

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



# F16

**Prepared December 10, 2021 (for the December 17, 2021 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director  
**Subject:** **San Diego Coast District Deputy Director's Report for December 2021**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP amendment certification for the San Diego Coast District Office are being reported to the Commission on December 17, 2021. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on December 17<sup>th</sup>.

As a result of the COVID-19 emergency and the Governor's Executive Orders [N-29-20](#) and [N-33-20](#), this Coastal Commission meeting will occur virtually through video and teleconference. Please see the **Coastal Commission's Virtual Hearing Procedures** posted on the Coastal Commission's webpage at [www.coastal.ca.gov](http://www.coastal.ca.gov) for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Virtual Hearing Procedures, please call 415-904-5202.

With respect to the December 17th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on December 17, 2021 (see attached)**

**Waivers**

- 6-21-0397-W City of San Diego Water Utilities Project (San Diego)
- 6-21-0496-W City of Encinitas Sewer Manhole Repair and Maintenance (Encinitas)
- 6-21-0609-W Power ADU (Solana Beach)
- 6-21-0680-W City of San Diego Sewer Pump Station 11 Temporary Generator (San Diego)
- 6-21-0747-W Carlson ADU (Solana Beach)

- 6-21-0842-W City of Encinitas San Elijo Bridge Abutment Maintenance (Encinitas)

**Immaterial Amendments**

- 6-18-0282-A1 Port of San Diego Navy Pier Repairs (San Diego)

**LCP Certification Review**

- City of Oceanside LCP Amendment No. LCP-6-OCN-20-0091-4 (Inclusionary Housing)
- City of San Diego LCP Amendment No. LCP-6-SAN-19-00165-3 (Balboa Ave Station Specific Plan)

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



November 30, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0397-W

**Applicant:** City of San Diego, Engineering & Capital Projects Department; Jamal Sherzai

**Location:** Kellogg Drive between Silvergate Ave. and Kellogg Way, and at the US Naval Training Center on North Harbor Drive, San Diego, San Diego County

**Proposed Development:** At Kellogg Drive: Removal of approximately 450 linear feet of existing 6-in. water main and replacement with new 8-in. water main, installation of approximately 650 linear feet of new 8-in. water main, abandonment of approximately 2,100 linear feet of existing 6-in. water main, and the replacement, installation, or abandonment of all associated structures and appurtenances. At US Naval Training Center: Removal of approximately 650 linear feet of existing 12-in. water main and replacement with new 12-in. water main, and replacement, installation, or abandonment of all associated structures and appurtenances.

**Rationale:** The proposed project will replace and upgrade deteriorated water lines. All work will occur within the right-of-way, private roads, or on Navy facility with no street closures. Archaeological monitoring will occur for the excavation of native soil and installation of new pipe at Kellogg Drive. The project sites are not near any sensitive habitat, and the water main replacement will not increase development potential, but rather replace aging pipes to reduce maintenance costs, address leaks, and bring the water main up to current standards. Thus, the project will not adversely impact public access or coastal resources and is in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2021 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

**Coastal Development Permit Waiver**  
6-21-0397-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:  
Kaitlin Carney  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 6, 2021

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0469-W

**Applicant:** City of Encinitas, Lori Trottier

**Location:** Public right-of-way located east of Interstate-5 along north side of Manchester Avenue and within a 7-foot-wide city sewer easement generally located adjacent to San Elijo Lagoon and Escondido Creek between Manchester Avenue to the southwest and South Rancho Santa Fe Road to the northeast, Encinitas, San Diego County

**Proposed Development:** Rehabilitation and relining activities on a total of 27 sewer manholes located in the Coastal Zone, including: repair interior of manholes via chemical grouting and mortar replacement; re-line interior of manholes by lowering a new liner into the manhole and securing the liner with a cured-in-place epoxy product; steam liner into place using equipment mounted on truck outside of sensitive habitat area; replace existing corroded frames and lids.

**Rationale:** The proposed project is necessary to prevent sewer system failure, which could have substantial negative impacts on coastal resources. Work is expected to take approximately one-half day per manhole, and last approximately 4 months. Work will occur during daylight hours on weekdays only. Temporary access paths will be flagged by a City biologist to avoid sensitive habitat. Construction materials and tools will be hand-carried or wheeled to manhole sites on an electric wheelbarrow. No trimming will be permitted along the access paths. Minimal trimming of vegetation may be allowed at the entrance of some manholes, only if necessary, for access to the interior of the manhole. If construction activities occur during bird nesting season, a City biologist will conduct Breeding/Nesting Bird Surveys and delineate a no-work buffer zone and a noise limit buffer zone around any active nest(s). All work activities will be monitored by

**Coastal Development Permit Waiver**  
6-21-0469-W

a City biologist in order to minimize impacts. No permanent habitat impacts are anticipated, however the City will document pre-construction, immediately post-construction, and 1-year-post construction conditions via photographs. If there are permanent impacts, the City proposes to obtain a Coastal Development Permit to mitigate all permanent impacts at appropriate mitigation ratios. To protect water quality, the City will also implement Best Management Practices at each manhole. The project as proposed has been reviewed by Commission Ecology and Water Quality staff. No significant impacts on public access or coastal resources are anticipated and the project is in conformance with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2021 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Hanna Payne  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 2, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0609-W

**Applicant:** Orville T. Power

**Location:** 982 Avocado Place, Solana Beach, San Diego County (APN: 298-292-21-00)

**Proposed Development:** Construction of a 749 sq. ft. detached accessory dwelling unit on a 25,730 sq. ft. lot with an existing approximately 3,895 sq. ft. 1-story single-family residence with a 695 sq. ft. attached garage.

**Rationale:** The proposed development will be located within an established residential neighborhood consisting of development similar in size and scale to the proposed development. The project is not subject to any relevant special overlays in the City of Solana Beach's certified Land Use Plan and is consistent with the Estate Residential (ER-2) designation. The development will not block any public views and adequate parking will be provided. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at its December 2021 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

**Coastal Development Permit Waiver**  
6-21-0609-W

John Ainsworth  
Executive Director

Original on-file signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 2, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0680-W

**Applicant:** City of San Diego, Public Utilities Department

**Location:** 2801 Bayside Walk San Diego, San Diego County  
APN(s): 760-030-01-00

**Proposed Development:** The installation of an approx. 12 x 21-ft. stand-alone temporary portable backup generator and related 6-ft. tall security fencing adjacent to Sewer Pump Station 11 (SPS 11) for up to 18 months.

**Rationale:** The existing backup generator within SPS 11 is corroded from salt water intrusion and requires replacement, as its failure during a power outage could lead to a sewage spill into adjacent Mission Bay. Because it will take time for the City of San Diego to purchase and install a new internal backup generator, the proposed stand-alone backup generator will be sited outside and immediately adjacent to SPS 11 for use in the event there is a power outage in the meantime. The temporary generator will be surrounded by security fencing approximately 3 feet from each side. This is the smallest feasible footprint for installation and protection of the generator and is oriented to have the smallest visual impact to public views from the adjacent boardwalk. Because the generator is not expected to be utilized much, if at all, and is underlined by a BMP lining to catch any leaks, it is not expected to have substantial impacts to public access, public views, or water quality, and is consistent with in the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2021 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending

**Coastal Development Permit De Minimis Waiver**  
6-21-0680-W

Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 2, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0747-W

**Applicant:** Mathew & Elisette Carlson

**Location:** 542 South Granados Avenue, Solana Beach, San Diego County (APN: 298-094-42-00)

**Proposed Development:** Construction of a 709 sq. ft. detached accessory dwelling unit on a 21,780 sq. ft. lot with an existing approximately 4,254 sq. ft. 2-story single-family residence with a 393 sq. ft. detached garage and 476 sq. ft. detached 1-story clubhouse.

**Rationale:** The proposed development will be located within an established residential neighborhood consisting of development similar in size and scale to the proposed development. The project is consistent with the Scenic Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Low/Medium Density Residential zoning designation. The development will not block any public views or impact public access. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at its December 2021 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-21-0747-W

Sincerely,

John Ainsworth  
Executive Director

Original on-file signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 10, 2021

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-21-0842-W

**Applicant:** City of Encinitas

**Location:** Northeast abutment of Coast Highway 101 bridge over San Elijo Lagoon, approximately 1,000 ft. south of Chesterfield Drive, Encinitas (San Diego County)

**Proposed Development:** Repair separation of the joint between a bridge abutment and wingwall; and fill a sinkhole that has formed behind the abutment wall, through the placement of geofabric inside the joint to seal the area and the use of cement slurry and backfill to stabilize the void. Repair road surface and remove and replace asphalt dikes, curb ramp, pedestrian railing and a portion of the guardrail system. No work will occur within the lagoon.

**Rationale:** The proposed repair and maintenance project will repair a sinkhole that has formed behind the bridge abutment due to tidal action from San Elijo Lagoon and repair the asphalt, railing and guardrail on top of the bridge that have been damaged by the sinkhole. All work will be completed from the bridge and road and no access or work will occur within the lagoon. Construction is anticipated to take approximately one week, and the maintenance area will be limited to the current footprint of the bridge and abutment. All excavations will be conducted during low tide to minimize the need for dewatering within the void behind the abutment. Any water collected as part of the dewatering process will be disposed of in the sewer after notification is given to the sewage treatment plant. Any loose fill excavated from within the void would either be disposed of outside the coastal zone or used as structural backfill if it meets project material requirements. Although night work may be required, all lighting will be directed

**Coastal Development Permit Waiver**  
6-21-0842-W

and will not spillover the lagoon. Pedestrian access will be detoured to the opposite side north and south of the bridge at the pedestrian crosswalks and bicycle access will remain available during construction. The work will observe best management practices reviewed by Commission water quality staff to protect lagoon waters, including spill prevention and containment, erosion control, waste management measures. The project is consistent with all applicable policies of the Coastal Act and no adverse impacts to public access, water quality, or sensitive biological resources will occur.

