



OCEANSIDE, CALIFORNIA

Ocean KAMP Project – Mixed-Use Development Plan

Prepared by O'Side Partnership, LLC

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Introduction

O'Side Partnership, LLC proposes to construct the Ocean KAMP Project (Project) at the former Oceanside swap meet site located at 3480 Mission Avenue, Oceanside, CA 92054 (Site). The project site is currently zoned as Community Commercial (CC) under the City of Oceanside (City) Zoning Ordinance, with a Community Commercial (CC) General Plan Land Use Designation. Mixed-use development is allowed under the current Community Commercial zoning, subject to approval of a Mixed-Use Development Plan and Conditional Use Permit.

The Ocean KAMP Project is designed to deliver high quality places for people to live, work, and play. Proposed commercial uses would be located within the central/southwestern portion of the site, and would include up to a 300-key hotel with associated facilities, a surf lagoon, and up to 11 commercial buildings (retail, office, medical office, dining, fitness, etc.) consisting of up to 134,400 square feet. Proposed single-family and multi-family residential uses include the development of approximately 700 dwelling units located within the northern and eastern portions of the project site to create distinct neighborhoods connected to the commercial center via a loop road and multi-use trail. Neighborhood parks would provide recreational amenities including a pool, clubhouse, outdoor seating, dining areas, and tot lots, all linked via a network of trails to bring residents together, reinforce community and provide an active outdoor California lifestyle. Approximately 20 acres of the site would be preserved as open space to provide rich habitat and a corridor for local wildlife.

In accordance with Article 11, *Commercial Districts*, Section 1120, and Article 30, *Site Regulations (Citywide)*, Section 3042, *Mixed-use Plans*, of the Zoning Ordinance, any mixed-use development with commercial and residential land uses combined on one site requires the submittal of a "Mixed-Use Development Plan" and Conditional Use Permit. Base District Regulations and Property Development Regulations for Residential Districts and Commercial Districts serve as the guideline for a mixed-use development. Any deviations from the development regulations are evaluated based upon the merits of the development plan. The Zoning Ordinance states that a Mixed-Use Development Plan can be used to provide flexibility in land use regulations and site development standards "where flexibility will enhance the potential for superior urban design in comparison with development under the regulations as they exist if no development plan were approved." The specific purposes of the Mixed-Use Development Plan are to:

- A. Establish a procedure for the development of parcels as a mixed-use development.
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- C. Encourage variety and avoid monotony in developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.
- D. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.
- E. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- F. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

This document serves as the Mixed-Use Development Plan for the Project, creating opportunity for flexibility in the mix of hotel, commercial and residential uses. Consistency of the proposed project with the applicable development regulations, as well as specific development standards to be implemented under the Mixed-Use Plan, are detailed in the section below.



Mixed-Use Plan

Mixing uses is an important component of traditional neighborhood development as well as successful smart-growth communities. Mixed-use development combines two or more different types of land uses in close proximity, where the functions are physically and functionally integrated and provide opportunities for enhanced design, pedestrian connections, and community interaction. This type of development allows for convenient access between residences, commercial services, employment opportunities, and other uses. While additional

benefits of mixed-use development include diversity, uniqueness and walkability, land use conflicts may arise. Potential compatibility issues will be addressed in the Ocean KAMP site plan through focused development standards and coordinated site layout and building design.

The proposed Mixed-Use Development Plan will be an integrated plan, where uses would be sited to share parking, traffic circulation and an alternative transportation system, recreational and open space areas, and utilities and infrastructure. The proposed project site would be developed in two distinct but integrated areas – the commercial component, comprised of hotel, commercial, office, and recreational uses; and the residential component. Approximately 20 acres of the site would be preserved in open space, including a 4-acre stepping stone wildlife corridor located along the eastern property boundary. The Mixed-Use Plan for each of these areas is described below.



Hotel, Commercial, and Recreational

The approximately 35-acre hotel/commercial area is located in the central/southwestern portion of the project site, with access off Foussat Road. This component of the project would include up to 300 hotel rooms, approximately 134,400 SF of commercial space (retail, dining and office, fitness, etc.), and recreational opportunities available to hotel guests, members of the community and the general public. These recreational opportunities are envisioned to include a surf lagoon, rock climbing walls, bike path/trails, plazas, and fitness center. If constructed to its maximum allowable density, approximately 1,055 parking spaces would accommodate the commercial uses, in addition to 106 short- and long-term bicycle parking spaces (53 short-term and 53 long-term spaces within the commercial area, including 14 long-term spaces for the hotel).





