side yard. AC condensers shall be installed within the rear yard to service each home. Access to each home shall be from the proposed driveway/street for the project and internal walkway. Each home shall utilize individual trash, recycling, and green waste bins that are to be stored in either the garage or side yard of each home. Two (2) CBU mailboxes shall be installed for the project. One (1) USPS parking space, and two (2) guest parking spaces are to be provided onsite as well. Additional guest parking is permitted along Grace Street as well.

ARCHITECTURE:

The proposed single-family homes are designed as two-story residences with attached two car garages. Two (2) floor plan layouts are incorporated for the market rate homes, and two (2) floor plans are proposed for the two (2) very low-income and two (2) moderate income homes. 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 proposed buildings along with the selection of architectural features, the types and varying use of color and materials on the homes were all key aspects in the architecture and provide a distinct look on all sides of the homes. Additionally, the homes proposed provide a varied project containing a mix of three (3) and four (4) bedroom homes 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 to each elevation style on all sides of the homes. 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.

Four (4) floor plans are proposed for the project, and they are as follows:

Unit Mix:

PLAN	UNIT SIZE	# OF UNITS	BED/BATH/GARAGE	LOT #
1/1A (Market)	1,700-1,742 SF	7	3 Bed/2.5 Bath 2-Car Garage	2,3,6,7,10,12,13
2 (Market)	2,029 SF	8	4 Bed/2.5 Bath 2-Car Garage	1,4,5,8,9,11,14,15
3 (Very Low Income)	1,557 SF	2	3 Bed/2.5 Bath 2-Car Garage	17, 18
4 (Moderate Income)	1,624 SF	2	4 Bed/2.5 Bath 2-Car Garage	16,19

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 development 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	7	1.5 space per bedroom	11	14
4 Bedroom Unit	12	2.5 space per	30	24
Guest		0	0	2
USPS (Req)		0	0	1
	TOTAL		41	41*

*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, ADU or USPS parking space for the project.

While the City cannot impose a higher parking ratio than the Density Bonus standard, additional 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 project will submit a Project Information Form (PIF) showing the trip generate for the proposed project using the ITE Trip Generation Manual. The proposed project would generate 179 trips (9.43 /du x 19 du) for the development. Since the project generates less than 200 daily trips, a Local Transportation Assessment (LTA) should not be required to be generated as the project does not exceed the City of Oceanside established thresholds. Regarding Vehicle Miles Traveled (VMT), the project screens out from a detailed VMT analysis for the following reasons:

- 1) The project is consistent with the General Plan and is calculated to generate 179 trips, which is less than the 1000 ADT threshold for General Plan compliant 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 front yard landscape shall be maintained by the HOA for the project.

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 private usable open space per home. The requirements for the proposed nineteen (19) homes are as follows:

$$19 \text{ homes} \times 300 \text{ SF} = 5,700 \text{ SF (Total for Project)}$$

The project is proposing to provide private side & rear yards for each of the homes with private usable open space ranging from 467 sf to 960 sf per home. Homeowners will be responsible to landscape their own rear and side yards for their home as applicable.

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 church parking lot. No pilasters along the southern, northern and eastern

boundary are proposed for the project. A development waiver for the height of the front yard setback retaining wall (5-6 ft minimum) and fencing 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 nineteen (19) homes on the roof area of each of the proposed homes.

Electric Vehicle Parking and Charging Facilities

The proposed development shall comply with the Cal Green Building code requirements and will be providing private garages for each of the homes 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 in the guest spaces.

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 front yards, private rear yards (as needed), onsite planting areas and within the public right-of-way along Grace Street in order to meet the minimum required percentage as outlined above.

WASTE MANAGEMENT

The project proposes the use of individual trash, recycling, and organic bin enclosures per the City of Oceanside & Waste Management design standards to service the nineteen (19) homes. Each homeowner will be responsible for obtaining and contracting with Waste Management and shall store the bins either in the private garages or within the side yards of each

individual home and shall place them on the private drive weekly per the Waste Management service schedule for the project area.

AFFORDABLE HOUSING DENSITY BONUS- UNIT CALCULATIONS

The State of California’s Density Bonus Law (Government Code §65915-65918) was established to promote the construction of affordable housing units and requires cities to provide a density bonus and other incentives or concessions, and waivers of development standards to projects which provide affordable housing units in compliant with current density bonus regulations.

