



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, October 22, 2025

Meeting 1: N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed thirty-seven (37) new single family homes on individual lots on a 3.65-acre site located at 4507 Mission Ave. The project would construct two-unit conventional single family attached dwellings and a single-unit-conventional single family detached dwelling. Applicant planning to utilize density bonus per state density bonus law.

Project Number: ADM25-00058

Assessor Parcel Number(s): 158-701-21-00

Contact Person: Sean Santa Cruz

Email: ssantacruz@hallmarkcommunities.com

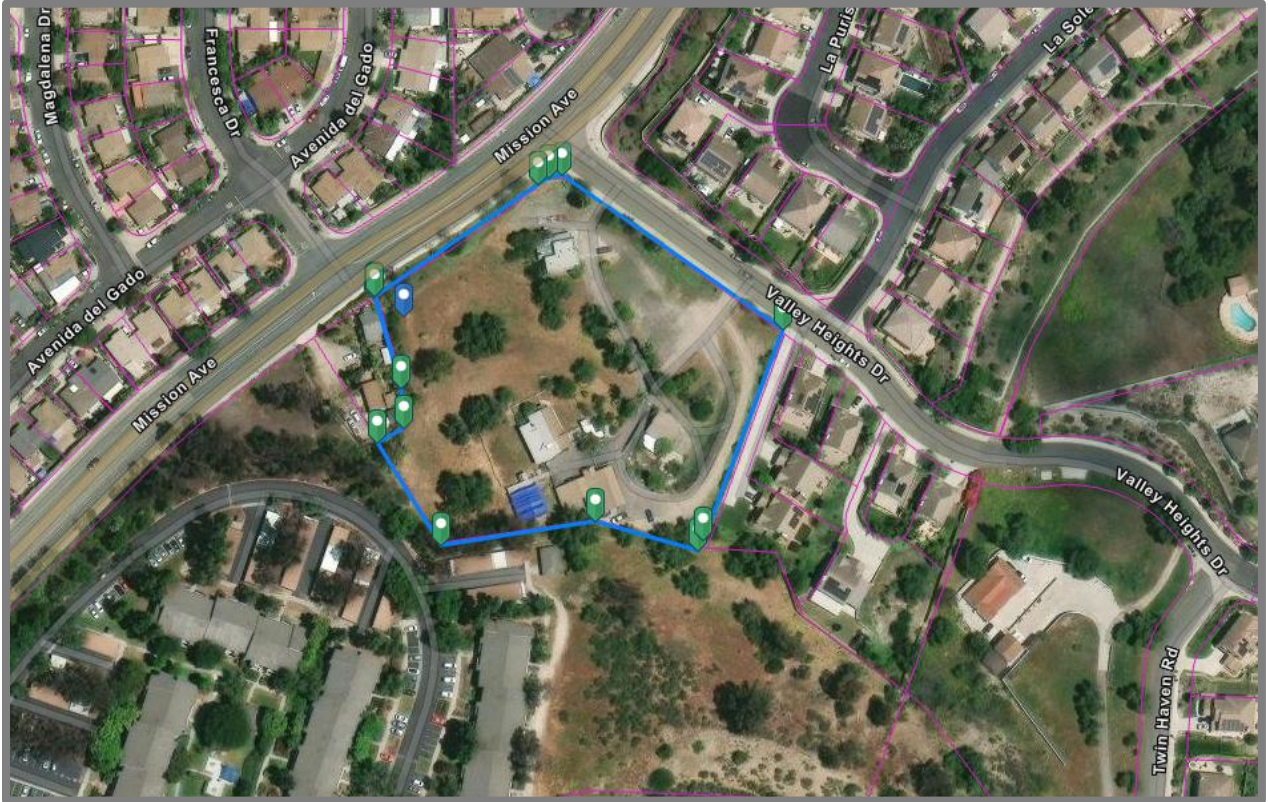
Zoning: RS, RM-B

Land Use: SFD-R

Neighborhood Area: San Luis Rey

** 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 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: 4507 Mission Avenue

Assessor's Parcel Number: 158-701-21-00 Lot Area (acres or SF): 3.65 acres

Existing Use: The site is improved with four structures operating as a religious institutional facility, child-care facility, storage, and an unoccupied single-family residence.

Brief Description of Proposal:
A new single family development requiring a Tentative Subdivision Map, Development Plan, and Density Bonus

Property Owner & Applicant Information

Owner Name: Neighborhood Free Lutheran Church

Phone Number & E-Mail Address: 760-722-3337

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

Phone Number & E-Mail Address: 858-481-3310 x108 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: Sean Santa Cruz
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 10/22/25 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 _____