The City’s regulatory ordinances provide flexibility with respect to whether mixed-use development may be vertical or horizontal. For the proposed project, there are a number of advantages to a horizontal mixed-use development design. The project site is constrained by the 200-foot-wide easement corridor containing San Diego Gas & Electric (SDG&E) overhead transmission lines and other utilities, which traverses the eastern portion of the site. General Plan Policy 2.25 provides that locational requirements should be considered that ensure compatibility with surrounding land uses. Based on these considerations, the project proposes a horizontal and vertical mixed-use design in order to allow for the incorporation of project design elements such as pedestrian and bicycle access, visual elements, and adjacent land use considerations. Additionally, the project will integrate vertical mixed-use via second floor office space over ground floor retail. The project incorporates the following into the Mixed-Use Development Plan:



- Efficient vehicular circulation that serves all uses and complements the on-site pedestrian and bicycle circulation system;

- Access to modes of transportation other than automobile, including electric bikes and mobility hubs to discourage car use and promote a pedestrian environment;
- Easy connectivity for residents and visitors to access amenities within the project site and to access existing adjacent neighborhoods and transit networks;
- Attractive and highly visible street/monument signage and other identification elements to provide both sense of place and enable visitors to navigate their surroundings;
- Architectural and site design that exemplifies the proposed “California lifestyle;” A network of trails and walkways that connect the varying on-site uses and off-site areas;
- Street plantings that unify the Ocean KAMP community while defining different uses or neighborhoods; and
- The creation of a true and vibrant live, work, play community.

Residential

The approximately 36-acre residential component of the project would be developed in the northern and eastern areas of the site, with a loop road and pedestrian trail connection between the two neighborhoods and the hotel/commercial area. Pursuant to the City’s Zoning Ordinance, Mixed-Use Plans, Section 3042, *Development Regulations*, the residential component of a mixed-use project can achieve densities up to 29 dwelling units per gross acre (du/ac); additional density is granted for projects that exhibit superior design and meet quality characteristics established by General Plan policy. Up to 700 multi-family residential units are proposed to be developed within nine lots, with an average density of 25.5 du/ac. The proposed density would be below the maximum 29 du/ac density allowed under the Zoning Ordinance (i.e., up to 1,015 dwelling units for the 35-acre residential portion of the site).