This waiver will not become effective until reported to the Commission at its December 2021 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 06, 2021

## **NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **6-18-0282-A1**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-18-0282** granted to **San Diego Unified Port District** for:  
Repairing concrete structural components of the underdeck of Navy Pier,  
including, structural piles, beams, curtain wall, sheet pile wall, and deck  
soffit.

**Project Site:** 960 North Harbor Dr, San Diego, San Diego County (APN: 7600131200)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Revise the project description to include additional concrete deficiency repairs to 7,800 linear ft. of pile encasement and 2,200 cubic ft. of piles, pile caps, beams, curtain walls, and deck soffit below the deck of Navy Pier, including concrete removal, drilling, installation of reinforcement, patching with epoxy or grout, and pile jacketing.

### **FINDINGS**

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the

---

<sup>1</sup> The Commission's regulations are codified in Title 14 of the California Code of Regulations.

**Notice of Proposed Immaterial Permit Amendment**  
6-18-0282-A1

Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed changes will not substantially alter the project, as they constitute further repairs of the same kind and within the same project area as originally permitted. Construction staging is anticipated to occupy only twelve of the approximately 386 parking spots onsite and there will be no closures on North Harbor Drive. Thus, no adverse impacts to public access are expected. In addition, the project will not involve any work during the least tern nesting season and no special conditions are modified or removed as a result of this amendment, including the requirement that the applicant submit water quality best management practices to the Executive Director for review and approval prior to commencement of construction. Thus, the proposed project will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Trevor Hill at the phone number provided above.

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



Date: December 2, 2021

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **JOHN AINSWORTH, EXECUTIVE DIRECTOR**

Subject: **EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of Oceanside, certifying the City's Local Coastal Program Amendment No. LCP-6-OCN-20-0091-4 (Inclusionary Housing Ordinance Revisions), is adequate to effectively certify its local coastal program (for Commission review at its meeting of December 17, 2021)

---

## BACKGROUND

At its June 10, 2021 meeting, the Coastal Commission certified, with suggested modifications, the City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-20-0091-4, amending Section 14C of the City's Municipal Code, which provides provisions related to inclusionary housing. While the City's Municipal Code is not a part of its certified Local Coastal Program, Section 14C was included, by reference into the City's LCP through a previous Commission action. By its action adopting Resolution No. 21-R06970-1 on November 3, 2021, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications reinsert two previously certified provisions which clarify that incentives offered for inclusionary housing projects within the coastal zone are only permitted if consistent with the public access and visual resource policies of the Land Use Plan. The final modification corrected an error in the text identified during the subject amendment review process. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Oceanside is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13544 of the Commission's Code of Regulations then requires this determination be reported to the Commission.

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



December 20, 2021

Mayor Esther Sanchez  
City of Oceanside  
300 N. Coast Highway  
Oceanside, Ca 92054

Re: Certification of the City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-20-0091-4 (Inclusionary Housing Ordinance Revisions)

Dear Mayor Sanchez:

The California Coastal Commission has reviewed the City's Resolution No. 21-R0697-1 together with the Commission's action of June 10, 2021 certifying City of Oceanside Local Coastal Program Amendment No. No. LCP-6-OCN-20-0091-4 pertaining to Inclusionary Housing regulations. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and this determination was reported to the Commission at its meeting of December 17, 2021.

By its action on October 29, 2021, the City has formally acknowledged and accepted the Commission's certification of the subject Local Coastal Program Amendment including all suggested modifications. The modifications reinsert two previously certified provisions which clarify that incentives offered for inclusionary housing projects within the coastal zone are only permitted if consistent with the public access and visual resource policies of the Land Use Plan. The final modification corrected an error in the text identified during the subject amendment review process. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth  
Executive Director

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**RESOLUTION NO.21-R0697-1**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
OCEANSIDE AMENDING THE IMPLEMENTING DOCUMENT  
OF THE LOCAL COASTAL PROGRAM TO ESTABLISH  
REVISED INCLUSIONARY HOUSING REGULATIONS WITH  
MODIFICATIONS SUGGESTED BY THE CALIFORNIA  
COASTAL COMMISSION AND REQUESTING CALIFORNIA  
COASTAL COMMISSION CERTIFICATION OF SAID  
AMENDMENT**

**(City of Oceanside –Applicant)**

**(LCPA20-00007)**

WHEREAS, the California Coastal Act (Public Resources Code §30000, et seq.) (the "Coastal Act") requires that the City adopt a Local Coastal Program (LCP) which meets the requirements of the Coastal Act at the local level and implements its provisions and policies;

WHEREAS, on January 25, 1985, the California Coastal Commission ("Commission") approved with suggested modifications, the City's Land Use Plan ("LUP") and, pursuant to Public Resources Code §30512.2, found the City's LUP to be consistent with the policies and requirements of Chapter 3 of the Coastal Act and to meet the basic stated goals specified in Public Resources Code §30001.5;

WHEREAS, on January 22, 2020 the City Council directed staff to prepare amendments to Chapter 14C of the Oceanside City Code; and

WHEREAS, the City seeks to establish the amended text of Chapter 14C of the Oceanside City Code as part of the implementing document of the Local Coastal Program; and

WHEREAS, a Notice of Exemption was prepared by the Resource Officer of the City of Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and the State Guidelines thereto amended to date and is hereby approved by the City Council in conjunction with its recommendations on the application; and

WHEREAS, the City Council conducted a duly noticed public hearing on August 19, 2020, and found that the Local Coastal Program Amendment (LCPA20-00007) conformed with and was adequate to carry out the land use plan of the Local Coastal Program and adopted the LCPA; and

EXHIBIT NO. 1

Resolution No. 21-R0697-1



Oceanside LCP-6-OCN-20-0091-4  
California Coastal Commission

1 WHEREAS, on June 10, 2021, the California Coastal Commission approved the City's  
2 Inclusionary Housing Ordinance revisions with three suggested modifications. Suggested modification  
3 No. 1 and suggested modification No. 2, revise Article 10C, Section 1040(Y) and Article 31, Section  
4 3105 to reinsert inclusionary housing provisions that were previously adopted by the City Council and  
5 certified by the California Coastal Commission in 2016, but inadvertently omitted in a subsequent  
6 Local Coastal Program amendment in 2018. The suggested modifications to the Zoning Ordinance are  
7 included as Exhibit A. Suggested modification No. 3 is to include the deletion of a provision in  
8 Chapter 14C of the City Code that was adopted by the City Council in 2019, but never submitted to the  
9 California Coastal Commission for certification. The suggested modification to the City Code is  
10 included as Exhibit B.

11 NOW, THEREFORE, the Oceanside City Council of the City of Oceanside DOES RESOLVE  
12 as follows:

- 13 1. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby certifies that  
14 the Local Coastal Program Amendment (LCPA20-00007) is intended to be carried out in a  
15 manner fully in conformity with the Coastal Act and said LCPA is hereby adopted.
- 16 2. Pursuant to the California Environmental Quality Act of 1970, and the State Guidelines thereto  
17 amended to date, a Notice of Exemption has been issued for the project by the Resource Officer  
18 for the City of Oceanside.
- 19 3. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this  
20 amendment shall take effect upon Coastal Commission approval.
- 21 4. Notice is hereby given that the time within which judicial review must be sought on the  
22 decision is governed by Public Resources Code §30801.

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

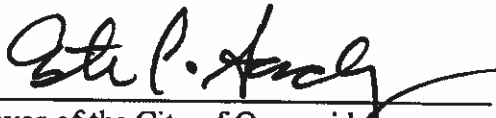
1 PASSED AND ADOPTED by the Oceanside City Council on this 3<sup>rd</sup> day of November,  
2 2021, by the following vote: 5-0

3 AYES: SANCHEZ, KEIM, JENSEN, RODRIGUEZ, WEISS

4 NAYS: NONE

5 ABSENT: NONE


6 ABSTAIN: NONE

7   
8 \_\_\_\_\_  
9 Mayor of the City of Oceanside

10 ATTEST:

11 APPROVED AS TO FORM:

12   
13 \_\_\_\_\_  
14 City Clerk

15   
16 \_\_\_\_\_  
17 City Attorney

18  
19 **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING THE**  
20 **IMPLEMENTING DOCUMENT OF THE LOCAL COASTAL PROGRAM TO ESTABLISH**  
21 **REVISED INCLUSIONARY HOUSING REGULATIONS WITH MODIFICATIONS SUGGESTED**  
22 **BY THE CALIFORNIA COASTAL COMMISSION AND REQUESTING CALIFORNIA**  
23 **COASTAL COMMISSION CERTIFICATION OF SAID AMENDMENT**  
24  
25  
26  
27  
28

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

**Article 10C Coastal Residential Districts (Coastal Zone – Except Downtown Area)**

**Sections:**

1010C	Specific Purposes
1020C	General Criteria
1030C	R-1/CZ, R-3/CZ and R-T/CZ Districts: Land Use Regulations
1040C	R-1/CZ, R-3/CZ and R-T/CZ Districts: Property Development Regulations
1050C	Review of Plans

**1010C Specific Purposes**

In addition to the general purposes listed in Article 1, the specific purposes of the coastal residential districts are to:

- A. Provide appropriately located areas for residential development that are consistent with the General Plan and with standards of public health and safety established by the City Code.
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.
- C. Promote development of housing affordable by low- and moderate-income households by providing a density bonus for projects in which a portion of the units are affordable for such households.
- D. Protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards.
- E. Protect adjoining single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting from proximity to multifamily development.
- F. Achieve design compatibility with surrounding neighborhoods.
- G. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.
- H. Ensure the provision of public services and facilities needed to accommodate planned population densities.

---

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

- 
- I. The purpose of the R-T zone is intended to accommodate tourist and year-round visitor-serving uses to serve all income levels. The R-T zone is primarily designed on shorefront property in order to optimize access to the beach.

All references to gross acre in this Article exclude undevelopable land, as defined by the General Plan Land Use Element.