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

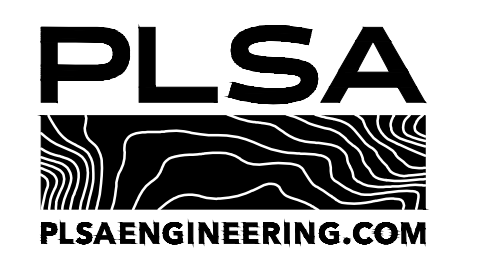
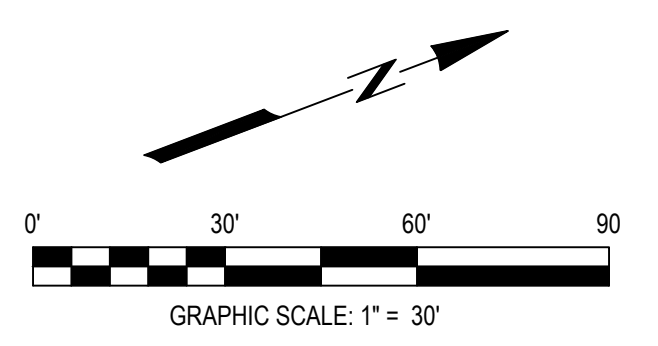
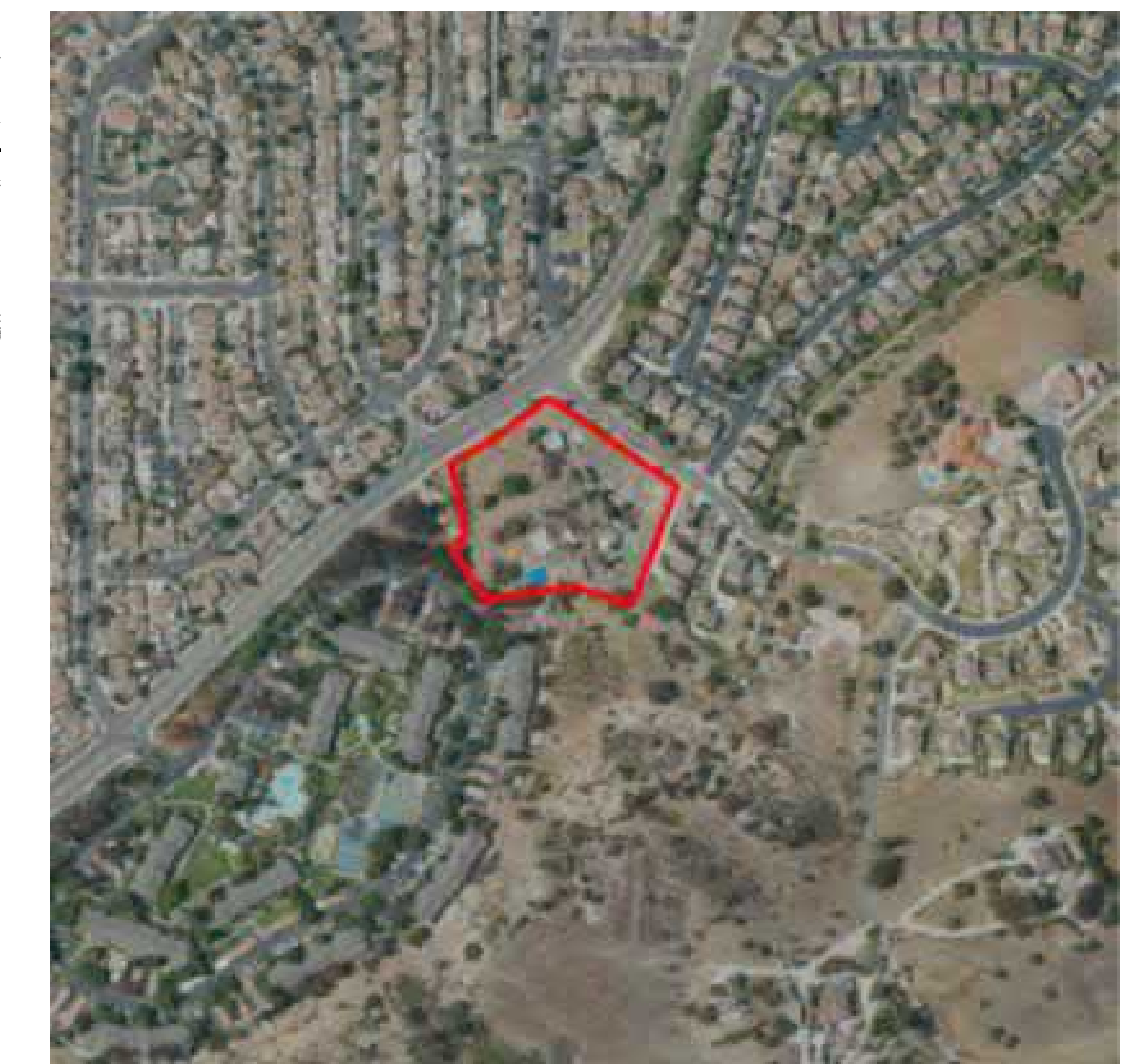
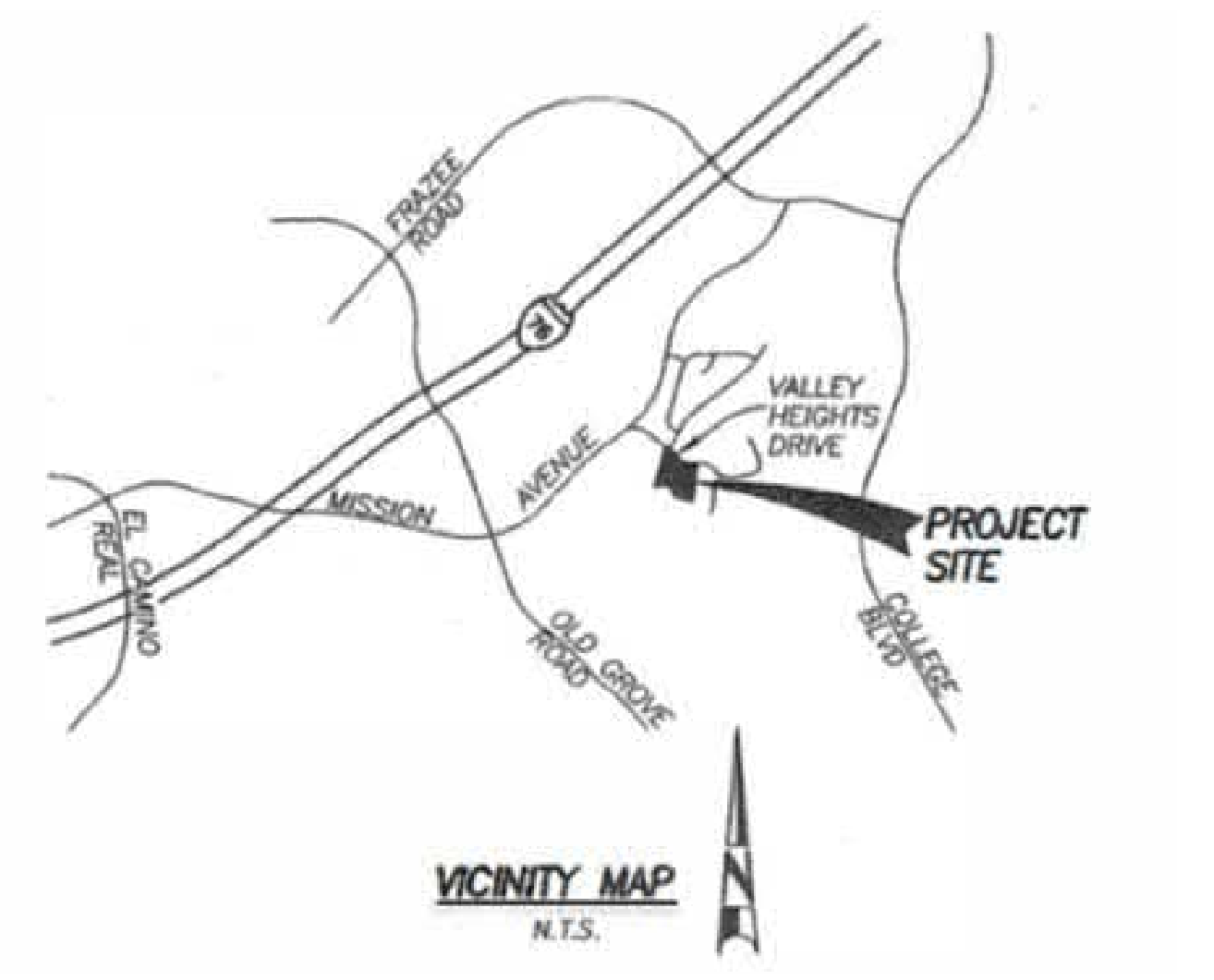
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: October 22, 2025 Time: 10:30am

Assigned Project Planner: Dane Thompson

MISSION AVENUE WIDENING AT VALLEY HEIGHTS DRIVE
CIP-00060



MISSION AVE
37 UNITS
PLSA JOB NUMBER : 4367
SCALE : 1" = 30'
DATE : 10/08/2025

SHEET 1 OF 1

SAVE DATE: 2025-10-8 - PLOT DATE: 2025-10-8 4:16 PM - FILE NAME: J:\ACTIVE_JOBS\4367 VALLEY HEIGHTS DR\CIVIL\DRAWING\EXHIBITS\Yield Study\VALLEY HEIGHTS YIELD STUDY OPT 1.dwg

SCALE: 1" = 20'

SLOPE ANALYSIS LEGEND
 0% - 20% SLOPE
 20% - 40% SLOPE
 40% > SLOPE



MAN-MADE SLOPE NOT NATURAL

MAN-MADE SLOPE NOT NATURAL

MAPPING LEGEND

- () - INDICATES RECORD DATA PER MAP 14128
- [] - INDICATES RECORD DATA PER ROS 16358
- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES FOUND MONUMENT AS NOTED
- SFNF - SEARCHED FOR, NOT FOUND
- — — — — INDICATES PROPERTY LINE
- — — — — INDICATES RIGHT OF WAY LINE
- — — — — INDICATES LOT LINE
- — — — — INDICATES CENTERLINE
- — — — — INDICATES EASEMENT LINE
- ||||| INDICATES ACCESS RIGHTS RELINQUISHED PER ITEM 11

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAN OF SURVEY IS BASED ON A FIELD SURVEY MADE ON AUGUST 29, 2025, BY ME OR DIRECTLY UNDER MY SUPERVISION.

PRELIMINARY ONLY

9/16/2025
 JOHN R. WINN LS 7726

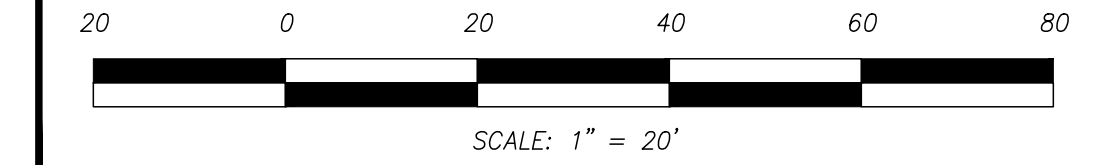
LEGEND

- ⊙ WATER METER
- ⊙ SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE
- ⊙ COMMON TREE
- ⊙ IRRIGATION VALVE
- PP POWER POLE/ANCHOR
- ⊙ FIRE HYDRANT
- SCD- SEWER CLEANOUT
- ⊙ GAS VALVE
- ⊙ BACKFLOW PREVENTER
- WBO WATER BLOW-OFF
- ⊙ SUMP PUMP MANHOLE
- ⊙ STORM DRAIN CLEANOUT
- — — — — BUILDING LINE
- — — — — BUILDING OVERHANG
- — — — — FENCE
- — — — — WALL
- — — — — OVERHEAD ELECTRICAL LINE
- — — — — OVERHEAD COMMUNICATION LINE

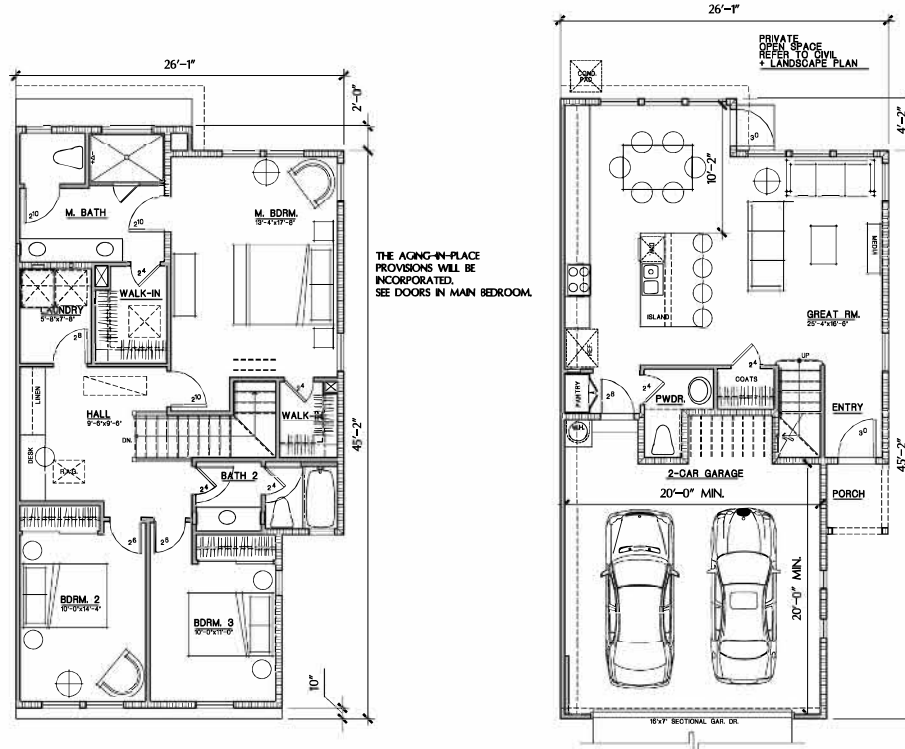
SLOPE ANALYSIS

Nasland Civil Engineering Surveying Land Planning
 T (658) 292-7770
 4740 Ruffner Street
 San Diego, CA 92111
 nasland.com

REVISION	DATE	BY	REVISION	DATE	BY
ORIGINAL	9/16/2025	JRW			



PLAN 1



THE AGING-IN-PLACE PROVISIONS WILL BE INCORPORATED. SEE DOORS IN MAIN BEDROOM.