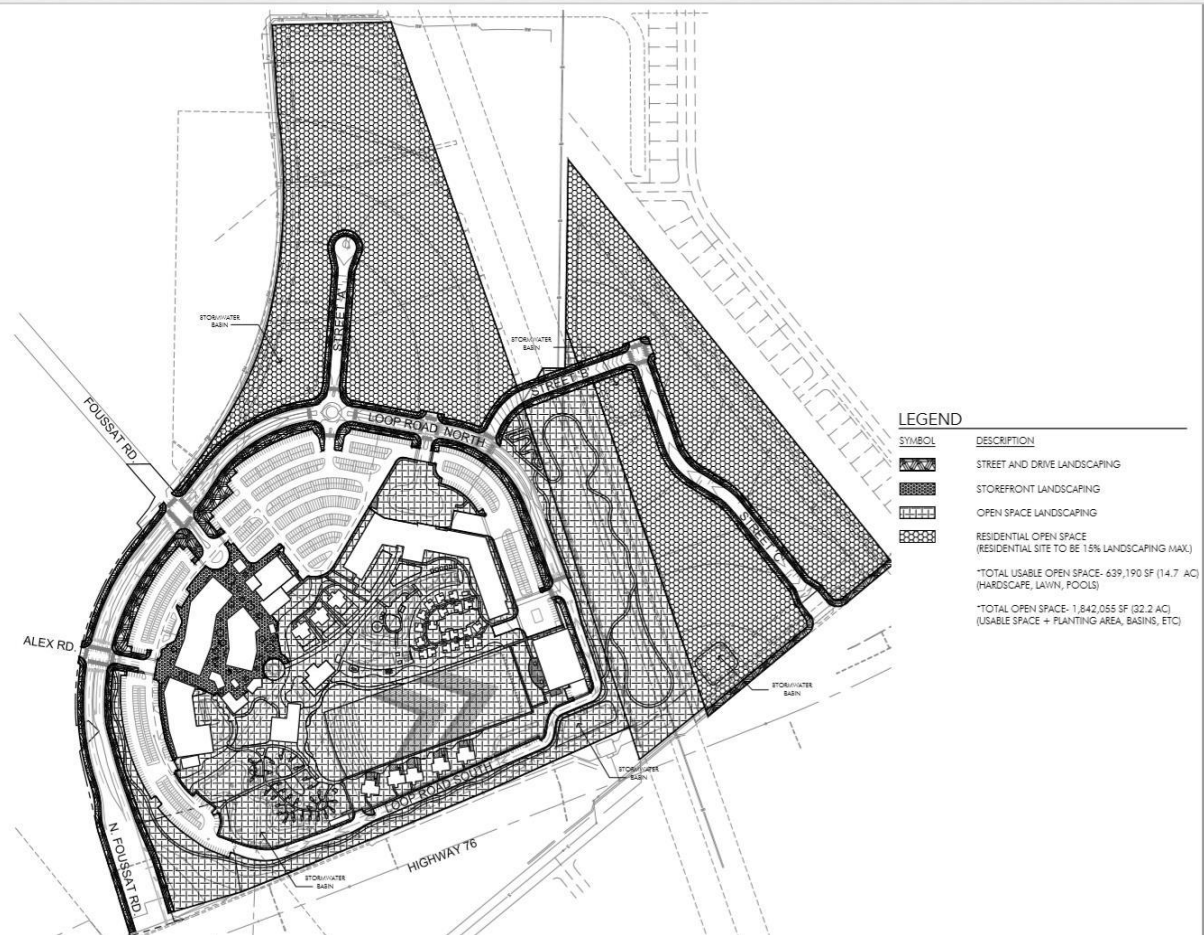
A comprehensive network of trails throughout Ocean KAMP connect residential neighborhoods with easy access to the local shops, dining, recreational, and fitness facilities at the projects commercial center, while also providing additional recreational opportunity with access to the regional San Luis Rey River Trail. Paseos create a finer pedestrian network between homes, neighborhoods and parks.

Open Space and Play Areas

Ocean KAMP will provide a number of parks linked by a series of trails to create an open space network of play areas. The intent is to offer recreational opportunities for all ages while creating places for people. For places to be well used and loved, they must be safe, attractive and distinctive while offering variety and fun. A pop jet water feature will serve as a focal point for the urban plaza within the commercial area. In addition, approximately 20 acres of the 92-acre project site will be dedicated open space, offering opportunities for walking, hiking, running and



biking. Additionally, opportunities for micro-gardens supporting onsite restaurant uses are encouraged.



A plant palette for street trees and plantings will be developed to create continuity within the project site, with designated trees and accent planting to define the unique identity of a street, neighborhood or place.