### 1020C General Criteria

The following general criteria are hereby established for use in the classification or reclassification of land to the R-1/CZ, R-3/CZ and R-T/CZ zone:

1. General Plan and Local Coastal Program– Compliance with the General Plan and the Local Coastal program where applicable, shall be established.
2. Location – R-1/CZ and R-T/CZ residential areas shall be located with primary access on a public street. R-3/CZ residential areas shall be located with primary access to a major or secondary street as shown on the Major Street Plan having a pavement width of not less than 56 feet unless specifically exempted by the Planning Commission and/or City Council.
3. Need – A demonstrated public need shall be established.
4. Public Services – The existing public services such as schools, police, and fire protection shall be available or adequate alternatives shall be provided to insure availability of those services upon occupancy.
5. Utilities – The existing utility system (water, sewer, drainage, electrical, gas and communications facilities) are adequate or new systems shall be constructed to adequately serve the proposed development(s).

### 1030C R-1/CZ, R-3/CZ and R-T/CZ Districts

#### Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in residential districts. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

---

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

All projects on R-3/CZ designated properties, with the exception of a single-family dwelling or a two-family dwelling, must file a development plan pursuant to the provisions of Article 43 of the Oceanside Zoning Ordinance.

**R-1/CZ, R-3/CZ and R-T/CZ  
DISTRICTS:  
LAND USE REGULATIONS**

P - Permitted  
U - Use Permit  
- - Not Permitted

	R-1/CZ	R-3/CZ	R-T/CZ	Additional Regulations A, B, C, D, E, F, G, H, I, J, K, L, M, N, Z
Accessory Uses & Structures	P	P	P	
Airports, Heliports, Landing Fields	-	-	U	
Amusement Parks	-	-	U	
Apartments - 20 units or more	-	U	U	
Apartments - less than 20 units (subject to R-3 standards)	-	P	P	
Clubs & Lodges	U	U	U	
Cemetery	-	-	U	
Day Care, General	U	U	U	
Day Care, Limited	P	P	P	
Food and Beverage Kiosk	-	-	U	
Golf Courses (mini), Driving ranges	-	-	U	
Golf Course (public or private)	U	U	U	
High-rise Structures	U	U	U	(X)
Horticulture, Limited	P	P	-	
Hospitals	U	U	U	
Hotels, Motels, Timeshares	-	-	U	
Mobile Home Parks	U	U	U	
Recreational Vehicle Parks	-	U	-	(Y)
Multifamily Residential	P	P	P	(P, Q, R, S)
Natural Mineral Resources	U	U	U	
Single Family Residential	P	P	P	(C,P, Q, U, V)
Parking Lots or Structures	-	P	U	(T)
Public Buildings or Lands owned and/or operated by City, State, Fed.	U	U	U	

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).



Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Utilities, Major	U	U	U	
Utilities, Minor	P	P	P	
Religious Assembly	U	U	U	(O)
Residential Care, General	U	U	-	
Residential Care, Limited	P	P	P	
Equestrian Facilities	U	-	-	
Schools/ Colleges (public or private)	U	U	U	
Sewage Disposal Plants	U	U	U	
Supportive Housing	P	P	P	
Tourist Cottages & Summer Rentals	-	-	P	
Transitional Housing	P	P	P	

**R-1/CZ, R-3/CZ, and R-T/CZ Districts:  
Additional Use Regulations**

- 
- (A) See Section 3002: Relocated Buildings (use permit required)
  - (B) See Section 3003: Exterior Materials in R Districts
  - (C) See Section 3041: Child Care Facility
  - (D) See Section 3007: Home Occupations
  - (E) See Section 3031: Bed and Breakfast Inns
  - (F) See Section 3030: Timeshare Resorts
  - (G) See Article 39: Wireless Communication Facilities
  - (H) See Section 3005: Nonresidential Accessory Structures and Section 3006: Accessory Dwelling Units
  - (I) See Section 3119: Driveways and Carport Design and Location in R Districts
  - (J) See Section 3008: Swimming Pools and Hot Tubs
  - (K) See Section 3033: Mobile Homes
  - (L) See Section 3034: Animals
  - (M) See Section 3035: Live/Work Quarters

---

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

- (N) See Article 35: Nonconforming Uses and Structures
- (O) See Section 3004: Religious Assembly Yard Requirements
- (P) R-1/CZ & R-3/CZ Zone: A two-family dwelling may be constructed when the lot upon which it is located has a side line abutting a lot or lots zoned R-3, O-P, R-T, C-1 or C-2, but in no case shall the property used for such two-family dwelling consist of more than one lot nor be more than ninety (90) feet in width, whichever is the least.
- (Q) R-1/CZ & R-3/CZ Zone: Zero lot line development, including "twin homes" and patio homes are permitted, subject to the development standards contained in Section 3025 and the approval of a Development Plan.
- (R) R-3/CZ Zone: Two-family dwellings are permitted, provided if a one-family dwelling existed on such lot on the effective date of this ordinance a second one-family dwelling may be erected, provided also that on corner lots two single-family homes may be erected if one house faces the street upon which such lot fronts and the other house faces upon the side street.
- (S) R-3/CZ Zone: A three-family or a four-family dwelling is permitted, when the side line of the lot abuts lots zoned for R-T/CZ, C-1/CZ or C-2/CZ but in no case shall the property used for such three or four-family dwelling consist of more than one lot, or be more than ninety feet in width, whichever is the least.
- (T) R-3/CZ Zone: A public parking area is permitted, when developed under appropriate provisions of Article 31 where the lot on which it is located abuts upon lots zoned for commercial or industrial purposes.
- (U) R-T/CZ Zone: Single family residential, subject to R-1/CZ development standards.
- (V) Bedrooms in a dwelling unit may be rented for occupancy by not more than six persons
- (W) RESERVED
- (X) The Planning Commission shall determine from the evidence presented at the hearing that all of the following facts exist:
  - (a) The proposed building or structure at the particular location and under the proposed conditions of development has complied with good planning practices, including provisions for height, building bulk, yards, open space, lot coverage, grading and related public health, safety and convenience features, and will provide for the preservation of the general welfare of the community as if developed to the height

---

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

limits imposed by the provisions of the appropriate zone.

- (b) The proposed building or structure will comply with the regulations and conditions specified in the Building Code for such structures.
- (c) For properties located in the Coastal Zone, the proposed building or structure shall comply with the regulations specified in the Local Coastal Program.
- (d) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

The Planning Commission may modify or further restrict setback requirements, maximum height, off-street parking, and landscaping requirements upon a specified finding being made that it is necessary to provide for a more aesthetically pleasing project or necessary for the preservation of health, safety, peace or general welfare of persons living in or near the project.

(Y) See Section 3029: Recreational Vehicle Parks.

(Z) See Section 3012: Maximum Dwelling Unit Occupancy

**1040 R-1/CZ, R-3/CZ, and R-T/CZ Districts**

Property Development Regulations

The following schedule prescribes development regulations for residential districts. The schedule establishes basic requirements for permitted and conditional uses; letters in parentheses in the "Additional Regulations" column refer to "Additional Development Regulations" following the schedule.

---

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**R-1/CZ, R-3/CZ and R-T/CZ Districts  
PROPERTY DEVELOPMENT REGULATIONS**

	<b>R-1/CZ</b>	<b>R-3/CZ</b>	<b>RT</b>	<b>Additional Regulations</b>
Density:				(A,B,C,D,E,M,Q,Z,DD)
Min. Site Area / Unit (sq. ft.)	6,000	1,000 (lots west of I-5) 1,500 (lots east of I-5)	1,000	
Minimum Lot size:	6,000	6,000	6,000	
Minimum Lot depth (ft.):	100	100	100	
Minimum Lot Width (ft.):	60 - 125	60	60	(X)
Minimum Yards:				(G,P,T,W,AA,BB,CC)
Front (ft.)	20	20	10	(F,O,S)
Side (ft.)	10% lot width 10% lot width 3 3ft (min) /5ft (max)	3ft (min) /5ft (max)		(U)
Corner Side (ft.)	10	10	3	
Rear	15	15	6	(V)
Coastal Stringline Setback				(H)

\*Bold/underlined or stricken text indicates City Council adopted revisions. in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinstate language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Horse Yard Areas		See Section 3034			(P)
R-1/CZ, R-3/CZ, and R-T/CZ Districts PROPERTY DEVELOPMENT REGULATIONS (continued)					
	R-1/CZ	R-3/CZ	R-T/CZ	Additional Regulations	
				(A,B,C,D,E,M,Q,Z,DD)	
Maximum Height (ft.)	lesser of 35ft. or 2 stories	lesser of 35ft. or 3 stories	lesser of 35ft. or 3 stories	(I,Y)	
Maximum Coverage	40%	60%	-		
Site Landscaping				(EE,HH)	
Fences and Walls	See Section 3040			(K)	
Off-Street Parking/Loading	See Article 31 and Section 3048			(L,N,GG)	
Signs	See Article 33				
Screening	See Section 3021				
Refuse Storage Areas	See Section 3022				
Underground Utilities	See Section 3023				
Performance Standards	See Section 3024				
Nonconforming Structures	See Article 35				

\*Bold/underlined or stricken text indicates City Council adopted revisions. in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

<u>Vehicular Access</u>	See Section 3114	
Outdoor Storage		(R)
Public Access Requirements	See Section 3045	
<u>Renewable Energy Facilities</u>	<u>See Section 3047</u>	<u>(RF)</u>
<u>Electric Vehicle Parking and Charging Facilities</u>	See Section 3048	(GG)
<u>Urban Forestry</u>	See Section 3049	<u>(HH)</u>

\*Bold/underlined or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\* Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