PRIVATE OPEN SPACE REFER TO CIVIL + LANDSCAPE PLAN

UPPER FLOOR
1093 SF

LOWER FLOOR
659 SF

PLAN 1 - 1752 SF

UPPER FLOOR

LOWER FLOOR

4507 MISSION AVE
OCEANSIDE, CA

UNIT PLANS

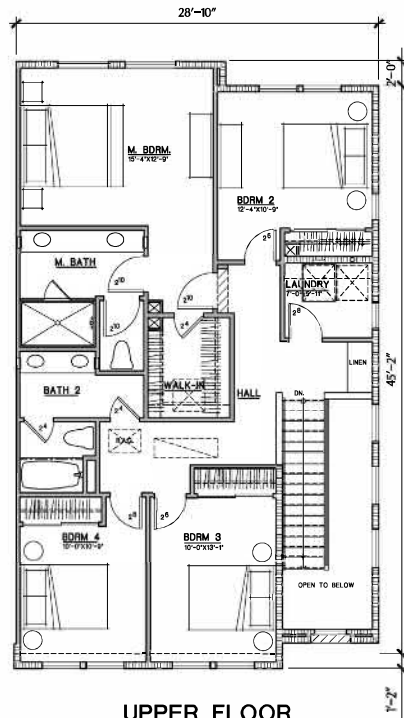
HALLMARK DEVELOPMENT CORP.

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

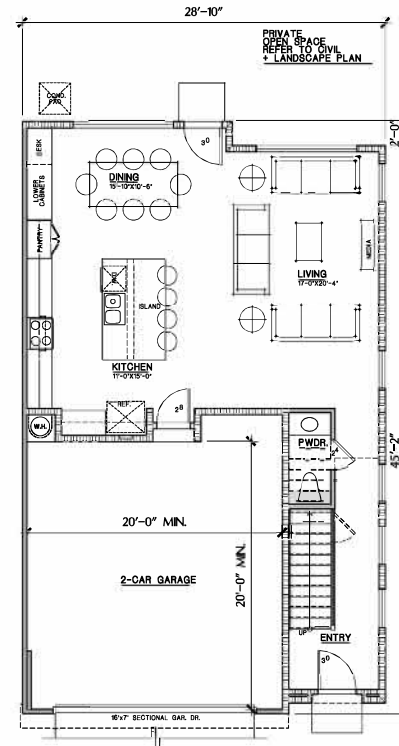
SCALE : 1/4"=1'-0"

FLAIR ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6 JENNER, STE 200, IRVINE, CALIFORNIA 92618
(949) 799-7335

PLAN 2



THE AGING-IN-PLACE PROVISIONS WILL BE INCORPORATED. SEE DOORS IN MAIN BEDROOM.



UPPER FLOOR

PLAN 2 - 2059 SF

LOWER FLOOR

4507 MISSION AVE
OCEANSIDE, CA

UNIT PLANS

HALLMARK DEVELOPMENT CORP.

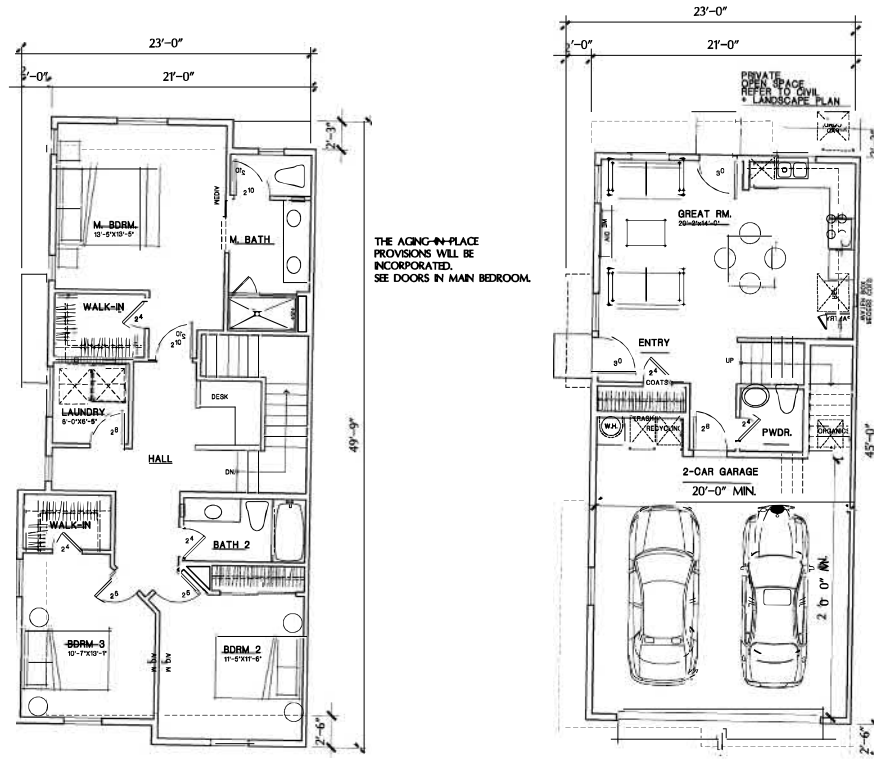
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE: 1/4"=1'-0"

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(949) 759-7335

1.2

PLAN 3



THE AGING-IN-PLACE PROVISIONS WILL BE INCORPORATED. SEE DOORS IN MAIN BEDROOM.

UPPER FLOOR
1057 SF

LOWER FLOOR
430 SF

PLAN 3 - 1487 SF

UPPER FLOOR

LOWER FLOOR

4507 MISSION AVE
OCEANSIDE, CA

UNIT PLANS

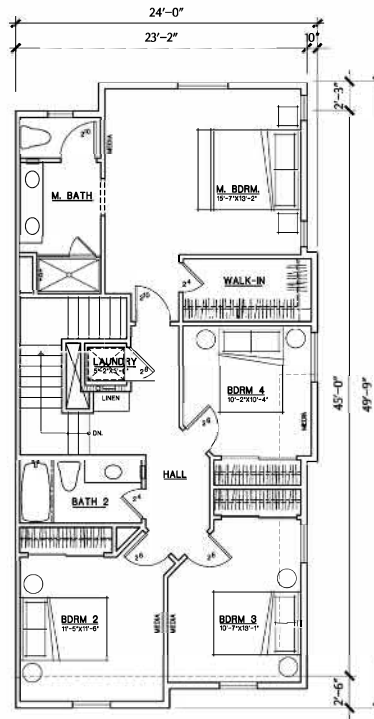
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740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE: 1/4"=1'-0"

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1.3

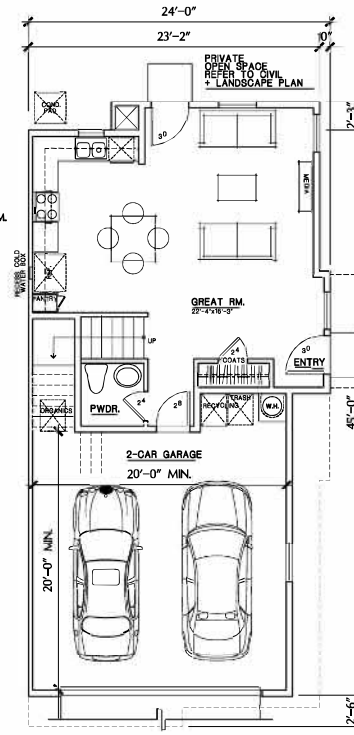
PLAN 4



UPPER FLOOR
1135 SF

UPPER FLOOR

THE AGING-IN-PLACE PROVISIONS WILL BE INCORPORATED. SEE DOORS IN MAIN BEDROOM.