As of January 1, 2024, AB 1287 will amend SDBL by requiring cities and counties to award an additional (or second) density bonus for projects that have already allocated the maximum amount of affordable housing for very-low income, low-income or moderate-income units. Since the project is proposing to allocate fifteen (15%) of the base units to very low-income units for a fifty (50%) first density bonus, the city must grant the project an additional density bonus if additional set asides are made for either very low or moderate-income households. The project shall set aside an additional fifteen (15%) of base units for moderate-income households for an additional fifty (50%) density bonus and shall be entitled for the second density bonus as outlined in AB 1287.

The City of Oceanside zoning regulations implement the state requirements, and Table A below summarizes the calculations under SDBL for this project. Per SDBL and AB 1287, the site is permitted a maximum total of nineteen (19) dwelling units, with two (2) very low-income level and two (2) moderate-income level affordable units.

Table A- Project Density Bonus Summary

Type of Units	Calculation	Proposed
Base Density Permitted by Current General Plan/Zoning	9 units (1.43 x 5.9 du/ac = 8.437 Rounded Up to 9)	9 units
Proposed Affordable Unit Income Level	15% at Very Low-Income Level (2 units) 15% at Moderate-Income Level (2 units)	4 units

Proposed Density Bonus Units	1st Bonus: 50% of 9 units = 4.5 Rounded up to 5 units 2nd Bonus: 50% of 9 units = 4.5 Rounded up to 5 units	10 units
Proposed Market Rate Units	9 base-4 affordable +10 bonus	15 units
Total Proposed Dwelling Units	15 market+ 4 affordable	19 units
Resulting Density	19 units/1.43 acre	13.29 du/acre

Table B – Allowable Density Bonus Calculations*

STEP 1:	Calculate Base Allowable Density
1:	<p>At this site the Land Use Element designates a density range of 3.6 to 5.9 units per acre. 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 (5.9 du/ac).</p> <p style="text-align: center;">1.43 acres x 5.9 du/ac = 8.437</p> <p style="text-align: center;">Rounded up to 9 units as base allowable</p>
STEP 2:	Determine Affordability Percentage and Units
2:	<p>The project proposes to utilize AB 1287 under SDBL in order to receive a second density bonus for the project and shall provide 15% of the units as affordable to very-low income households for the first density bonus and 15% of the units as affordable to moderate-income households for the second density bonus.</p> <p>1st Bonus: 15% x 9 units (base allowable) = 1.35 units</p> <p style="text-align: center;">Rounded up to 2 Very-Low Income units</p> <p>2nd Bonus: 15% x 9 units (base allowable) = 1.35 units</p> <p style="text-align: center;">Rounded up to 2 Moderate-Income units</p>

STEP 3:	Calculate Density Bonus Units
	<p>Under SDBL, the provision of 15% very-low-income units allows the applicant to receive a maximum density bonus of 50%, allowing additional market-rate units to be constructed. Under AB 1287, the provision of 15% moderate-income units for the second density bonus allows the applicant to receive a maximum second density bonus of 50%, allowing additional market rate units to be constructed.</p> <p style="padding-left: 40px;">1st Bonus: 9 units x 0.5 (density bonus) = 4.5 rounded to 5</p> <p style="padding-left: 40px;">Additional market-rate total of 5 units</p> <p style="padding-left: 40px;">2nd Bonus: 9 units x 0.5 (density bonus) = 4.5 rounded to 5</p> <p style="padding-left: 40px;">Additional market-rate total of 5 units</p> <p style="padding-left: 40px;">Total Additional market-rate units: 10 units</p>
STEP 4:	Calculate Total Dwelling Units
	<p>Add the base allowable units and the density bonus units.</p> <p style="padding-left: 40px;">9 units (base allowable units) + 10 units (density bonus units)</p> <p style="padding-left: 40px;">= 19 total units allowed</p> <p style="padding-left: 80px;">(15 market rate + 4 affordable units)</p> <p style="text-align: center;"><u>Resulting Overall Project Density on 1.43 acres = 13.29 du/ac</u></p>

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

Required Incentives/Concessions & Waivers:

In addition to the density bonus units and the parking requirements specified in SDBL, the project is also entitled to certain incentives/concessions and waivers. These can include, for example a reduction in site development standards or a modification of zoning code or architectural design requirements. By providing 15% of the base units as very low-income units, the project is entitled to receive (3) incentives/concessions. However, under AB 1287, if the first density bonus is increased to at least 16% of the units for very low-income households, the amount of concessions that may be awarded shall increase to four concessions. If required, the project can meet this requirement and still provide only two (2) very low-income units as part of the first density bonus for the project. The granting of waivers does not reduce the number of incentives/concessions allowed for a project, and the number of waivers that may be requested and granted is not limited.