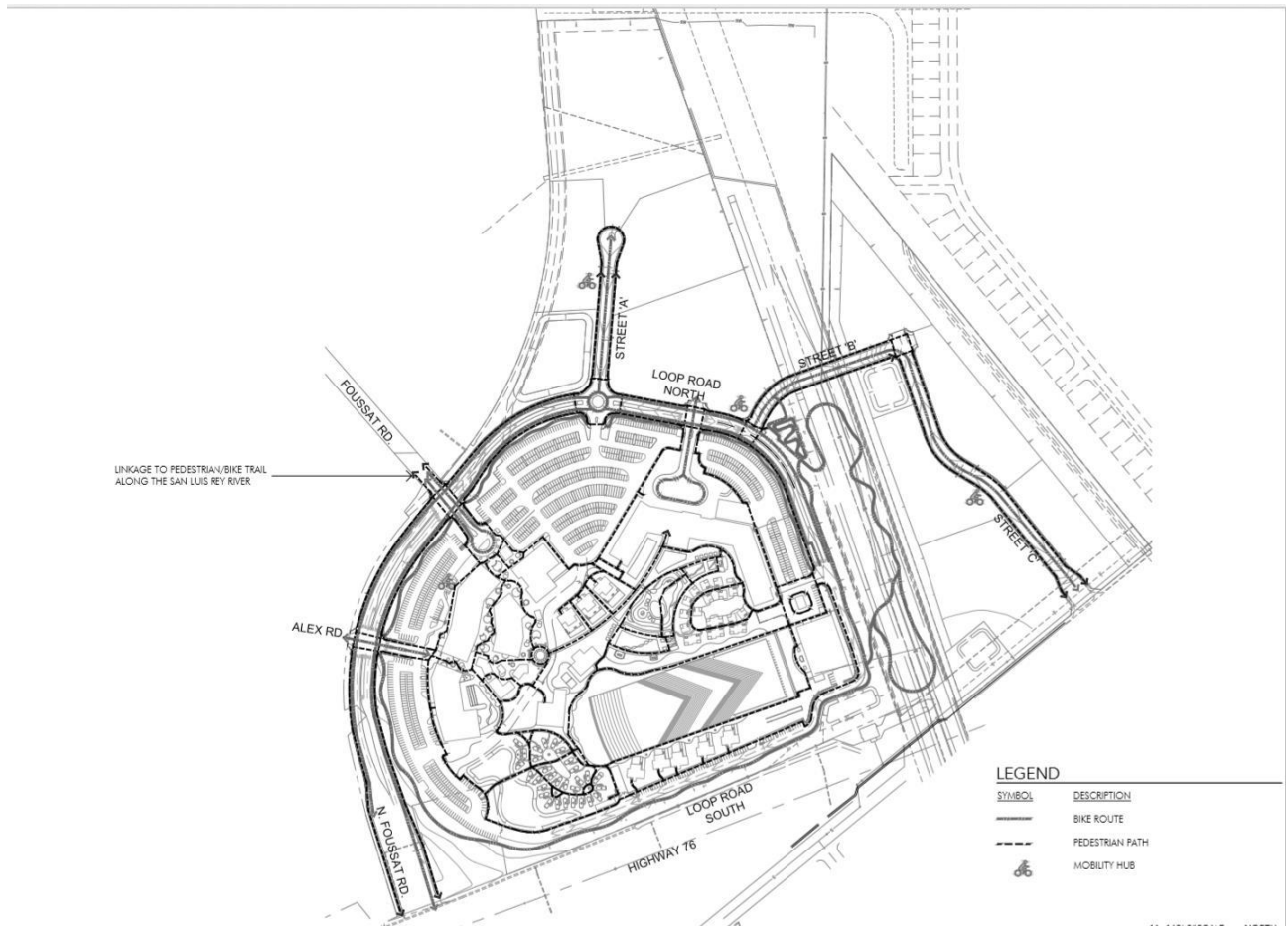


Bicycle and Pedestrian Connectivity

Ocean KAMP's site plan takes advantage of its location adjacent to the San Luis Rey River Trail, providing direct trail connections to/from the project site for bicycle and pedestrian user convenience. In less than 15 minutes a cyclist can reach the Oceanside Transit Center, a major railway interchange serving both San Diego and Los Angeles.



Bike and Pedestrian Paths Exhibit





Sustainability

The project aims to minimize effects to the environment by incorporating sustainability measures into the Project's design. Provision of a network of sidewalks and trails would promote cycling and walking as alternative modes of local travel, reducing vehicle miles and promoting a healthier lifestyle for visitors and residents. Four mobility hubs – places where various travel options converge, have been designed into the Ocean KAMP site plan.

Plantings and building materials would be selected to maximize water and energy efficiency. Drought tolerant landscaping, recycled materials, solar energy, reclaimed water, low flow lavatories, electric car charging, and other sustainable measures are highly encouraged throughout the project. Street trees are essential components in helping manage stormwater, reducing air pollution and providing a pleasant pedestrian experience by beautifying and cooling the streets.



Development at Ocean KAMP would also lead to the preservation of approximately 20 acres of open space, conserving habitat for local species including the gnatcatcher.



Mixed-Use Development Standards

Development regulations applicable to the proposed Mixed-Use Development Plan are provided in the following sections. These regulations are complemented by the Site Plan and Landscape Plans prepared for the project, which present the site, building, and landscape design elements applicable to the project.