LOWER FLOOR
516 SF

LOWER FLOOR

PLAN 4 - 1651 SF

4507 MISSION AVE
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

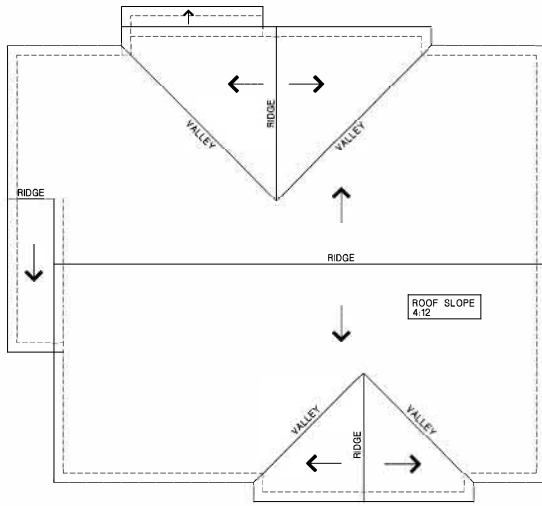
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

UNIT PLANS

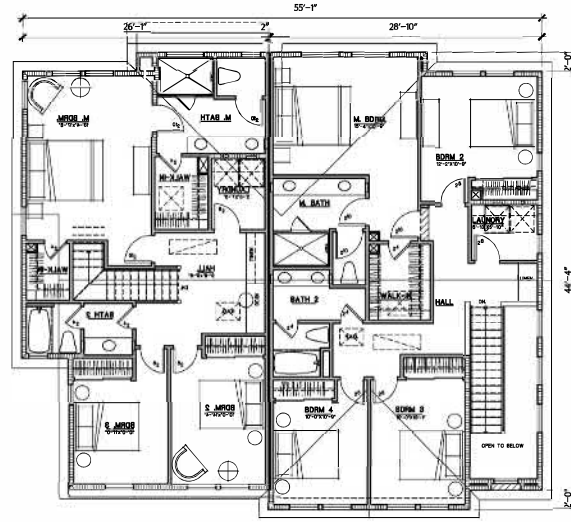
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(949) 789-7335

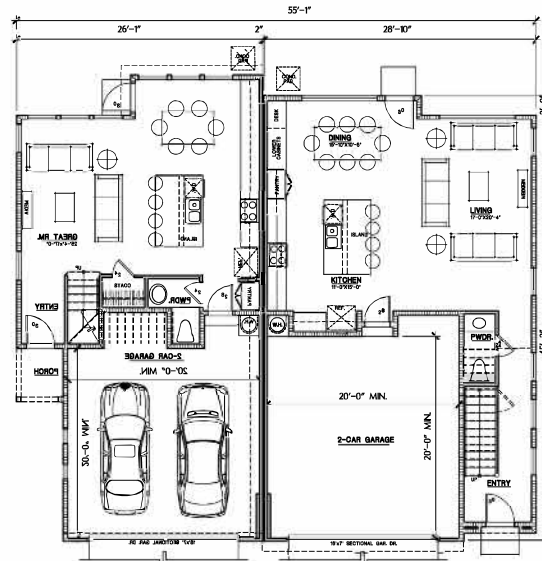
1.4



ROOF PLAN



UPPER FLOOR



PLAN 1 PLAN 2
LOWER FLOOR

2-PLEX - BUILDING TYPE I
BUILDING PLANS

4507 MISSION AVE
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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

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(949) 789-7333

2.1

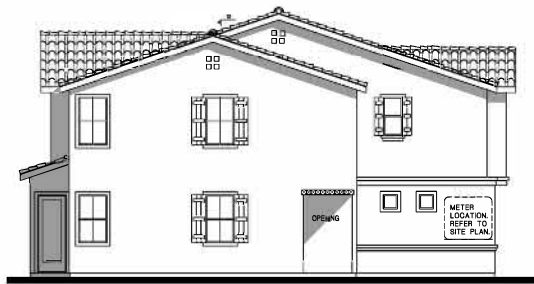


PLAN 1 PLAN 2 FRONT ELEVATION
SPANISH

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2 PLAN 1 REAR ELEVATION



PLAN 1 LEFT



PLAN 2 RIGHT

2-PLEX – BUILDING TYPE I
BUILDING ELEVATIONS

4507 MISSION AVE
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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



2.2



PLAN 1 PLAN 2 **FRONT ELEVATION**
CRAFTSMAN

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2 PLAN 1 **REAR ELEVATION**



PLAN 1 **LEFT**



PLAN 2 **RIGHT**

2-PLEX – BUILDING TYPE I
BUILDING ELEVATIONS

4507 MISSION AVE
OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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



2.3



PLAN 1 PLAN 2 FRONT ELEVATION
CRAFTSMAN 2

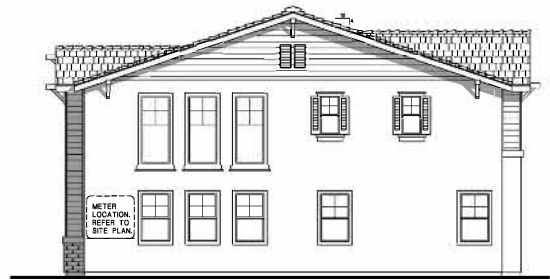
*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2 PLAN 1 REAR ELEVATION



PLAN 1 LEFT



PLAN 2 RIGHT

2-PLEX – BUILDING TYPE I
BUILDING ELEVATIONS

4507 MISSION AVE
OCEANSIDE, CA

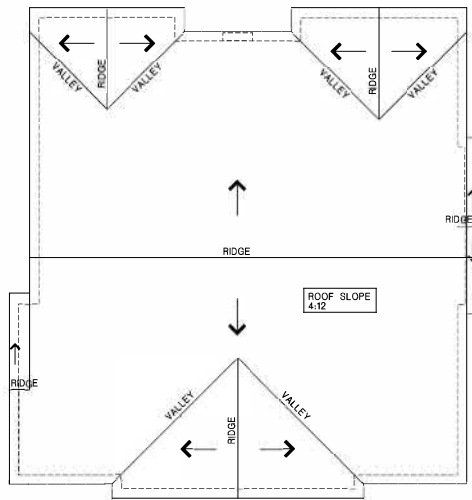
HALLMARK DEVELOPMENT CORP.

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

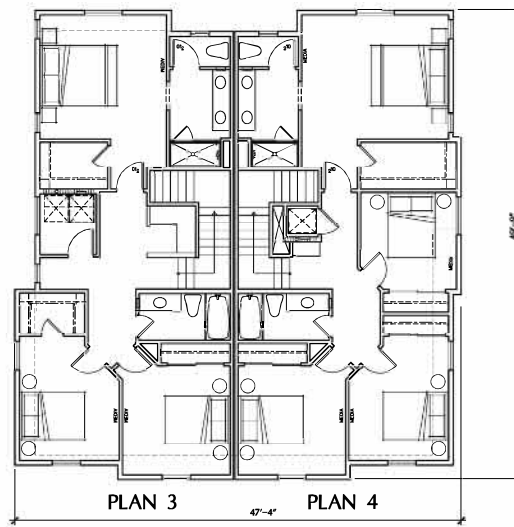
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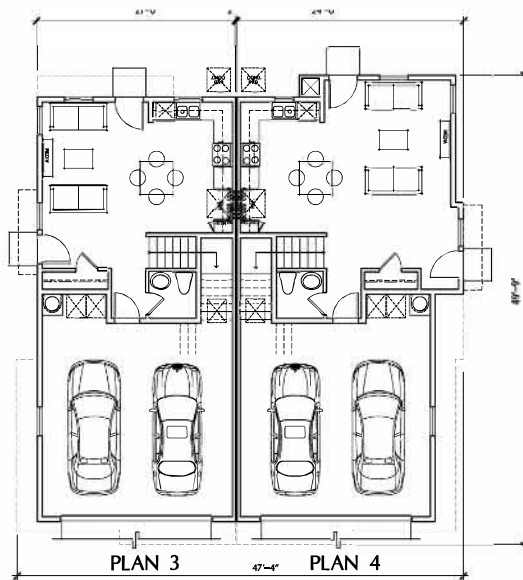
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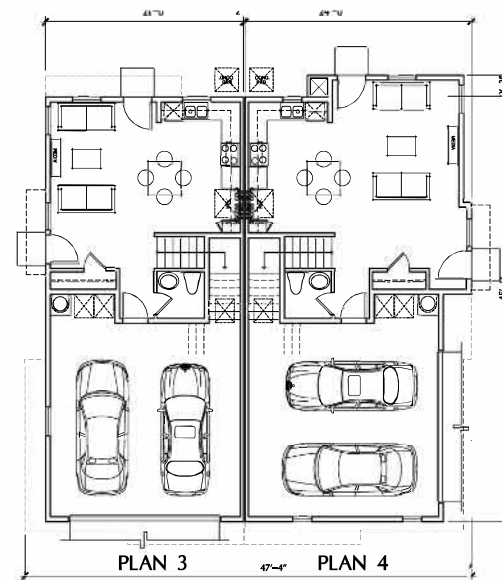
ROOF PLAN



UPPER FLOOR



LOWER FLOOR



2-PLEX - BUILDING TYPE III
BUILDING PLANS

4507 MISSION AVE

OCEANSIDE, CA

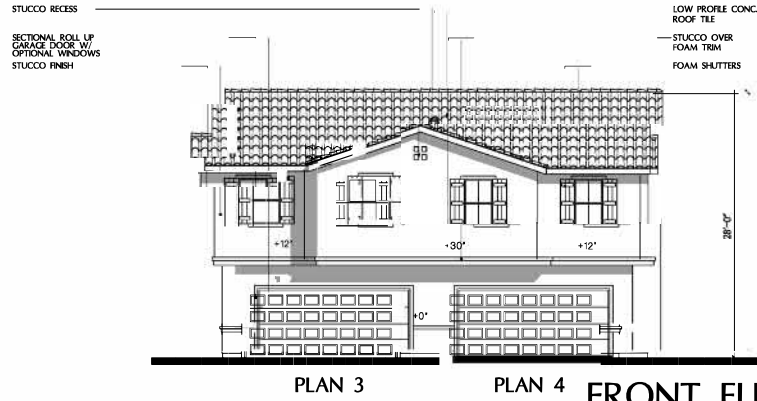
HALLMARK DEVELOPMENT CORP.