**R-1/CZ, R-3/CZ, and R-T/CZ DISTRICTS:  
Additional Development Regulations**

---

- (A) See Section 3032: Affordable Housing Density Bonus.
- (B) The Planning Commission, for projects with more than four units, or the City Planner, for projects with four or fewer units, may authorize an increase in density up to the maximum potential density for a project exceeding standards established by City Policy if the Commission or the City Planner, as the case may be, finds the project conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan. No permit shall be granted that would directly or indirectly allow the maximum potential density to be exceeded unless specifically allowed by Section 1.13(H) of the Land Use Element of the General Plan for the Loma Alta, Fire Mountain and South Oceanside Neighborhood Planning Areas. An increase in density up to the maximum potential density may also be approved when the applicant elects to reserve units for low-income households in accordance with Municipal Code section 14C.7. In such cases, projects remain subject to the provisions of Section 2.3 of the land Use Element of the General Plan.
- (C) See Section 3013: Development on Substandard Lots.
- (D) See Section 3014: Development on Lots Divided by District Boundaries.
- (E) The minimum site area shall be 12,000 square feet for General Day Care, General Residential Care, and Public and Private Schools.
- (F) See Section 3016: Front Yards in R Districts.
- (G) Permitted Projections into Required Yards.
  - (1) In All Districts. See Section 3015: Building Projections into Yards and Courts.
  - (2) Accessory Structures. See Section 3005: Nonresidential Accessory Structures; Section 3006: Accessory Dwelling Units; and Section 3119: Driveways and Carport Design and Location in R Districts.
- (H) Buildings or structures located on lots contiguous to the shoreline, shall be compatible in scale with the existing development and shall not extend further seaward than the line established on the Stringline Setback Map. Appurtenances such as open decks, patios, and balconies may be allowed to extend seaward of the Stringline Setback line, providing that they do not substantially impair the views from adjoining properties.
- (I) No buildings or structures shall be erected or enlarged unless such building or structure complies with the height regulations for the zone in which the building or structure is located or proposed to be located. For purposes of determining the height of a building or

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

structure, the average finished grade of the parcel on which the building or structure is located shall be used.

On through lots one hundred fifty (150) feet or less in depth, the height of a building on such lot may be measured from the sidewalk level of the street on which the building fronts.

On through lots more than one hundred fifty (150) feet in depth, the height regulations and basis of height measurements for the street permitted the greater height shall apply to a depth of not more than one hundred fifty (150) feet from that street.

- (J) RESERVED
- (K) The maximum height of a fence or wall, including retaining walls shall be 6 feet except in required front yards abutting a street where the maximum height shall be 42 inches. Fences in front yards abutting a street may be up to 5-feet in height, if the fence material above 42 inches is decorative in appearance and 75 percent open. "Chainlink" or similar materials are not an acceptable decorative material for fences above 42 inches in height. In addition, all fences and walls shall be subject to the driveway visibility requirements of Section 3115 and all retaining walls over 4 feet in height shall be planted and irrigated. Tennis court fencing shall be a maximum height of 12 feet and shall not be located within any required yard. Side yard fencing located on properties between the sea and the first coastal road shall be designed to maintain views and shall be at least 75 percent open.
- (L) See Article 31: Off-Street Parking and Loading Regulations.
- (M) Any portion of a lot subject to an easement for a major overhead electrical transmission line, vehicular access easement, permanently maintained open space easement, or public-access corridor shall be excluded in determining compliance with the minimum lot area and yard requirements, and the yard development standards shall be measured from the easement line closest to the structure.
- (N) Vehicles shall not be parked in a required front, yard area and shall not project beyond the front building line of the principal structure on a site, provided that such vehicles may be parked on an approved driveway. Vehicles may not be connected to utilities or be used for habitation. Boats, trailers, and other non-motorized vehicles parked on driveways are subject to the provisions of Oceanside Traffic Code 13.25. All vehicles parked in side or rear yard areas must meet the following guidelines:
  - (1) Vehicles must be parked behind a 6' high view-obscuring fence.
  - (2) Vehicles must be parked on an acceptable surface of gravel, brick, or another paving surface.
  - (3) Vehicles or portions thereof, which are visible from public or adjacent private property, must be maintained in good appearance and condition at all times, i.e. free of rust, dilapidated tarps or coverings, or deteriorated paint.



Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

- (4) Vehicles must not block exterior windows or doors of habitable space in a dwelling.
- (5) Vehicles must not block access to utility boxes or meters.
- (6) At least one 36" clear side yard access aisle to the rear yard must be maintained on the property.

Exemption:

Owners of 51 percent or more of the land in a defined planning neighborhood or subdivision may file an exemption to the above front yard parking limitations by obtaining from the City and completing an Application for Exemption and providing a supporting petition with the required number of property owner signatures. The completed application and petition must be submitted to the Development Services Department on approved forms and shall include the following:

- (1) A statement of purpose and explanation of why the exemption should apply to the defined planning neighborhood or subdivision;
- (2) A map indicating the boundaries of all lots in the proposed exemption area;
- (3) Proof of notification of intent to apply for neighborhood exemption to all owners of record within the defined planning neighborhood or subdivision.

The Development Services Department shall verify that all information submitted on the application meets the designated criteria and shall verify all petition signatures. The Development Services Department shall not act on an application and petition unless in the sole discretion of the Development Services Director, the application is complete and all criteria have been met.

If the Application for Exemption is approved, the following restrictions shall apply for additional parking in the front yard setback area:

- (1) Additional parking areas must meet the driveway design requirements of Oceanside Zoning Ordinance Section 3119.A.
  - (2) The total paved parking area in the front yard setback, including the existing approved driveway, must not exceed one-third coverage of the front yard area.
  - (3) The additional parking area must not create any vehicular or pedestrian sight hazards or block emergency ingress/egress to any habitable space in a dwelling.
  - (4) Vehicles are not permitted to drive across sidewalks.
  - (5) Additional driveway curb cuts are not permitted.
-

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

- 
- (O) Each street frontage on an interior lot double frontage lot and the two shortest street frontages on a corner lot shall be deemed a front lot line and front yard and corner side yard setback requirements of the base district shall be met.
- (P) Buildings along The Strand shall be designed so that when viewed from the beach, the visual impact is minimized to the maximum extent possible.
- (Q) Projects exceeding base density allowances are subject to alternative inclusionary housing requirements as established in Municipal Code Chapter 14C. When such projects reserve units for low-income households in accordance with Municipal Code section 14C.7, they are eligible for the following concessions to building height and parking standards:
- Building Height: One additional story, not to exceed eight (8) additional feet above the maximum height for the surrounding zoning district.
- Parking: One (1.0) parking space per market-rate studio and one-bedroom unit; 1.5 parking spaces per market-rate unit exceeding one bedroom; 0.5 parking space per reserved studio unit; one (1.0) parking space per reserved one-bedroom unit; 1.25 parking spaces per reserved two-bedroom unit; 1.5 parking spaces per reserved unit exceeding two bedrooms.
- While these concessions to building height and parking standards are granted without the benefit of a variance, they do not preclude the discretionary review process, through which project approval will be contingent upon neighborhood compatibility, mitigation of massing impacts, compliance with the California Environmental Quality Act, and other considerations that may have the effect of limiting the overall bulk and scale of proposed development.
- (R) In R-3/CZ and R-T/CZ Districts, each unit shall be provided with a minimum 160 cubic feet of enclosed outdoor storage area which shall be provided in garages, carports or patio areas and in which one dimension shall be at least 6 feet. Individual garages serving one unit shall be exempt from this requirement.
- (S) Every lot which allows apartment development and is located west of Interstate 5 shall have a minimum front yard setback area of not less than fifteen feet.
- (T) Lots located on Coast Highway between Wisconsin Avenue and the southern City limits shall maintain a fifty-foot setback from the centerline of Coast Highway.
- (U) One zero side yard setback is allowed in the R-1/CZ and R-3/CZ zones provided that the opposite side yard setback has at least ten feet and further provided that all appropriate provisions of applicable Building Code(s) are met. In addition, when a property owner has been required to dedicate a vertical public coastal access way along the side yard of a parcel, the area dedicated may count toward a side yard setback foot to foot up to five feet on that parcel.
- (V) A minimum rear yard setback of ten (10) feet shall be maintained for enclosed patios and patio awnings.
-

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

Lots which rear upon an alley shall maintain a five (5) foot setback.

When two lots are separated by a slope bank of twenty (20) feet or more the uphill lot need not provide any setback provided that all building codes and grading ordinance provisions are met and that a five (5) foot high fence be built on the property.

Lots which rear upon land to be permanently maintained as open space need not have a rear setback.

- (W) Except as provided in this Article, every required yard shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this ordinance shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building-site whereon a building is to be erected.

- (X) In the R-1/CZ zone, every lot created after the effective date of this ordinance shall have a minimum lot width as follows:

Lots designated on the zoning map as requiring a minimum lot area between:

- 0 to 9,999 square feet – 60-foot lot width
- 10,000 to 14,999 square feet – 70-foot lot width
- 15,000 to 19,000 square feet – 100-foot lot width
- 20,000 and over square feet – 125-foot lot width

Lots in the R-3 zone created after the effective date of this ordinance shall maintain a lot width of not less than sixty (60) feet at the rear line of the required front yard.

Corner lots – Corner lots in any zone shall have a minimum lot width of seventy (70) feet.

Cul-de-sacs – Lots located on a cul-de-sac shall have a minimum lot width at the front property line of forty (40) feet.

Curved street sections – Lots located on a curved street section shall have a minimum lot width at the front property line of forty-five (45) feet.

- (Y) See Section 3018 Exceptions to Height Limits.