The development standards presented in Table 1, *Mixed-Use Plan Development Standards*, are based on the development regulations established in the 1992 Zoning Ordinance; specific sections of the Zoning Ordinance are referenced as applicable for applicable development standards. These regulations are intended to allow for flexibility with specific development proposals while providing reliable base standards and criteria to ensure appropriate mixed-use development. The standards support flexibility in site design and promote a mixed-use community development pattern and scale that is compatible with adjacent areas. Site plan flexibility also provides opportunity to refine and improve specific development proposals. Development standards are provided for the commercial and residential components of the project.

The following standards are based on the Base District Regulations and Property Development Regulations for Commercial Districts (Article 11 of the 1992 Zoning Ordinance), as well as applicable standards for Residential Districts (Article 10 of the 1992 Zoning Ordinance). Where this Mixed-Use Development Plan does not address a particular development standard, the applicable standards of the 1992 Zoning Ordinance for the underlying Community Commercial zoning of the project site shall apply. Section 3042 of the 1992 Zoning Ordinance states that the development standards of an existing overlay district may be modified by the Mixed-Use Plan if demonstrated to promote superior design; deviations from the development regulations shall be evaluated based upon the merits of the development plan. If there is discrepancy between the provisions of the Zoning Ordinance and the regulations set forth in this Mixed-Use Development Plan, the Mixed-Use Development Plan shall prevail.

**Table 1
MIXED-USE PLAN DEVELOPMENT STANDARDS**

Standard	Mixed-Use Development Plan
Minimum Lot Area – Commercial	10,000
Minimum Lot Area –Residential	5,000
Minimum Lot Width – Commercial	No minimum
Minimum Lot Width – Residential	50 ft
Maximum Site Coverage ¹	50%
Minimum Building Setbacks	15 ft from front- and side-facing bldgs
Maximum Building Height ²	50 ft
Maximum Vertical Wall Dimension	50 ft
Maximum Horizontal Wall Dimension	200 ft
Maximum Base FAR	1.0
Maximum FAR Bonus	0.5
Minimum Site Landscaping	15%
Maximum Permitted Fence and Wall Heights <i>Fence within front yard setback area abutting street</i> <i>Fence within other yard setback areas</i> <i>Retaining wall</i> <i>Wall abutting a residential district</i> <i>Outdoor storage/work area screening wall</i>	See Section 3040 3.5 ft 6 ft 3.5/6ft – 3.5 feet in front yard/6 ft in other yard areas 8 ft - solid, decorative masonry wall 8 ft
Maximum dwelling units per gross acre	29
Vehicular Access	See Section 3114
Signs	See Article 33
Outdoor Facilities	See Section 3020
Views into Buildings Screening of Mechanical Equipment	See Section 3021
Refuse Storage Areas	See Section 3022
Underground Utilities	See section 3023
Performance Standards	See Section 3024

1 Site coverage to be based on the overall development site area, not individual dwelling unit lot areas.

2 Building height shall be measured from finished grade, exclusive of all architectural and structural features per Section 3018 of the Zoning ordinance “Exceptions to Height Limits.”

Residential Development Standards

Specific to the residential component of the project, the Housing Element of the General Plan and Section 3042 of the Zoning Ordinance prescribe that residential unit types included in a Mixed-Use Plan shall not exceed 29 du/ac for the total area of parcels designated for mixed-use. So as to not maximize the total buildout of residential, a cap of 700 dwelling units would be provided within the 35-acre portion of the site designated for residential development. As shown in Table 2, *Residential Lot Density and Development Regulations*, a total of nine residential lots are proposed to be developed with a maximum of 700 dwelling units and an average density of 25.5 du/ac.

Lot No.	Area (acres)	Dwelling Unit Cap¹
R-1	6.5	188
R-2	1.9	55
R-3	3.0	87
R-4	4.7	136
R-5	1.7	49
R-6	2.3	66
R-7	2.1	60
R-8	1.7	47
R-9	3.5	101
TOTAL	27.4	700²

¹ The development potential of each lot is capped based the maximum allowable density of 29 du/ac per the Community Commercial zoning regulations; the average density would be 25.5 du/ac. The final distribution of dwelling units between each lot will be coordinated as part of the development application(s) for the residential component of the project such that the overall maximum cap of 700 dwelling units is not exceeded.

² This is the maximum allowable dwelling unit total. Lower unit counts and densities may be proposed with future development application(s). Gross developable acreage and dwelling unit distribution will be determined in conjunction with detailed project development plan for each residential lot.