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

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

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4.1



FRONT ELEVATION

SPANISH ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT



RIGHT

2-PLEX – BUILDING TYPE III
BUILDING ELEVATIONS

4507 MISSION AVE
OCEANSIDE, CA

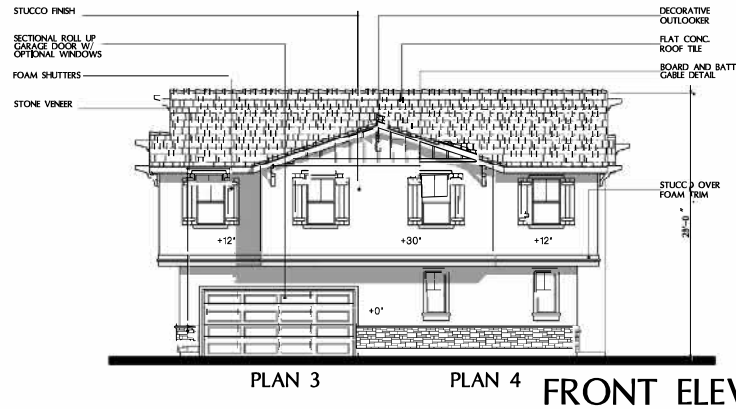
HALLMARK DEVELOPMENT CORP.

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

SCALE: 3/8"=1'-0"



4.2



FRONT ELEVATION

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



REAR ELEVATION



PLAN 3

LEFT



PLAN 4

RIGHT

2-PLEX – BUILDING TYPE III
BUILDING ELEVATIONS

4507 MISSION AVE

OCEANSIDE, CA

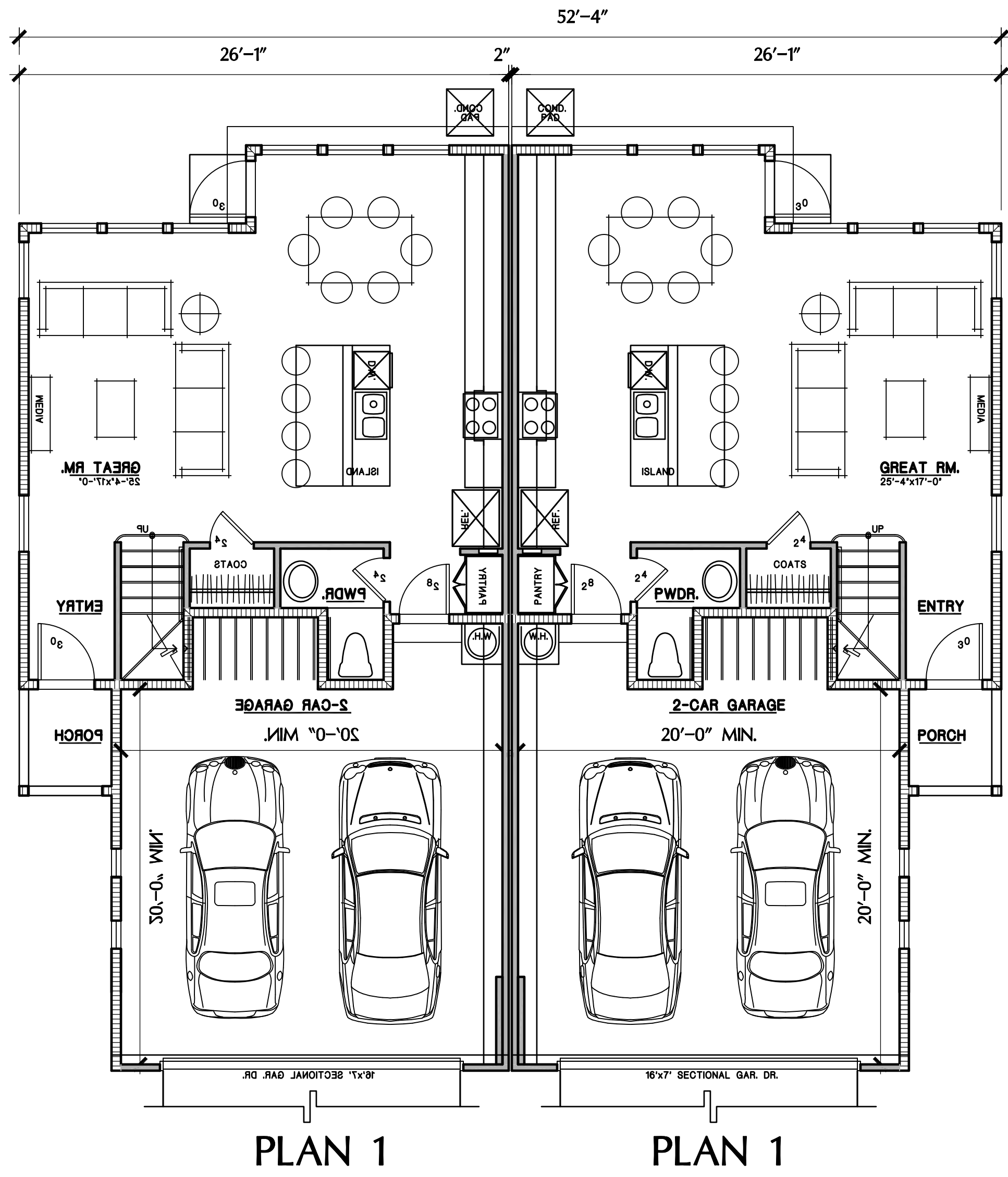
HALLMARK DEVELOPMENT CORP.

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

SCALE : 3/8"=1'-0"