Projects that exceed base density allowances and reserve units for low-income households in accordance with Municipal Code Section 14C.7 are eligible for one additional story, not to exceed eight (8) additional feet above the maximum allowable height for the surrounding zoning district. While this concession is granted to qualified projects without the benefit of a variance, it does not preclude the discretionary review process, through which project approval may be contingent upon neighborhood compatibility, mitigation of massing impacts, compliance with the California Environmental Quality Act, and other considerations that may have the effect of limiting the overall bulk and scale of development. **For development within the coastal zone, any modification(s) to height limits shall be consistent with all visual resource policies, including but not limited to, public views, community character, and bulk/scale.**

- (Z) Placement of buildings on any lot shall conform to the following:
-

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

- (1) No building shall occupy any portion of a required yard.
- (2) The distance between buildings used for human habitation and accessory buildings shall be ten (10) feet.
- (3) A non-dwelling accessory building may be built to the rear lot line and to one side lot line only within the rear forty (40) percent of the lot provided to where a lot rears upon an alley, the building shall maintain a distance of not less than five (5) feet from the rear lot line.
- (4) On a reversed corner lot an accessory building may be built to the interior side lot line when located to the rear of the required side yard, but no building shall be erected closer to the property line of any abutting lot to the rear than the equivalent of the required interior side yard on such reversed corner lot, and further provided that if such reversed corner lot rears upon an alley, an accessory building shall maintain a distance of five (5) feet from the rear lot line.
- (AA) Where two or more buildings are, by definition of this ordinance, considered main buildings, then the front yard requirement shall apply only to the building closest to the front lot line.
- (BB) The minimum width of the side yard upon which a primary entrance to a dwelling unit is provided shall be no less than ten (10) feet.
- (CC) Where two-family dwellings or multiple-family dwellings, group houses, court apartments or row dwellings are arranged so that the rear of such dwellings abut upon the side yards, and such dwellings have openings onto such side yards used as secondary means of access to the dwellings, the required side yards to the rear of such dwellings shall be increased by one (1) foot for each dwelling unit having such an entrance or exit opening into or served by such yard, provided such increase need not exceed five (5) feet.
- (DD) The following base density allowances shall apply for the purpose of determining inclusionary housing requirements:
  - (1) R-1/CZ properties shall have a base density allowance of one (1) dwelling unit per 12,100 square feet of lot area (i.e., 3.6 dwelling units per acre).
  - (2) R-3/CZ properties located on the west side of Interstate 5 shall have a base density allowance of one (1) dwelling unit per 1,500 square feet of lot area (i.e., 29 dwelling units per acre).
  - (3) R-3/CZ properties located on the east side of Interstate 5 shall have a base density allowance of one (1) dwelling unit per 2,900 square feet of lot area (i.e., 15 dwelling units per acre).

Exhibit A  
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

- (4) R-T/CZ properties shall have a base density allowance of one (1) dwelling unit per 1,500 square feet of lot area (i.e., 29 dwelling units per acre).
- (EE) See Article 3019: Landscaping, Irrigation and Hydroseeding.
- (FF) Certain residential projects are required to implement renewable energy facilities, in accordance with ZO Section 3047.**
- (GG) Certain residential projects are required to implement electric vehicle parking and charging facilities, in accordance with ZO Section 3048.**
- (HH) Certain residential projects are required to implement urban forestry measures, in accordance with ZO Section 3049.**

**1060 Review of Plans**

All projects shall be reviewed in accordance with applicable procedures of the Coastal Permit Handbook.

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

**Article 31 Off-Street Parking and Loading Regulations (Citywide)**

**Sections:**

- 3101 Specific Purposes
- 3102 Basic Requirements for Off-Street Parking and Loading
- 3103 Off-Street Parking and Loading Spaces Required
- 3104 Collective Provision of Parking
- 3105 Reduced Parking for Other Uses
- 3106 Parking In-Lieu Payments
- 3107 Parking Spaces for the Handicapped
- 3108 Bicycle Parking
- 3109 Parking Space Dimensions
- 3110 Application of Dimensional Requirements
- 3111 Aisle Dimensions
- 3112 Specific Parking Area Design
- 3113 Parking Access from Street
- 3114 Driveway Widths and Clearances
- 3115 Driveways; Visibility
- 3116 Parking Area Screening: Walls and Fences
- 3117 Lighting
- 3118 Parking Lot Landscaping
- 3119 Driveways and Covered Parking Structure Design and Location in Residential Districts
- 3120 Additional Design Standards for Parking Lots and Structures
- 3121 Location and Design of Off-Street Loading Spaces
- 3122 Bus Turnouts and Shelters

**3101 Specific Purposes**

In addition to the general purposes listed in Article 1, the specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use.
- B. Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.
- C. Ensure that off-street parking and loading facilities are designed in a manner that will

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

**3102 Basic Requirements for Off-Street Parking and Loading**

A. When Required. Inland and Downtown D –District: At the time of initial occupancy of a site, construction of a new structure, or major alteration or enlargement of an existing site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this article. For the purposes of these requirements, "major alteration or enlargement" shall mean a change of use, a change of occupancy, an alteration, or an addition that would increase the number of parking spaces or loading berths required by more than 25 percent of the total number required prior to the major alteration or enlargement. The following exceptions shall apply to residential properties:

1. Alterations or additions up to five hundred (500) square feet or fifty (50%) percent, whichever is greater, of existing floor area of single family homes shall be allowed without providing additional off-street parking. Additions over five hundred (500) square feet or fifty (50%) percent, whichever is greater, and not over a total (existing and proposed) square footage of 2,000 square feet shall provide for a minimum of two enclosed, open or any combination of, off-street parking spaces.
2. Duplex and multi-family dwellings that are conforming in terms of density and land use shall be allowed additional square footage of up to twenty (20%) percent of each unit's existing square footage without providing additional off-street parking, provided that the addition would not increase the number of parking spaces required prior to the addition. In all cases an Administrative Development Plan is required. If the project is located within the coastal zone, an Administrative Coastal Permit is also required.

Coastal Areas (except for Downtown D-District): Every building, or portion of a building hereinafter erected, shall be provided with such parking space(s) as provided in this Article, and such parking space(s) be made permanently available and be permanently maintained for parking purposes, provided however that any alterations or additions providing less than 500 square feet of additional floor area shall be exempted from this requirement. Provided further that when an addition is made to an existing building only the square feet in the addition need be used in computing the required off-street parking.

B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this article, provided that facilities being used for off-street parking and

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

loading as of the date of adoption of this article shall not be reduced in number to less than that required by the provisions of this article.

- C. Spaces Required for Multiple Uses. If more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use. If the gross floor area of individual uses on the

same site is less than that for which a loading berth would be required by Schedule B of Section 3103, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.

- D. Joint Use. Off-street parking and loading facilities required by this chapter for any use shall not be considered as providing parking spaces or loading berths for any other use except where the provisions of Section 3104: Collective Provision of Parking apply or a joint facility exists. Such a facility shall contain not less than the total number of spaces or berths as determined individually, unless provided for in the provisions of subsection (G) below, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading berths can serve both without conflict. A determination of the extent, if any, to which joint use will achieve the purposes of this chapter shall be made by the City Planner, who may require submission of survey data necessary to reach a decision.

- E. Location and Ownership. Parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided that parking shall be within the following distances of the use served, measured from the near corner of the parking facility to the public entrance of the use served via the shortest pedestrian route:

Customer/Visitor Spaces  
300 ft.

Employee Spaces  
400 ft.

- F. Life of Facility. Facilities for off-site parking shall be restricted to that use by a recorded deed, lease, or agreement for the life of the project or use for which the parking is intended to serve, provided that the City Planner may lift the restriction upon finding that substitute parking facilities meeting the requirements of this chapter are provided. No use shall be continued if the parking is removed unless substitute parking facilities are provided.

- G. Common Loading Facilities. The off-street loading facilities requirements of this chapter may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility, provided that the total number of berths shall not be less than the sum of the individual requirements unless the City Planner determines

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LPCA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)



## CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

that a reduced number of berths can reasonably serve the proposed uses. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of the common truck loading facility shall be filed with the application for development approval.

- H. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space or loading berth shall be required for a fraction of one-half or more, and no space or berth shall be required for a fraction of less than one-half.

### 3103 Off-Street Parking and Loading Spaces Required

Off-street parking and loading spaces shall be provided in accord with the following schedules. For off-street loading, references are to Schedule B which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, but shall exclude area for vertical circulation, stairs or elevators.

Where the use is undetermined, the City Planner shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the City Planner may require the submission of survey data from the applicant or collected at the applicant's expense.

**Requirements for electric vehicle parking and charging facilities for non-residential and multi-family residential developments are provided in Article 3048.**

#### **OFF STREET PARKING AND LOADING SPACES REQUIRED** **COASTAL ZONE (EXCEPT FOR D-DISTRICT)**

#### **Use Classification**

#### **Off Street Parking Spaces: Schedule A**

Single Family Residential	2 car garage per dwelling unit; minimum interior area 400 sq. ft.; minimum interior width 18 ft.
Multiple Family Residential*	1.5 spaces (1 covered, ½ space open) for 1 bdrm
Condominiums in PRD or PCD*	2 spaces (1 covered; 1 open) for 2 bdrm or greater
	2 spaces (1 garage, 1 open)

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

# Exhibit A

## CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

*\* The above provision for R-3, O-P and R-T zones shall not be applicable to any lot legally subdivided prior to January 20, 1958, where the combination of such lots has a total area for each lot of 7,500 square feet or less. Off-street parking requirements for such a lot or combination thereof shall be the same as required by Ordinance No. 69-39 and shall be as follows:*

1 and 2 bedroom units	1 enclosed or covered space per DU
3 bedrooms or greater	1.5 space per DU; 1 covered or enclosed (min)
Banks, business or professional offices	1 per 400 sq. ft. of gross floor area
Bowling Alleys	7 per lane

### **OFF STREET PARKING AND LOADING SPACES REQUIRED** **COASTAL ZONE (EXCEPT FOR D-DISTRICT)**

<b>Use Classification</b>	<b>Off Street Parking Spaces: Schedule A</b>
Churches and accessory uses	1 per 4 fixed seats, or 1 space per 40 sq. ft. of assembly floor area
Retail centers with less than 5,000 sq. ft. of gross floor area	1 per 300 sq. ft. of gross floor area
Retail centers greater than 5,000 sq. ft. but less than 20,000 sq. ft. of gross floor area	1 per 250 sq. ft. of gross floor area
Retail centers greater than 20,000 sq. ft. of gross floor area	1 per 200 sq. ft. of gross floor area
Bars and Cocktail Lounges	1 per 2 seats or 1 space per 30 sq. ft. of area used for consumption of beverages (15 spaces min.)
Food and beverage Kiosk	1 per 100 sq. ft. gross area; plus queue for 5 cars for drive-up service measured from menu board
Furniture and appliance stores,	