The specific site layout and product typology for the residential component of the project would be identified as part of the residential development plan. The residential development plan would conform to the applicable City development regulations for a Community Commercial zone, including standards related to building coverage, landscaping, parking, and setbacks described above (refer to Table 1). The project also would be designed in consideration of the existing development standards in place for the property, as documented in the Pavilion at Oceanside Environmental Impact Report (EIR) that was certified by the City in 2008 (State Clearinghouse No. 2006111033). The residential component would be developed with a range of housing types within appropriately scaled medium- to high-density developments. The buildings proposed to be constructed along the project's eastern boundary would be approximately 200 feet from existing single-family residential development. Building types may include attached or detached condominiums/apartments, townhomes, and various other product configurations that comply with development standards.

Residential Product Typology

Development within the residential areas of the Project is envisioned to consist of a variety of residential developments reflective of Ocean KAMP's California lifestyle aesthetic. Specific site layout and product typology will be identified as part of the residential development plans proposed for each residential planning area. A list of product types allowed within the residential planning area is shown in Table 3, *Residential Product Typology*, followed by brief descriptions of each typology.

**Table 3
RESIDENTIAL PRODUCT TYPOLOGY**

Product Typology	Residential Area
Townhomes	R1 through R9
Apartments	R5 through R9
Condominiums	R1 through R9
Senior Housing	R1 through R9

- Variations of these residential product typologies may be considered through review of individual development plans for each residential planning area.

Townhomes/Rowhomes

Detached and attached homes featuring 2 and 3-story floorplans with typical building configurations ranging from 2 to 8 units but may be up to 12 units in size. Townhomes will be integrated with common open space with paseos providing attractive landscaped areas and connections between buildings. A selection of floorplans will provide potential buyers with a range of financial options for homes with well-designed living areas on upper floors, private patio and balcony areas, and attached garages.



Apartments

Attached apartments may be 2 to 4 stories in height, ranging in size between 10 to 350 units. Buildings will be configured to include or be integrated with common amenities and open space such as a community pool, public gathering space, and clubhouses. Buildings will be articulated to provide architectural relief and include private patio and balcony areas. Parking requirements will be met with a common parking area.



Condominiums

Detached or attached residential condominiums will offer 2, 3 and 4 story options with floorplans ranging in size and price. Condominiums will offer units with private balconies, covered parking and be integrated with landscape amenities such as parks and paseos.



Senior Housing

Attached senior housing consisting of 2 and 3-story buildings of single level flats will range between 10 and 50 units in size. Buildings will be suitable for the needs of an aging population, with a design focus on safety, accessibility, health and activity.



Residential Design Guidelines

The purpose of the design guidelines is to provide direction for future development of the residential component of the project. The development criteria provided herein will be used during the design review process to ensure that the appearance of the development will be compatible and integrated within the overall site design. The design guidelines are not “regulations” but are enforceable by city planning staff as a component of the Ocean KAMP project.

The residential component of Ocean KAMP will be fully integrated within the masterplan both visually and physically through architectural styling, branding and vehicular, pedestrian and bicycle connections. The residential guidelines serve as the framework for the built environment to create both a cohesive vision for the project and consistent visual identity. Design guidelines include architectural style as well as open space, landscape and neighborhood character. They allow for variation within neighborhoods to create distinct character through quality design.

Ocean KAMP will include residential neighborhoods that offer an identifiable place with distinct character. The creation of socially mixed communities with varied lifestyles to which Ocean KAMP aspires, requires a range of housing choices and settings.

Serving as a backdrop to lush native landscaping, the Ocean KAMP’s overall design takes advantage of Southern California’s unique climate and allows the natural environment to permeate through the project informing both the architecture and the space between. This seamless transition creates a welcoming arrival and encourages pedestrians to flow between interior and exterior. By activating the building frontages and ground plane through visual and physical transparency, an inherent sense of place is established rooted in southern California’s culture of outdoor living. Envisioning the project as a canvas, a rich pallet of terracing, deep overhangs, void spaces and the careful composition of warm and natural materials, break the volumes down creating a variety of scales which enhance the pedestrian experience and compliment the surrounding context. These strategies shall be implemented with an emphasis on the clean modern lines indicative of classic California coastal modernism which is rooted in tradition and endeavors to blend ecological sensitivity with an architectural style that emphasizes minimal form and a richness of materiality

Residential Affordable Housing

Pursuant to the City of Oceanside Affordable Housing Ordinance, the Project is required to deliver 10% of the residential units as affordable units to consumers earning no more than 80% of the median income of the City of Oceanside. As such, the maximum affordable units required would be 70 units. The Project Sponsor shall satisfy this requirement by paying the applicable in-lieu fee for 50% of the ultimately required affordable units. The balance of the affordable units shall be constructed within the project provided, however, the City may agree that the required affordable units could be constructed in another mutually agreeable location. The ultimate number of required affordable units shall be 10% of the residential units physically constructed within the Project.