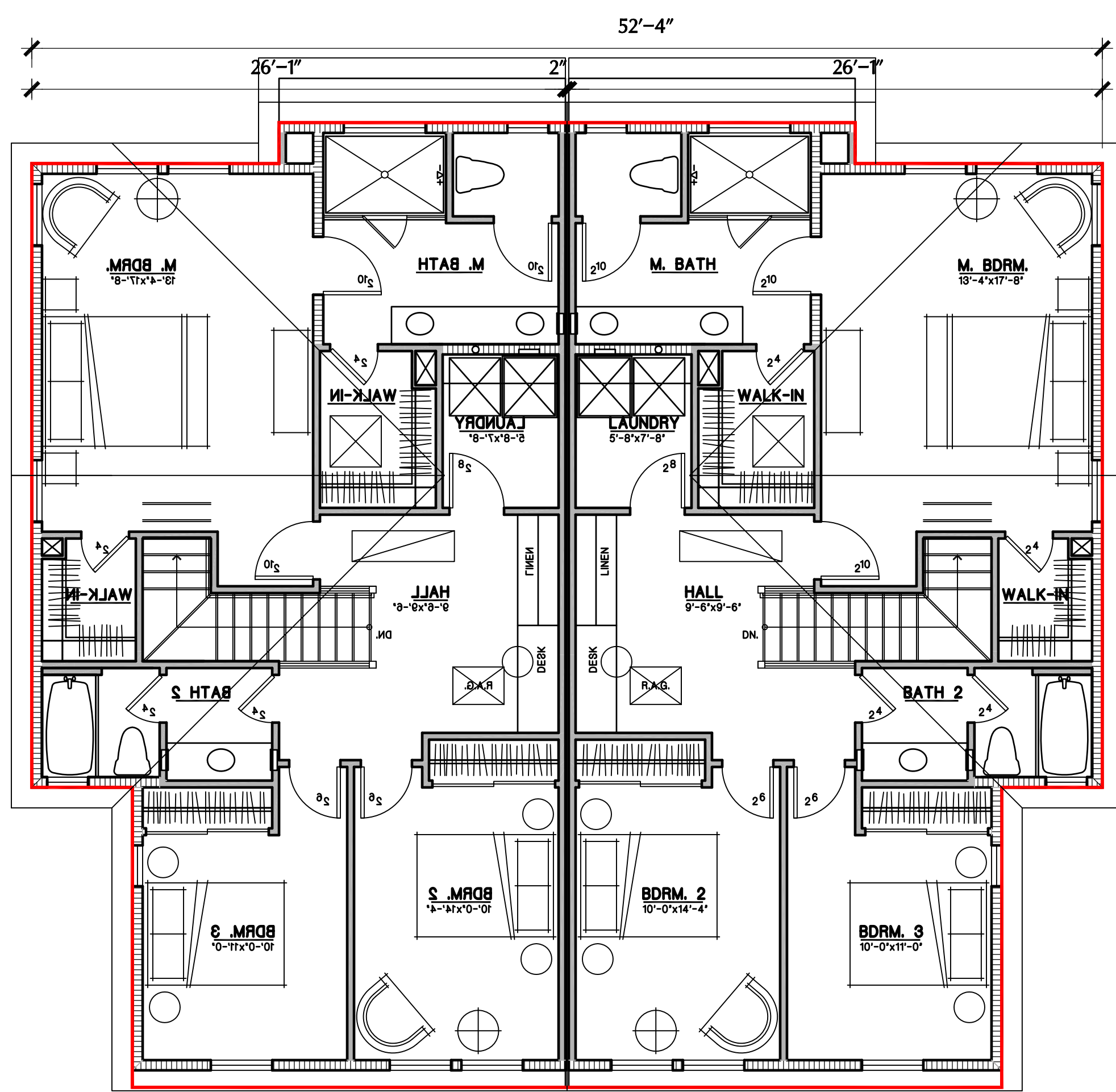
4.3



4507 MISSION AVE
OCEANSIDE, CA

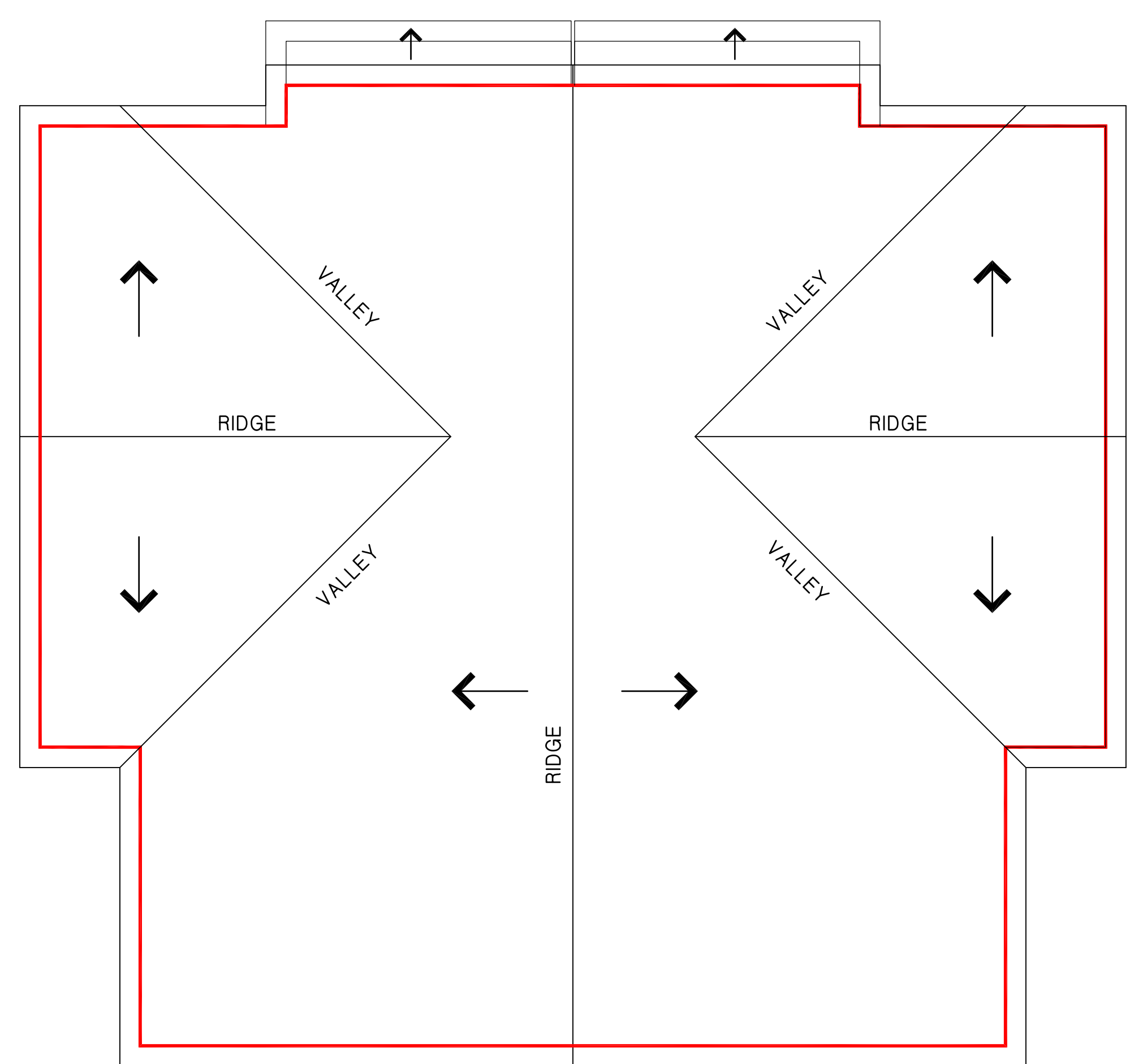
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740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SHEET 4.4



PLAN 1

PLAN 1



ROOF



PLAN 1

PLAN 2

**FRONT ELEVATION
SPANISH**

COLOR SCHEME 1

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2

PLAN 1

REAR ELEVATION



PLAN 1

LEFT



PLAN 2

RIGHT

4507 MISSION AVE

OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP

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

**2-PLEX - BUILDING TYPE I
BUILDING ELEVATIONS**

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



5.1



PLAN 1

PLAN 2

**FRONT ELEVATION
CRAFTSMAN**

COLOR SCHEME 2

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2

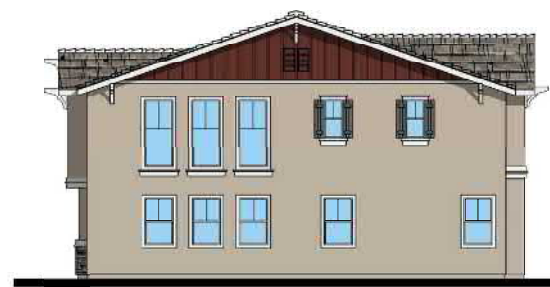
PLAN 1

REAR ELEVATION



PLAN 1

LEFT



PLAN 2

RIGHT

**2-PLEX - BUILDING TYPE I
BUILDING ELEVATIONS**

4507 MISSION AVE

OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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



5.2



SECTIONAL ROLL UP GARAGE DOOR W/ OPTIONAL WINDOWS
STUCCO FINISH

FOAM SHUTTERS

BRICK VENEER

FLAT CONC. ROOF TILE

DECORATIVE OUTLOOKER

HORIZONTAL HARDE SIDING

STUCCO OVER FOAM TRIM

PLAN 1

PLAN 2

**FRONT ELEVATION
CRAFTSMAN 2**

COLOR SCHEME 4

*ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES



PLAN 2

PLAN 1

REAR ELEVATION



PLAN 1

LEFT



PLAN 2

RIGHT

**2-PLEX - BUILDING TYPE I
BUILDING ELEVATIONS**

4507 MISSION AVE

OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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



5.3



PLAN 3

PLAN 4

FRONT ELEVATION

SPANISH ELEVATION STYLE IS INTERCHANGEABLE WITH ALL BUILDING TYPES

COLOR SCHEME 1A



PLAN 4

PLAN 3

REAR ELEVATION



PLAN 3

LEFT



PLAN 4

RIGHT

2-PLEX – BUILDING TYPE III
BUILDING ELEVATIONS

4507 MISSION AVE

OCEANSIDE, CA

HALLMARK DEVELOPMENT CORP.

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

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



5.5

PROJECT DESCRIPTION

4507 MISSION AVENUE DEVELOPMENT

This application presents a Development Plan for a single-family residential project which will develop thirty-seven (37) new single-family homes on the 3.65 acre parcel utilizing density bonus provisions for the project per state density bonus law (“SDBL”). The proposal also includes a Tentative Tract Map that proposes the subdivision of the lot to create thirty-seven (37) individual lots for the proposed single-family homes, and lettered lots for the private street, common area slopes, utility access road, and storm water treatment area. The property consists of one existing legal lot totaling 3.65 acres.