The incentives/concessions that will be applied to this project, where the cost of implementing such improvements would be prohibitive to the project in providing the very low-income and moderate-income affordable units, are noted below. The applicant has provided staff with a cost analysis for each incentive/concession item to show how these result in identifiable and actual cost reductions.

INCENTIVES/CONCESSIONS

- 1) Alleviate construction of public recycled water system (& related in-lieu fees) as required along the project frontage on Grace Street in accordance with the City of Oceanside Ordinance No. 14-OR0565-1. This includes the requirement to pay an in-lieu fee as well since the project is more than 75 feet from an existing or planned recycled waterline.
- 2) Alleviate construction of frontage improvements consisting of full curb and gutter replacement, full sidewalk replacement, street evaluation testing (coring), and either full depth pavement replacement, slurry seal, or grind and overlay along Grace Street.

WAIVERS

To accommodate the increased density allowed under SDBL and maintain the single-family lot design and character of the underlying zone, the project cannot physically comply with all the development standards that apply to standard projects. Based on the proposed design to accommodate the affordable units, the project seeks waivers of the following development standards for the proposed housing development pursuant to SDBL, as presented in Table 3:

- Overall Lot Size
- Lot Width
- Lot Coverage
- Setbacks
- Residential Unit Types
- Parking Standards
- Landscaping
- Retaining Wall & Fencing Heights
- Non-Plantable Retaining Walls

Development Standards & Waivers

A summary of development standards and waivers requested is provided in Table C to demonstrate compliance with the RS zone standards, or where Density Bonus waivers are requested. These standards and waivers are also detailed in the table provided on the civil plan set.

Table C- Development Standards Matrix-Required Waivers

DEVELOPMENT STANDARDS	RS ZONE STANDARD	PROPOSED PROJECT	NOTES
Lots Size (sf) (OZO Sec 1050)	6,000 sf (min)	1,972 sf to 2,380 sf	Waiver to accommodate affordable units and development at density proposed.
Lot Width (OZO Sec 1050)	65 ft	29 ft – 34 ft	Waiver to accommodate affordable units and development at density proposed.
Setbacks (OZO 1050)(1050 (DD)) Front	20 ft (min)	5 ft (min)	Waiver to accommodate affordable units and development at density proposed.
Garage Setback	Garages shall be setback 20 ft from the front of the garage to the property line, back of sidewalk, or back of curb, whichever is more restrictive	Garages are setback 5’min from property line. back of curb, or back of sidewalk	
Side	7.5 ft (min)	5 ft – 8 ft (min)	
Corner Side	10 ft (min)	25 ft-35 ft (min)	
Rear	15 ft (min)	15ft – 20 ft (min)	
Residential Unit Type (OZO Sec 1020 & 1030 (L-6) (1050 (GG))	A single-family detached residential development project which also incorporates Two-Unit Conventional (TU-C) structures may be developed in the RS Zone provided that the TU-C are approved, constructed and reserved solely for the purposes of satisfying the inclusionary housing requirements	Nine (9) TU-C buildings for a total of 18 homes and one (1) single unit-conventional (SU-C) home is proposed for the project for the market rate homes, very low-income homes, and moderate-income inclusionary homes for the project. The TU-C is a structure consisting of two dwelling units attached by a common wall with each unit constructed on a legally subdivided lot and attached to its companion unit on the common property line.	Waiver to accommodate affordable units and development at density proposed.