Community Design and Site Planning

- Provide a variety of architectural styles and building configurations, such as courts and clusters, to avoid a monotonous appearance.

- Show sensitivity to adjacent properties, open space, and community amenity areas with appropriate setbacks and orientation of buildings and facades.



- Provide for a varied streetscape and community appearance

- Neighborhood designs should blend compatible architectural styles and utilize a distinctive palette of colors and materials responsive to the overall Ocean KAMP project branding.

- Provide varied building setbacks along the street or articulate each building.

- Design internal streets to include landscaping and provide spaces and pedestrian amenities for social interaction such as small gathering areas, mail box clusters, benches and seating, water features, and shaded areas.

- Provide traffic calming measures such as narrower roadways, on-street parking, bump-outs, and speedbumps along internal streets.

- Design internal streets with sidewalks along a minimum of one side to promote pedestrian activity within the development.

- Orient buildings to incorporate a relationship between indoor and outdoor space.

- Provide enhanced pedestrian circulation with access and connections to internal walkways, paseos, and open space systems.
- Provide comprehensive interconnected trail network and community parks.
- Incorporate landscape areas to enhance the appearance of structures, define site functions of outdoor spaces, and screen undesirable views of parking areas and utilities.
- Integrate appropriate landscaping that includes a variety of trees, shrubs, and other plantings.
- Design landscaping to be compatible with building design. Use trellises, arbors, cascading landscaping, vines and perimeter garden walls where suitable.

Massing and Scale

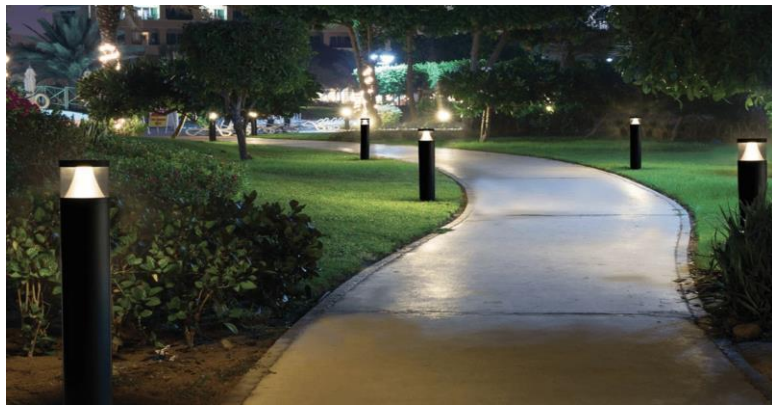
- The scale and mass of residential structures should be compatible with the overall Ocean KMAP development and vary based on character, scale, and edge conditions of surrounding existing developments.
- Use varied roof forms, mass, shape, and materials to create variations in building facades.
- Articulate building walls, projections, offset wall planes and recesses to provide shadow and depth, variable rooflines, and a combination of diversified building heights.
- Create varying front setbacks, staggered roof planes, and variety in orientation for units clustered into one structure.
- Avoid large expanses of wall surface, repetition in design, or 'box-like' structures lacking horizontal and vertical articulation.
- Vary orientation of buildings to avoid monotony of facades and to minimize the length of garage door corridors.
- Provide varied setbacks between building elements (i.e. recessed or side/rear facing garages, porches, second floor elements, etc.).
- Integrate balconies, decks, and exterior stairs with building elevations to provide articulation and minimize large wall masses.
- Stagger setbacks between adjacent buildings to enhance variation and quality of streetscapes.



Community Lighting

- Site lighting should incorporate a scale and aesthetic that best complements the overall character of the Ocean KAMP development.