The property is located at 4507 Mission Avenue (APN 158-701-21-00). The property has a current General Plan use designation of SFD-R (Single Family Detached Residential) under the current land use plan and a zoning designation of Single-Family Residential District (RS). The proposed application shall be processed under the existing RS District provisions that are 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 including additional density afforded through Density Bonus Law. Development would be guided by the RS District provisions provided in Article 10 of the Zoning Ordinance. 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 a religious institutional facility, child-care facility, storage, and an unoccupied single-family residence. The property is surrounded by single-family homes to the North, single-family homes to the West, single-family homes to the East, and Presidio at Rancho Del Oro apartments to the South. The project is in the San Luis Rey neighborhood.

The surrounding land uses include the following:

LOCATION	ZONING	LAND USE
Proposed Zoning	RS	SFD-R
North of Subject Property	PD-14/RM-A	SFD-R/MDA-R
East of Subject Property	RS/RE-B	SFD-R/EB-R
South of Subject Property	RM-B	MDB-R
West of Subject Property	RM-A	MDA-R

A Density Bonus is being requested as part of the project application. The project is proposing to utilize SDBL to allow for a density increase over the maximum allowable residential density allowance under the applicable RS zoning district. The recently amended AB 1287 shall be utilized to allow for a “stacked” (or second) density bonus for the project to construct the proposed thirty-seven (37) single-family homes as outlined in the density bonus section below.

The project will provide additional single-family housing options for the community which shall include four (4) homes designated as affordable housing at the very low-income level and two (2) homes designated as affordable housing 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 proposal also includes a Tentative Tract Map that proposes the subdivision of a portion of the lot to create thirty-seven (37) individual lots for the proposed single-family homes, and lettered lots for the private street, common area slopes, utility access road, and storm water treatment area. The project site fronts Mission Avenue and Valley Heights Drive. There will be a singular access driveway from Valley Heights Drive to provide access to the homes via a twenty-eight (28) foot wide private street. One (1) USPS parking space, and guest parking spaces will be provided in addition to the private 2-car garages for each of the thirty-seven (37) homes. A private street design with multiple hammerheads is provided for emergency services within the project as well.

Drainage for the site shall be handled by a combination of private storm drains and area drains, D-25 curb outlets, D-27 sidewalk underdrains, modular wetland, storm water storage tank, rolled curb, and ribbon gutter. Frontage improvements include the following:

Mission Avenue/Valley Height Drive Improvements:

As outlined in the Density Bonus Addendum section, the project will use one of its incentives/concessions to alleviate frontage improvements requiring full curb and gutter replacement, sidewalk replacement, street evaluation testing (coring), and either full depth pavement replacement, slurry seal, or grind and overlay along Mission Avenue & Valley Heights Drive. However, sidewalk panels will be replaced if found to not be ADA compliant along the project frontage on either street. An additional incentive/concession shall be utilized to alleviate the undergrounding of overhead lines across Mission Avenue from the existing pole located adjacent to 4513 Mission Avenue (northwest portion of site). A new overhead pole shall be installed at the southern end of the project site to connect to the existing overhead lines extending up the hill that services multiple homes off Twins Haven Road.

A new D-25 curb outlet shall be installed to discharge the drainage from the underground storage tank to the existing curb & gutter on Mission Avenue which shall then flow into the existing Type B-1 curb inlet per City of Oceanside DWG No. R-11537.

A bypass brow ditch is proposed along the southern and western boundaries of the property to be collected and conveyed to an existing 24"x 24" brooks inlet, 6" PVC pipe and discharged through an existing D-25 curb outlet installed as part of the Mission Avenue Widening at Valley Heights Drive Project (CIP-00060).

The drainage along the property frontage on Mission Avenue and Valley Heights Drive currently flows into one of two Type B-1 Curb Inlets as shown on City of Oceanside DWG No. R-11164 & R-11537 connecting to an existing 36" RCP drainage system that runs north along Mission Avenue. Any required frontage improvements that require a treatment component will be handled via the installation of a BMP Street Tree as needed.

A new 8" PVC public water main shall be installed to service the project and connect to the existing 8" PVC (R-11166-005) water main in Valley Heights Drive. 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) Thirty-Seven (37) 1" domestic water meters w/1" water services (Note: Meter size has been increased at the direction of Water Utilities to accommodate fire sprinkler requirements but connection and SDCWA authority fees to be paid at the 5/8" meter rate per an approved Water Study/Fixture Count); 2) One (1) 1.5" irrigation water meter w/2" irrigation service & backflow; and 3) Three (3) Fire Hydrants. An NFPA 13-D fire sprinkler system shall be installed on each home through the proposed domestic water meters and a passive purge system installed for system protection as well in-lieu of a backflow.

The project shall install a new 8" PVC sewer main with the proposed private streets to service the project which will connect to the individual sewer laterals shall be installed to service each of the thirty-seven (37) homes. The new 8" PVC sewer main shall connect to the existing sewer main in Valley Heights Drive.

The project will elect to pay an in-lieu fee rather than constructing a public recycled water system in accordance with the City of Oceanside Ordinance No. 14-OR0565-1 since the project is more than 75 feet from an existing or planned recycled waterline. The project shall pay only for the portion of the Mission Avenue frontage.

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 drainage for the site being handled by a combination of private storm drains and area drains, D-25 curb outlets, D-27 sidewalk underdrains, modular wetland, storm water storage tank, rolled curb, and ribbon gutter.

Electric, cable, and telephone service will be extended to the project from the existing source pole located at northwest corner of the site adjacent to 4513 Mission Avenue. That overhead pole shall remain, and a new overhead pole shall be installed at the southern end of the project site to connect to the existing overhead lines extending up the hill that service multiple homes off Twins Haven Road. New transformers and pedestals shall be installed within the project to provide service to each of the homes. No gas service is to be provided for the project as each will have solar panels installed to provide electrical service for each home.

DEVELOPMENT PLAN:

The proposal also includes a Tentative Tract Map that proposes the subdivision of a portion of the lot to create thirty-seven (37) individual lots for the proposed single-family homes, and lettered lots for the private street, common area slopes, utility access road, and storm water treatment area. The proposed single-family homes are designed as two-story residences with attached two car garages. The project shall consist of twin homes or attached single-family homes (thirty-six (36) homes total) and one (1) detached single family home. The twin home 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 proposed private street will provide direct access to the proposed homes, the access road, and the USPS and guest parking spaces proposed 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 street for the project and the proposed four (4) foot sidewalk along a portion of the private street. 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. Three (3) CBU mailboxes shall be installed for the project.

ARCHITECTURE:

The proposed single-family homes are designed as two-story residences with attached two car garages. Five (5) floor plan layouts are incorporated for the market rate homes, and two (2) floor plans are proposed for the four (4) very low-income and two (2) moderate income homes. The buildings shall consist of multiple Spanish and Craftsman style elevations along with multiple color schemes 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 should 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) bedrooms allowing 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, vertical & horizontal siding, stone and brick veneer, trim, fascia, shutters, outlookers, wrought iron details, decorative tile, and flat and low profile S-type concrete tile roofs. Roofs shall consist of both hip and gable design.

The floor plans are proposed for the project are as follows:

Unit Mix:

PLAN	UNIT SIZE	# OF UNITS	BED/BATH/GARAGE	LOT #
1 (Market)	1,752 SF	14	3 Bed/2.5 Bath 2-Car Garage	2, 3, 6, 9, 12, 13, 20, 21, 24, 27, 28, 33, 35, 36
2 (Market)	2,059 SF	10	4 Bed/2.5 Bath 2-Car Garage	1, 4, 5, 10, 11, 14, 19, 22, 23, 34
3 (Market & Affordable)	1,487 SF	6	3 Bed/2.5 Bath 2-Car Garage	8, 15, 17, 25, 29, 32
4 (Market & Affordable)	1,651 SF	6	4 Bed/2.5 Bath 2-Car Garage	7, 16, 18, 26, 30, 31
5 (Market)	1,752 SF	1	3 Bed/2.5 Bath 2-Car Garage	37

PARKING/TRANSPORTATION/VMT/LTA

Per Article 31 Off-Street Parking and Loading Regulations Section 3103 Off-Street Parking and Loading Spaces Required Inland & Downtown D-District for single-family residential developments, the project is required to provide a two (2) car garage with a minimum dimension of 20 feet wide by 19 foot deep for each home. Required guest parking is to be provided as follows: 1 space plus 20% of the total number of units.

The following parking is required per the regulations above:

TYPE OF USE	NUMBER OF UNITS	PARKING REQUIRED (FOR RESIDENTIAL UNITS PER COZO ARTICLE 3103)		
		Rate by Use	Spaces per Use	
3 Bedroom Home (Garage 20'x'20' Min)	21	2	42	
4 Bedroom Unit (Garage 20'x'20' Min)	16	2	32	
Guest		1 space + 20% of total units	9	
USPS (Req)		0	0	
	TOTAL		83	

The project is requesting to use a waiver as permitted under City of Oceanside Article 30 Site Regulations Section 3032 (L)(1) Affordable Housing Density Bonus Vehicular Parking Ratio and State Density Bonus Law, which allows for the following maximum parking ratio inclusive of handicapped and guest parking for the project 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.