*\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.*

*\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)*

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

hardware stores, household equipment, service shops, clothing or shoe repair or personal service shops	1 per 600 sq. ft. of gross floor area
Hospitals	1 per bed
Hotels	1 per licensed unit
Libraries	1 per 250 sq. ft. of gross floor area
Motels	1 per licensed unit

**OFF STREET PARKING AND LOADING SPACES REQUIRED**  
**COASTAL ZONE (EXCEPT FOR D-DISTRICT)**

---

<b>Use Classification</b>	<b>Off Street Parking Spaces: Schedule A</b>
Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 per 800 sq. ft. of gross floor area
Medical and dental clinics and medical-professional offices	1 200 sq. ft. of gross floor area
Mortuaries	1 per 50 sq. ft. of assembly service areas
Motor vehicle, machinery sales or wholesale stores	1 space per 1,000 sq. ft. of gross floor area
Offices not providing customer service on the premises	1 space per 400 sq. ft. of gross floor area
Restaurants Fast Food	1 per 3 seats or 1 space per 45 sq. ft. of floor area used for food or beverages consumption (15 min.); plus queue spaces for 5 cars for drive up

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City  
Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

	service measured from menu board
Restaurants Full Service	1 per 3 seats or 1 space per 45 sq. ft. of floor area used for food or beverages consumption (15 min.)
Rooming houses, lodging houses, clubs and fraternity houses with sleeping quarters	1 per 2 sleeping rooms
Sanitariums, children's homes, homes for aged, asylums, nursing homes	1 per 3 beds
Schools	1 per each employee
Schools (business and vocational)	1 per 40 sq. ft. of classroom area

**OFF STREET PARKING AND LOADING SPACES REQUIRED**  
**COASTAL ZONE (EXCEPT FOR D-DISTRICT)**

---

Use Classification	Off Street Parking Spaces: Schedule A
Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly, and clubs and lodges having no sleeping quarters	1 per 4 fixed seats and/or 1 per 40 sq. ft. of gross floor area used for assembly
Theaters	1 space per 4 fixed seats, up to 800 seats plus 1 space per 8 seats over 800 seats. A greater number of spaces may be required based on land use location factors, to satisfy parking demand
Transportation terminal facilities, warehouse and storage building	As determined to meet parking demand by the Planning Commission

**OFF-STREET PARKING AND LOADING SPACES REQUIRED**  
**INLAND & DOWNTOWN D-DISTRICT**

- 
- \*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.
- \*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Group Residential	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes.	1
Multifamily Residential	1.5/unit including 1 covered for studios and one-bedroom units: 2/unit including 1 covered for units with two bedrooms or more.	
Guest Parking	4-10 units: 1 space More than 10 units: 1 space plus 20% total number of units.	
Residential Care, Limited	1 per 3 beds.	
Single-Family Residential	2 enclosed spaces/unit. A 20-foot-wide by 19 foot deep 2-car garage is required in all districts not subject to an overlay district, except on designated historic sites.  Garage space for 3 cars is required for all new single-family residential units in excess of 2,500 sq. ft. Garage spaces must be a minimum size of 10 feet wide by 19 feet deep and shall meet the provisions of Section 3110. The 3rd garage space may be provided in a tandem configuration.	
Airports	As specified by use permit.	
Cemeteries	As specified by use permit.	

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LPCA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED  
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Clubs and Lodges	1 per 100 sq. ft. used for assembly purposes.	3
Cultural Facilities	1 per 300 sq. ft. gross floor area.	3
Day Care, General	1 per 7 persons based on maximum occupancy load.	
Government Offices	1 per 300 sq. ft. gross floor area.	2
Heliports	As specified by use permit.	
Hospitals	1 per 1 bed.	3
Maintenance and Service Facilities	1 per 500 sq. ft.	1
Park and Recreation Facilities	As specified by master plan or use permit.	
Public Safety Facilities	As specified by use permit.	3
Religious Assembly	1 per each 4 seats or 1 per each 40 sq. ft. of non-fixed seating area. Ancillary uses, such as office, daycare, and schools/ study areas, must provide additional parking based on sq. ft.	3
Residential Care, General	1 per 3 beds; plus additional specified by use permit.	3
Schools, Public or Public	As specified by use permit.	1

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Utilities, Major	As specified by use permit.	1
------------------	-----------------------------	---

**OFF STREET PARKING AND LOADING SPACES REQUIRED  
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group
Adult Businesses	1 per 250 sq. ft.	1
Ambulance Services	1 per 500 sq. ft.; plus 2 storage spaces.	1
Animal Sales and Services:		
Animal Boarding	1 per 400 sq. ft.	1
Animal Grooming	1 per 400 sq. ft.	1
Animal Hospitals	1 per 400 sq. ft.	1
Animals, Retail Sales	1 per 250 sq. ft.	1
Artists' Studios	1 per 1,000 sq. ft.	
Banks and Savings & Loans:	1 per 250 sq. ft.	2
With Drive-Up Service	Queue space for 5 cars per teller	
Building Materials and Services	1 per 1,000 sq. ft. of lot area of lot area.	1
Catering Services	1 per 400 sq. ft.	1
Bowling Alleys	3 per alley, plus 1 per 250 sq. ft. of public assembly and retail areas.	1

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED**  
**INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Card Rooms	1 space per chair, plus additional spaces for ancillary uses, as required by this article.	1
Arcades and Game Centers	1 per 400 sq. ft.	
Skating Rinks	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 250 sq. ft. floor area not used for seating.	1
Tennis and Racquetball Clubs	4 per court.	1
Theaters	1 per 4 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats.	1
Other Commercial Recreation and Entertainment	As specified by the City Planner.	
Communications Facilities	1 per 500 sq. ft.	2
Food and Beverage Kiosk	1 per 100 sq. ft. of gross area; plus queue space for 5 cars for drive-up service measured from menu board.	
Food and Beverage Sales	1 per 200 sq. ft.	1
Funeral and Interment Services	1 per 35 sq. ft. of seating area.	1

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)



Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED  
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Horticulture, Limited	1 per 2 acres.	
Laboratories	1 per 500 sq. ft.	1
Maintenance and Repair Services	1 per 500 sq. ft.	1
Marinas	0.8 per berth.	1
Marine Sales and Service	1 per 350 sq. ft.	
Nurseries	1 per 1,000 sq. ft. lot area for first 10,000 sq. ft.; 1 per 5,000 sq. ft. thereafter, plus 1 per 250 sq. ft. gross floor area.	
Offices, Business and Professional	1 per 300 sq. ft.	2
Offices, Medical and Dental	1 per 200 sq. ft.	2
Pawn Shops	1 per 250 sq. ft.	1
Personal Improvement Services:	1 per 250 sq. ft.	
Dance or Music Studio	1 per 600 sq. ft.	
Personal Services	1 per 250 sq. ft.	1
Research and Development Services	1 per 400 sq. ft.	

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED  
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Dance or Music Studio	1 per 600 sq. ft.	
Personal Services	1 per 250 sq. ft.	1
Research and Development Services	1 per 400 sq. ft.	
Restaurants Full Service	1 per 50 sq. ft. of seating area	
With Live Entertainment	1 per 35 sq. ft. seating area; plus 1 per 35 sq. ft. of dance floor.	1
Restaurant Fast Food	1 per 50 sq. ft. of seating area.	
Restaurants with Drive-thru or Drive-up	1 per 100 sq. ft. gross area; plus queue for 5 cars for drive-up service measured from menu board.	
Retail Sales Not	1 per 200 sq. ft.	1
Listed Under Another Use Classification	for less than 5,000 sq. ft.; 1 per 250 sq. ft. over 5,000 sq. ft.	
Automobile Washing	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for 5 cars per washing station.	
Service Stations	1 per 2,500 sq. ft. lot area; plus 1 per 600 sq. ft. of service bay and storage area.	

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

Exhibit A

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED  
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off Street Parking Spaces: Schedule A	Off Street Loading Spaces: Schedule B Group Number
Vehicle/Equipment Repair	1 per 300 sq. ft.	1
Vehicle/Equipment Sales and Rentals	1 per 1,000 sq. ft. lot area.	1
Vehicle Storage	1 per 500 sq. ft.	
Visitor Accommodations:		
Bed and Breakfast Inns	1 per guest room; plus 2 spaces.	
Hotels, Motels and Time Share Facilities	1.2 per guest room; plus 1 per 50 sq. ft. banquet seating area.	1
SRO Hotels	0.2 per room.	1
Warehousing and Storage, Limited	1 per 2,000 sq. ft.	
Industry, Custom and General	1 per 1,000 sq. ft.	1
Industry, Limited	1 per 750 sq. ft.	1
Industry, Research and Development	1 per 500 sq. ft.	1
Wholesaling, Distribution and Storage	1 per 1,500 sq. ft.	1

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

## CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**SCHEDULE B: LOADING SPACES REQUIRED**

Gross Floor Area (sq. ft.)	Number of Spaces Required	
	10' x 20' x 10' Vert. Clearance	12' x 35' x 14' Vert. Clearance
<u>Use Classification Group 1</u>		
0 to 3,000		
3,001 to 15,000		1
15,001 to 50,000		2
50,001 and over		3
<u>Use Classification Group 2</u>		
0 to 10,000	1	
10,001 to 20,000		1
20,001 and over	1	1
<u>Use Classification Group 3</u>		
0 to 30,000		1
30,001 to 100,000		2
100,000 and over		3

**3104 Collective Provision of Parking**

Notwithstanding the provisions of Section 3102 (E), a use permit may be approved for collective provision of parking serving more than one use or site and located in a district in which parking for the uses served is a permitted or conditional use. A use permit for collective off-street parking may reduce the total number of spaces required by this article if the following findings are made:

- A. The spaces to be provided will be available as long as the uses requiring the spaces are in operation; and
- B. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided.

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

The maximum allowable reduction in the number of spaces to be provided shall not exceed 20 percent of the sum of the number required for each use served.