- Street lighting should be utilized to provide a safe community, but also to enhance neighborhood character. All lighting standards should be hooded and designed to prevent light spillover.



- Lighting along roadways should be designed to emphasize pedestrian scale and orientation.
- Ensure safe pedestrian lighting is incorporated with interior paths and community walkways.

Residential Development Review

Future residential development within Ocean KAMP will require the review and approval of subsequent land use applications as required for the specific development proposal. Implementing development proposals shall require, at a minimum, review of a Development Plan, as outlined in Article 43 of the City of Oceanside Zoning Ordinance, to present specific development projects within the Project area and to address any necessary infrastructure or facility improvements. Specific projects shall be reviewed by the City in order to ensure consistency and substantial conformance with the development regulations and design guidelines presented in this Plan. All land use and development applications within Ocean KAMP shall be reviewed according to established City of Oceanside policies and procedures.

Permitted Uses

Development within the Project is envisioned to allow for a horizontal mix of residential dwellings accompanied by neighborhood and regional serving commercial uses including retail, office, hotel, entertainment, and dining. The commercial uses anticipated for the Project are consistent with those currently allowed within the Community Commercial (CC) zoning district. The list of permitted uses for the project is provided in in Table 4, *Permitted Uses*.

Table 4
PERMITTED USES

Land Use	Regulation
Government Offices	Permitted
Health Care/Medical Offices	Permitted
Park & Recreation Facilities	Permitted
Banks and Savings & Loans	Permitted
Self Service ATMs	Permitted
Building Materials & Service	Permitted
Commercial Recreation & Entertainment	Permitted
Communication Facilities	Permitted
Day Care	Subject to approval of a Child Care Facility Permit
Food & Beverage Kiosk	Permitted
Food & Beverage Sales	Permitted
Horticulture, Limited	Conditional Use Permit Required
Maintenance & Repair Services	Conditional Use Permit Required
Nurseries	Conditional Use Permit Required
Offices, Business & Professional	Permitted
Personal Improvement Services	Permitted
Tattooing Establishments	Subject to Administrative Regulated Use Permit as outlined in Article 36 of the City of Oceanside Zoning Ordinance
Residential	Permitted – Maximum Density of 29 DU/Acre
Restaurants – Full Service	Permitted
Restaurants – Full Service w/ Full Alcohol	Conditional Use Permit Required
Restaurants – Full Service w/ Live Entertainment	“Small-scale” facilities allowed. All others require the approval of an Administrative Use Permit.
Restaurants – Fast Food	Permitted
Retail Sales	Permitted
Travel Services	Permitted
Visitor Accommodations – Hotel, Motels and Timeshares	Permitted
Mixed Uses	Permitted

Mixed-Use Parking

Off-street parking shall be incorporated into the development to serve the proposed mix of uses. Parking associated with the proposed development shall be provided per the standards listed in Table 5, *Mixed-Use Plan Parking Standards*.

Table 5
MIXED-USE PLAN PARKING STANDARDS

Proposed Use	Required Parking Spaces
Residential (See Also Footnotes 1 & 2)	1.5/unit (including 1 covered ¹) for studios and one-bedroom units 2/unit (including 1 covered) for units with two bedrooms or more
Guest Parking	Minimum amount equal to 20% of the total dwelling units
Parking Space Dimensions	8.5-ft x 18 ft minimum
Garage Dimensions	20-ft wide x 19 ft deep (two-car garage) 10ft wide x 19 ft deep (one-car-garage)
Food and Beverage Sales	1 per 250 sq. ft.
Offices, Business and Professional	1 per 300 sq. ft.
Restaurants Full Service <i>With Live Entertainment</i>	1 per 250 sq. ft. 1 per 250 sq. ft.
Retail Sales	1 per 250 sq. ft.
Other Commercial Recreation and Entertainment	As specified by City Planner
Hotels	1.2 per guest room

1 Covered parking shall be provided within garages.

2 Residential two-car garages may include “tandem,” “staggered”, or “split” space designs.

Conclusion

Ocean KAMP project will have a positive social and financial impact for the City of Oceanside and its residents. It will provide new and much needed housing, employment opportunities, recreational amenities and tax revenue.

The site plan has been designed to deliver high quality places for people to live, work and enjoy. Working with the City, the developers of Ocean Kamp will transform this key site at the former drive-in into a distinct and dynamic mixed-use community.