TYPE OF USE	NUMBER OF UNITS	PARKING REQUIRED (FOR RESIDENTIAL UNITS PER STATE DENSITY BONUS LAW)		PROJECT PARKING PROVIDED
		Rate by Use	Spaces per Use	
3 Bedroom Home (Garage 20'x'20' Min)	21	1.5 space per bedroom	32	42*
4 Bedroom Unit (Garage 20'x'20' Min)	16	2.5 space per bedroom	40	32*
Guest		0	0	TBD
USPS (Req)		0	0	1
	TOTAL		72	TBD

*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 or USPS parking spaces for the project.

The proposed twenty-eight (28) foot wide internal private street shall have no parking allowed on either side due to the fire lane requirements for the City of Oceanside Fire Department. No Parking signs are proposed to be placed along the private street for future residents and guests.

Additional parking along the Valley Heights Drive frontage is permissible on both sides subject to the posted City of Oceanside No Parking Signs on the 1st & 3rd Tuesday each month between 10 am-2pm for street sweeping.

Since the project will generate more than 200 daily trips and is consistent with the zoning and land use of the adopted general plan, a Local Transportation Assessment (LTA) is required to be provided as the project exceeds the City of Oceanside established thresholds of 200 daily trips. Regarding Vehicle Miles Traveled (VMT), the project is consistent with the General Plan and will generate 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, either the existing (Figure 6.1) or planned bicycle facilities (Figure 6.2), Class 2 bike lanes currently exist along the Mission Avenue frontage.

LANDSCAPE/USABLE OPEN SPACE

Per Article 10 Residential Districts (Inland), the project is proposing landscaping within the right-of-way along Mission Avenue and Valley Heights Drive and in all internal open space areas where possible, except for vehicular accessways and parking areas, and pedestrian walkways both internal and along Mission Avenue and Valley Heights Drive.

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 Mission Avenue and Valley Heights Drive. The front yard landscape shall be maintained by the future owners of the individual lots.

The proposed landscaping will be selected to complement the project and to blend with the proposed architectural style of the building. The project shall provide a landscape parkway along Mission Avenue and Valley Heights Drive 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 thirty-seven (37) homes are as follows:

$$37 \text{ homes} \times 300 \text{ SF} = 11,100 \text{ SF (Total for Project)}$$

The project will be providing private rear yards for each of the homes with private usable open space that will exceed the minimum 300 SF requirement. All usable open space is to be provided within the rear yards of the homes. No common open space area will be provided for the project.

Homeowners will be responsible to landscape their own rear and side yards for their home as applicable. Maintenance of the front, side, and rear yards on each individual lot shall be the responsibility of the future individual homeowners. The stormwater modular wetland and underground storage tank area, common area slopes, private street lot, brow ditch along the southern and western property boundary, and landscaping along Mission Avenue and Valley Heights Drive shall be maintained by the future homeowner's association.

FENCES/WALLS

Per Section 1050 Property Development Regulations (U) Fences and Walls and Section 3040 Fences and Walls, the project proposes a combination of geogrid, soldier pile, & masonry

retaining walls and vinyl fencing. No pilasters are proposed for the project. A development waiver for the height of the front yard setback retaining wall 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)). A development waiver of the combined fence and wall height exceeding 8 feet shall be requested as well.

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 thirty-seven (37) 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 future “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 size is 3.65 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, more than 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 a tree canopy area and permeable surface area within the front yards, private rear yards, slopes, onsite planting areas and within the public right-of-way along Mission Avenue and Valley Heights Drive to meet the minimum required percentage as outlined above.

WASTE MANAGEMENT

The project has been designed for the use of individual trash, recycling, and organic bin enclosures per the City of Oceanside & Waste Management design standards to service the

thirty-seven (37) homes. Each homeowner will be responsible for obtaining bins 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 street weekly per the Waste Management service schedule for the project area.

HILLSIDE DEVELOPMENT PROVISIONS

A slope analysis has been prepared for the subject property per Section 3039 Hillside Development Provisions of the Oceanside Zoning Ordinance. Much of the site consists of slopes ranging from 0%-20% and 20%-40%. A small portion of man-made manufactured slopes exist along Mission Avenue, Valley Heights Drive and on the rear of the property as shown on the analysis that exceed 40%. None of the 20% to 40% slopes are greater than 25 feet in elevation difference.

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 compliance with current density bonus regulations.

As of January 1, 2024, AB 1287 amended 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%) percent of the base units to very low-income units for a fifty (50%) percent 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 proposes to set aside an additional five (5%) percent of base units for moderate-income households for an additional twenty (20%) percent 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 thirty-eight (38) dwelling units, however only thirty-seven (37) units are proposed, with four (4) 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	22 units (3.646 gross ac x 5.9 du/ac = 21.51 Rounded Up to 22)	22 units
Proposed Affordable Unit Income Level	15% at Very Low-Income Level (3.3 rounded up to 4 units) 5% at Moderate-Income Level (1.1 rounded up to 2 unit)	6 units
Proposed Density Bonus Units	1st Bonus: 50% of 22 units = 11 units 2nd Bonus: 20% of 22 units = 4.4 units Rounded up to 5 units	16 units
Proposed Market Rate Units	22 base- 6 affordable +15 bonus	31 units
Total Proposed Dwelling Units	31 market+ 6 affordable	37 units
Resulting Density	37 units/3.646 acre	10.15 du/acre

Table B – Allowable Density Bonus Calculations*

STEP 1:	Calculate Base Allowable Density
	<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 (3.646 acres) by the maximum density applicable to the project (5.9 du/ac).</p> <p style="text-align: center;">$3.646 \text{ acres} \times 5.9 \text{ du/ac} = 21.51$</p> <p style="text-align: center;">Rounded up to 22 units as base allowable</p>
STEP 2:	Determine Affordability Percentage and Units
	<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 5% of the units as affordable to moderate income households for the second density bonus.</p> <p>1st Bonus: $15\% \times 22 \text{ units (base allowable)} = 3.3 \text{ units}$</p> <p style="text-align: center;">Rounded up to 4 Very-Low Income units</p> <p>2nd Bonus: $5\% \times 22 \text{ units (base allowable)} = 1.1 \text{ units}$</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 5% moderate-income units for the second density bonus allows the applicant to receive a maximum second density bonus of 20%, allowing additional market rate units to be constructed.</p> <p>1st Bonus: $22 \text{ units} \times 0.5 \text{ (density bonus)} = 11$</p> <p style="text-align: center;">Additional market-rate total of 11 units</p> <p>2nd Bonus: $22 \text{ units} \times .20 \text{ (density bonus)} = 4.4 \text{ units (rounded up to 5)}$</p> <p style="text-align: center;">Additional market-rate total of 5 units</p> <p style="text-align: center;">Total Additional market-rate units allowed: 16 units</p>

STEP 4:	Calculate Total Dwelling Units
	<p>Add the base allowable units and the density bonus units.</p> <p style="text-align: center;">22 units (base allowable units) + 15 units proposed (density bonus units)</p> <p style="text-align: center;">= 37 total units provided</p> <p style="text-align: center;">(31 market rate + 6 affordable units)</p> <p style="text-align: center;"><u>Resulting Overall Project Density on 3.646 acres = 10.15 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 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 for the 1st density bonus, the project is entitled to receive (3) incentives/concessions. 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 shall provide staff with a cost analysis for each incentive/concession item to show how these items result in identifiable and actual cost reductions.

INCENTIVES/CONCESSIONS

- 1) Alleviate construction of frontage improvements consisting of full curb and gutter replacement, full sidewalk replacement (assuming the existing sidewalk is ADA compliant), street evaluation testing (coring), and either full depth pavement replacement, slurry seal, or grind and overlay along Mission Avenue or Valley Heights Drive.
- 2) An additional incentive/concession shall be utilized to alleviate the undergrounding of overhead lines across Mission Avenue from the existing pole located adjacent to 4513 Mission Avenue. A new overhead pole shall be installed at the southern end of the project site to connect to the existing overhead lines extending up the hill that service multiple homes off Twins Haven Road.

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:

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

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 of units of very low-income and moderate-income units as follows:
 - 3-bed/2.5 bath: 3 units (Very Low-Income)
 - 4-bed/2.5 bath: 3 units (1 Very Low-Income & 2 Moderate Income)

- 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 very-low and 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 construct a highly desirable and unique single-family development that provides much-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 Mission Avenue and Valley Heights Drive.
- D) The proposed development meets the goals, intentions, and objectives of the General Plan, Zoning Ordinance, Density Bonus Law, and affordable housing objectives.

LETTER OF AUTHORIZATION

Hallmark Development Corp., and its Agents are authorized by me, as the owner of the property located at 4507 Mission Avenue Oceanside, CA 92057 (APN 158-701-21-00), to apply for a Developer's Conference (Pre-Application) from the City of Oceanside and to act on my behalf to process that application. This authorization will be valid until revoked by me in writing.

DATE: Sept 29, 2025

Neighborhood Free Lutheran Church

Robert Miller

Name: Robert Miller

Title: Trustee