An applicant for a use permit for collective parking may be required to submit survey data substantiating a request for reduced parking requirements. A use permit for collective parking shall describe the limits of any area subject to reduced parking requirements and the reduction applicable to each use.

Within the Coastal Zone, the Planning Commission may, upon application of a Conditional Use Permit by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

(a) Up to fifty (50) percent of the parking facilities required by this Article for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use and vice versa, provided such reciprocal parking areas shall be subject to conditions set forth in paragraph (b) below.

Typical daytime uses include but are not limited to the following: banks, business offices, retail stores, personal service shops, clothing, repair or service shops, manufacturing or wholesale buildings and similar uses. Typical nighttime and/or Sunday uses include but are not limited to the following: auditoriums incidental to a public or parochial school, churches, dance halls, theaters and bars.

(b) Conditions required for joint use:

(1) The building or use for which application is being made to utilize the existing off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such parking facility.

(2) The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

(3) Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this Ordinance, shall be recorded in the office of the County Recorder and copies thereof filed with the City Clerk and Planning Division.

**3105 Reduced Parking for Other Uses**

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

## Exhibit A

### CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 3103, provided that the following findings are made:

- A. The parking demand will be less than the requirement in Schedule A or B; and
- B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the Planning Commission or Community Development Commission, as the case may be, shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

Projects exceeding base density allowances that reserve units for low and moderate-income households in accordance with Municipal Code Chapter 14C.7 are eligible for the following concessions to the parking standards specified in the scheduled in Section 3103:

One (1.0) parking space per market-rate studio and one-bedroom unit;

1.5 parking spaces per market-rate unit exceeding one bedroom;

0.5 parking space per inclusionary studio unit;

One (1.0) parking space per inclusionary one-bedroom unit;

1.25 parking spaces per inclusionary two-bedroom unit;

1.5 parking spaces per inclusionary unit exceeding two bedrooms.

***This concession does not preclude the discretionary review process, as required by the Oceanside certified LCP, through which project approval may be contingent upon current public parking reserves, current off-street parking usage, or other consideration that may have the effect of requiring additional parking. For development in the coastal zone, any reduction in parking standards shall be consistent with all public access policies, including but not limited to, public access and recreation, visitor serving facilities, and beach parking.***

#### 3106 Parking In-Lieu Payments

Within the D District and designated parking districts established by the City Council and shown on the zoning map, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use. The City shall not be obligated to provide more than 20 spaces, and then only with the express approval of the City Council.

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LPCA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.

**3107 Parking Spaces for the Handicapped**

All parking facilities shall comply with the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71) and with the sign requirements of the California Vehicle Code, Section 22507.8.

Recreation facilities in Mobile Home Parks and Mobile Home Subdivisions shall designate within their parking areas handicapped spaces at a ratio of one handicapped space for every 10 standard spaces provided.

**3108 Bicycle Parking**

A. Where Required. Bicycle parking spaces shall be provided as required by this section; the provisions of Section 3102 shall apply.

B. Number Required.

1. Public and Semipublic Use Classifications: as specified by use permit.
2. Commercial and Industrial Use Classifications: 5 percent of the requirement for automobile parking spaces, except for the following classifications, which are exempt:

- a. Ambulance Services;
- b. Animal Boarding;
- c. Animal Grooming;
- d. Catering Services;
- e. Commercial Filming;
- f. Horticulture, Limited;
- g. Funeral and Internment Services;
- h. Swap Meets, Recurring;
- i. Vehicle/Equipment Sales and Services  
(all classifications).

C. Design Requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided 6-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket.

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

# Exhibit A

## CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

### 3109 Parking Space Dimensions

Required parking spaces shall have the following minimum interior dimensions:

<u>Use</u>	<u>Type of Space</u>	<u>Large Car (ft.)</u>	<u>Small Car (ft.)</u>
Residential	In separate garage or covered parking structure housing 6 or fewer cars, or with door at rear of each space	9.0x19 deep	9.0x19 deep
Residential	In garage or covered parking Structure housing more than 6 cars with access via aisle	8.5x18 deep	7.5x15 deep
Nonresidential	Angle spaces	8.5x18 deep	7.5x15 deep
All	Parallel spaces	8.0x22 deep	8.0x22 deep

### 3110 Application of Dimensional Requirements

- A. In General. All required spaces shall be large-car spaces. However, spaces provided in addition to the number required may be small-car spaces.
- B. Relation to Aisles.
  1. Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side.
  2. At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle shall extend 2 feet beyond the required width of the parking space.
- C. Vertical Clearance. Vertical clearance for parking spaces shall be 7 feet, except that an entrance may be 6.67 feet and the front 5 feet of a parking space serving a residential use may be 4.5 feet.
- D. Wheel Stops. All spaces shall have wheel stops 2.5 feet from a fence, wall, or walkway. When a parking space abuts a landscaped planter, the front two feet of the required length for a parking space may overhang the planter if the planter area is increased in depth by 2 feet (See Section 3019.E.6).

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)



## Exhibit A

### CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

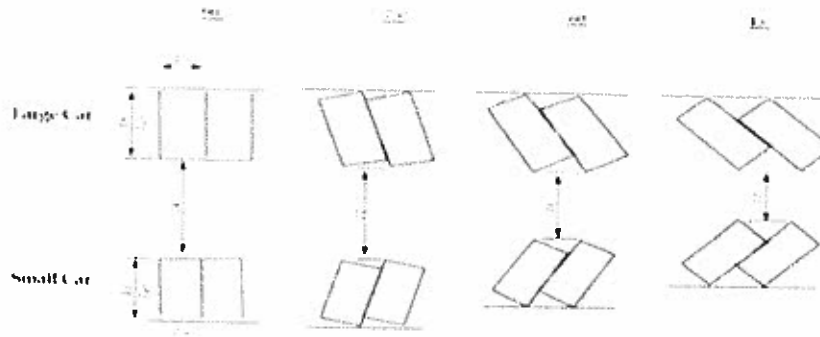
#### 3111 Aisle Dimensions

Aisle widths adjoining parking spaces shall be as follows (See Diagram 3111):

##### Minimum One-way Aisle Width for Specified Parking Angle (ft.)

Angle	90°	75°	60°	45° or less
Aisle Width (ft.)	24	23	16	12

The minimum two-way aisle width shall be 24 feet in all cases.



#### 3112 Specific Parking Area Design

Where an applicant can demonstrate to the satisfaction of the City Planner that variations on the dimensions otherwise required by this article, a specific parking area design may be approved under the following limitations:

- The area affected by the specific design shall be for parking by persons employed on the site only. Visitor parking stalls shall meet the dimensions required.
- The surface area available for parking shall not be less than would be required to accommodate the minimum required number of stalls for large and small cars.

#### 3113 Parking Access from Street

**\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.**  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

**\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)**

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Access to parking spaces shall not require backing across a property line or into the public right-of-way. An alley may be used as maneuvering space for access to off-street parking.

Residential development proposals on lots or parcels with alley access shall be designed such that all on-site parking shall be accessed by way of the abutting alley. Residential development proposals on lots or parcels with multiple street frontages shall be designed such that all on-site parking shall be accessed by way of the minor street frontage. No more than one driveway shall be permitted for any residential lot or parcel unless otherwise approved by the Planning Commission, or Community Development Commission, as the case may be or City Council.

All spaces in a parking facility shall be made accessible without re-entering a public right-of-way unless it is physically impossible to provide for such access.

**3114 Driveway Widths and Clearances**

Driveways shall have the following minimum widths at the property line, plus a minimum of 1-foot additional clearance on each side of a vertical obstruction exceeding 0.5 foot in height.

A.	Serving a residential use	1 dwelling unit or 2 dwelling	8 ft. 1-way
		Units within 150 ft. of street	16 ft. 2-way
		3 dwelling units or 2 dwelling	12 ft. 1-way
		Units more than 150 ft. of street	20 ft. 2-way
B.	Serving a nonresidential use:	More than 3 dwelling units	12 ft. 1-way
		Up to 9 dwelling units	24 ft. 2-way
		More than 9 dwelling units	Private Street
			14 ft. 1-way
			27 ft. 2-way

The City Planner and the City Engineer may require driveways in excess of the above widths where unusual traffic, grade or site conditions prevail. The City Planner and the City Engineer also may require driveways to be constructed with full curb returns and handicapped ramps as opposed to simple curb depression.

**3115 Driveways; Visibility**

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

---

substantially the same as and compatible with the primary structures.

**3120 Additional Design Standards for Parking Lots and Structures**

Parking lots shall have paving, drainage, wheel stops, lighting, space marking, directional signs, ramp grades, litter collection containers, fire equipment, and queuing space for drive-in facilities or ticket dispensing booths or machines, which shall be subject to approval of the City Planner.

**3121 Location and Design of Off-Street Loading Spaces**

Required spaces shall not be within a building, but shall be on the site of the use served. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the City Planner and City Engineer. A required loading space shall be accessible without backing a truck across a property line or street right-of-way unless the City Planner and City Engineer determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required yard.

A loading area visible from a street or adjacent property shall be screened on three sides by a fence, wall, or hedge at least 6 feet in height.

**3122 Bus Turnouts and Shelters**

Bus turnouts and shelters shall be provided in residential, commercial, and industrial developments on secondary arterial streets and above, where and when appropriate, as determined by the City Planner and the City Engineer.

---

\*Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only. California Coastal Commission certification of a LPCA for coastal zone properties is currently pending.