Lot Coverage (OZO Sec 1050)	45% (max)	47% - 59% (max)	Waiver to accommodate affordable units and development at density proposed.
Lot Depth to Width Ratio (OZO Sec 1050 (f))	2.5 : 1	2.0 – 2.34 : 1	Complies with Code
Building Height	36 ft (max)	29 ft (max)	Complies with Code
Parking (OZO Sec 3103)	2-car garage per single-family homes (less than 2,500 sf)	2-car garage provided per single family home -No full size driveways -No parking on internal private street -3 guest parking spaces provided -Permit Parking Available on Grace Street	Complies with Code
Landscaping	A minimum of 50% of yard adjoining street shall be planting or landscape (incl. ornamental gravel). The remainder may be used for driveways or walks. A continuous planting area having a minimum width of five feet shall adjoin an RS district.	34% - 44% Less than 5' minimum width proposed in certain areas in front and side yard or each lot.	Waiver to accommodate affordable units and development at density proposed.
Fences and Walls (OZO Sec 3040(d) & (f) & 3040(a) & (c) Sec 1050 (u))	Max height of a fence or wall, including reattaining walls shall be 6'. Retaining walls over 4' in height shall be planted and irrigated. Walls in front yards shall be limited to 42" in height.	0 ft to 6 ft Retaining Wall in Front Yard & Side Yard 42" Cable Rail and 5'-6' vinyl perimeter fencing on top of retaining wall -Total combined wall height shall exceed 8 feet	Waiver to accommodate affordable units and development at density proposed.

	<p>Requirement for solid decorative masonry wall with a minimum height of 6’ between commercial and other non-residential projects abutting residential districts.</p> <p>Perimeter walls shall be designed to provide visual variation and to alleviate monotony through the use of architectural planes, landscaped recessions, pilasters or various textures and materials.</p> <p>If pilasters are used they shall be provided at a min of every change in direction, every 5’ elevation difference & 70 ft of wall length.</p>	-Non-Planted Retaining Walls 4’ or higher proposed	
Usable Open Space	Total usable space shall be at least 300 sf per unit	Rear yard areas for each lot provide usable open space greatly exceeding the minimum sf. (467 sf to 960 sf)	Complies with Code
Urban Forestry	<p>Tree Canopy minimum on sites one acre or more = 12% of site min</p> <p>Permeable Surface Area minimum on sites one acre of more – 22% of site min</p>	<p>Tree Canopy _____ sf or approximately _____%</p> <p>Permeable Surface Area- _____sf or approximately _____%</p>	Complies with Code

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 parking, 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 very low-income and moderate-income units as follows:

3-bed: $7 \text{ units} / 15 \text{ units} = 46.67\% \text{ of units} \times 4 \text{ affordable units} = 1.867 \text{ or } 2 \text{ units}$

4-bed: $8 \text{ units} / 15 \text{ units} = 53.33\% \text{ of units} \times 4 \text{ affordable units} = 1.867 \text{ or } 2 \text{ units}$
- The two (2) 3-bedroom units will be offered as the very low-income units and are shown as Unit #17 & 18
- The two (2) 4-bedroom units will be offered as the moderate-income units and are shown as Unit 16 & 19.
- 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 exceeds 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.

- Very low-income household means a person or persons living together as a household unit whose combined income do not exceed fifty (50) 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 very low-income and 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 single-family development that provides needed market rate, very low-income and moderate-income housing in the City of Oceanside.
- B) The proposed project incorporates high-quality architectural design 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) The proposed development meets the goals, intentions, and objectives of the General Plan, Zoning Ordinance, Density Bonus Law, and affordable housing objectives.

REQUIRED FINDINGS

Development Plan:

The City of Oceanside stipulates that 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 Development Plan as proposed conforms to the General Plan of the City because the proposed project is located near similarly zoned parcels and the project will result in the development of a single-family residential community which meets the goals and objectives designated by the applicable elements of the General Plan.

2. *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.*

The site plan and physical design of the project is consistent with the Zoning Ordinance purposes while also accomplishing the goal of providing market rate housing and affordable housing utilizing the state density bonus provisions.

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

The project site is located within an urbanized area served by existing public services, utilities, and public facilities.

- 4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.*

The project is located on an in-fill site where the residential architecture, development plan, and lot pattern are carefully designed to complement the site surrounding and respect the neighborhood character.

- 5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.*

The project site does not contain topographic or slopes that are undevelopable per Sections 1.24 and 1.25 of the Land Use Element and Section 3039 of the Zoning Ordinance.