\*\*Bold/underlined/italic text indicates proposed text amendments to reinsert language previously adopted by City Council and certified by the California Coastal Commission (ZA21-00004/LCPA20-00007)

## Chapter 14C INCLUSIONARY HOUSING<sup>1</sup>

### Sec. 14C.1. Intent.

*Housing requirements for low and moderate-income households in residential projects.* It is the intent of this chapter to establish requirements for the reservation of housing units for low and moderate-income households in residential projects requiring development plans.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

### Sec. 14C.2. Applicability.

The provisions of this chapter shall apply to all residential projects of three (3) or more units including, without limitation, condominium conversions and time extensions of development plan approval for previously approved residential projects.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 92-05, § 1, 1-29-92; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 00-278-1, 5-10-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

### Sec. 14C.3. Reserved.

#### ~~Section 14C.3 — Exemptions.~~

~~(a) Any project located within the boundaries of the redevelopment project area shall be exempt from the provisions of this chapter.~~

*Editor's note(s)—Ord. No. 19-OR0594-1, § 1, adopted September 11, 2019, repealed § 14C.3, which pertained to inclusionary housing exemptions and derived from Ord. No. 91-49, § 2, adopted October 23, 1991; Ord. No. 00-241-1, § 1, adopted April 12, 2000; Ord. No. 13-OR0083-1, § 1(Exh. A), adopted January 30, 2013.*

### Sec. 14C.4. Definitions.

*Affordable.* For the purposes of this chapter, the term "affordable" shall refer to the affordable sales price of a home within the City of Oceanside. The affordable sales price will be calculated based on the following variables:

- a. The area median income for San Diego County based upon a three-bedroom unit and household size of four (4).

---

<sup>1</sup>Editor's note(s)—Ord. No. 91-49, § 1, adopted Oct. 23, 1991, repealed former Ch. 14C which pertained to similar provisions and derived from Ord. No. 82-49, § 1, adopted Dec. 15, 1989; and Ord. No. 83-02, § 1, adopted Feb. 9, 1983. Subsequently, Ord. No. 00-241-1, adopted April 12, 2000, repealed Ch. 14C in its entirety and substituted therefore a new chapter 14C to read as herein set out.

- b. The current annual percentage rate for a conventional residential mortgage.
- c. A total housing cost threshold that does not exceed thirty-three (33) percent of the monthly gross income of a household.

*Area median income.* The median household income of San Diego County or equivalent geographic area as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such HUD determinations of area median income are discontinued, the area median income shall be that median household income as established and published by the State of California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

*Base density.* The lowest end of the density range established for residential development within a particular zoning district. The base density is considered the appropriate density for development within each residential land use designation as established by the land use element of the City of Oceanside General Plan.

*Household.* A person or persons living together in the same residence.

*HUD.* The United States Department of Housing and Urban Development.

*Low and moderate-income household.* A person or persons living together as a household unit whose combined incomes do not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household.

*Low-income household.* A person or persons living together as a household unit whose combined incomes do not exceed eighty (80) percent of the median income for San Diego County for an equivalent size household.

*Moderate-income household.* A person or persons living together as a household unit whose combined income exceeds eighty (80) percent but does not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household.

*Net building area.* The aggregate gross floor area of all of the unrestricted dwelling units within a development excluding (i) areas outside the dwelling unit's habitable space such as garages, carports, parking areas, porches, patios, and open space, and (ii) common areas such as lobbies, common hallways, stairways, elevators and equipment spaces.

*Reserved unit.* A residential dwelling unit deed restricted for occupancy by a low or moderate-income household pursuant to the requirement of this chapter.

*Residential project.* Any new construction of dwelling units or condominium conversion.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 11-OR0543-1, § 1, 7-5-2011; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013; Ord. No. 20-OR0563-1, § 1, 9-9-2020)

## **Sec. 14C.5. Reservation requirements.**

### **(a) *Reservation of for-sale units.***

- (1) No development plan for a for-sale residential project of three (3) or more units subject to this chapter shall be approved in any area of the city unless at least ten (10) percent of such housing units are reserved for sale to low and moderate income households or reserved as rental units for low-income households.
- (2) *Calculation of reservation requirement.* The calculation of the number of housing units to be reserved shall be made utilizing the total number of housing units in the development prior to including any increase in the allowable number of such housing units authorized by any density bonus granted pursuant to Government Code Section 65915 et seq.

If the calculation of the number of housing units to be reserved results in a fraction of a whole number, the developer may either reserve one (1) additional housing unit or pay a partial in-lieu fee equal to the remaining fraction. The amount of the in-lieu fee shall be determined according to section 14C.6(b).

For projects that exceed base density allowances and involve between ten (10) and nineteen (19) units at base density, fractional reserved unit requirements of less than 0.75 shall be rounded down. For projects that exceed base density allowances and involve twenty (20) or more units at base density, fractional reserved unit requirements of 0.50 and above shall be rounded up to the next whole number.

- (3) *Timing for construction of reserved units.* The reserved units shall be constructed either prior to or simultaneously with the non-reserved units within the development. If the development is being constructed in phases, the percentage of reserved units to be constructed in each phase shall be equivalent to ten (10) percent of the total number of units being constructed in that phase.
- (4) *Sales price.* The initial sales price and resale sales price of reserved units shall be limited to ensure that the price is affordable within the definition contained in section 14C.4.
- (5) *Sales restriction.* Reserved units shall be sold or resold only to eligible low or moderate-income households. The city shall determine the eligibility of such households.

A deed restriction, covenant, and/or other instrument enforceable by the city and approved by the city attorney and director of housing and neighborhood services, limiting the resale of such units to eligible low or moderate-income households shall be recorded against the title of all reserved units at affordable prices as described in subsection (4) immediately above. The duration of such resale restrictions shall be a minimum of fifty-five (55) years.

- (6) *Rental restriction.* The requirements indicated in section 14C.5(b)(4) shall apply if rental housing is provided as the reserved units.

(b) *Reservation of rental units.*

- (1) No rental residential project subject to this chapter (including time extensions) shall be permitted unless at least ten (10) percent of such housing units are reserved for low-income households.
- (2) *Calculation of reservation requirement.* The provisions of section 14C.5(a)(2) shall apply to the calculation of the number of housing units to be reserved in any rental housing development.
- (3) *Design and construction of reserved units.* The design and exterior appearance of the reserved units shall be compatible with and substantially the same as the non-reserved units within the development and shall contain proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.
- (4) *Rental restriction.* The rent to be charged for a reserved housing unit shall be so limited as to be affordable within the definition of section 14C.4. A deed of restriction, covenant, and/or other instrument enforceable by the city and approved by the city attorney and director of housing and neighborhood services shall be recorded against the title of the property within which the reserved units are located, limiting the rental of the reserved units as described immediately above. This rent restriction shall be in effect for a minimum of fifty-five (55) years. Additionally, the property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 92-05, § 2, 1-29-92; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 11-OR0543-1, § 1, 7-5-2011; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013; Ord. No. 20-OR0563-1, § 2, 9-9-2020)

**Sec. 14C.6. In-lieu fee alternative.**

- (a) As an alternative to reserving units as required in section 14C.5, projects that conform to the base density allowance for the applicable zone may pay a fee in-lieu of reservation in an amount according to the formula set forth in subsection (b), below, sufficient to subsidize the price of a median sales price home in Oceanside to the extent that it brings the sales price of such a home into the affordable range for a moderate income household.
- (b) The amount of the in-lieu fee for each required inclusionary unit shall be determined by the neighborhood services director at the time of issuance of building permits for the first residential units in a development project subject to this chapter. The developer may request a deferral of this fee prior to the issuance of a certificate of occupancy for the unit, in accordance with section 32B.7(e) of the City Code. The fee amount will be adjusted annually on July 1 of each year based on the sales price data and the affordable housing cost calculations per section 14C.4 of this chapter for the preceding calendar year. The fee will be calculated based upon the following methodology:
  - (1) The affordability gap per inclusionary unit is equal to the difference between the median sales price and the affordable sales price.
  - (2) To derive the affordable gap per market rate unit, the affordability gap per inclusionary unit will be multiplied times the ten-percent inclusionary housing obligation.
  - (3) The resulting affordability gap per market rate unit will be divided by the average square footage of residential units sold during the preceding calendar year.
  - (4) The result of the in-lieu fee calculation represents the fee that will be charged per square foot of the net building area in new residential development.
- (c) For projects that exceed the base density allowance for the applicable zone and involve ten (10) or more units at base density, units achieved above the base density allowance shall be subject to a fee in-lieu of reservation in an amount determined by the city council. Said fee shall not exceed the cost of subsidizing the price of a median sales price home in Oceanside to the extent that it brings the sales price of such a home into the affordable range for a low income household. Projects that exceed the base density allowance shall be afforded additional options for meeting the requirements of this chapter, as specified in section 14C.7(f). Projects that exceed the base density allowance within the RS, RM, R-3, RH, and R-T zoning districts and elect to meet the requirements of this chapter through the on-site or off-site reservation of units as enumerated in section 14C.7 shall be eligible for concessions to certain development standards as specified under applicable zoning provisions.
- (d) All in-lieu fees collected hereunder shall be used by the city exclusively to provide housing opportunities for low or moderate-income households anywhere within the city. All in-lieu fees shall be held in a separate account with interest accruing to said account. All funds in the account shall be spent in any manner authorized by law as the city council deems appropriate solely to provide housing opportunities for low or moderate-income households. For the purposes of this subsection, the term "provide housing opportunities for low or moderate-income households" means any expenditure authorized by law which directly or indirectly makes housing units affordable to low or moderate-income households.
- (e) If a residential project, subject to this chapter, is required to provide replacement housing pursuant to Government Code Section 65590, then the number of units required to be reserved for low or moderate-income households shall be the larger of the number of units required under Government Code Section 65590 or this chapter. The requirements for inclusionary housing under this chapter shall not be additive to the requirements for replacement housing under Government Code Section 65590. The provisions of this chapter shall not apply to units provided pursuant to an ordinance adopted as required by Section 65915 of the Government Code.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 11-OR0543-1, § 1, 7-5-2011; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013; Ord. No. 20-OR0563-1, §§ 3,4, 9-9-2020)

#### **Sec. 14C.7. Options for providing reserved units.**

- (a) *On-site reservation.* The required number of reserved units may be provided on the site of the subject development. In this case, the design and exterior appearance of the reserved units shall be compatible with and substantially the same as the non-reserved units within the development and shall contain proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.
- (b) *Off-site provision of "for-sale" reserved units.* If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the city, then the reserved units may be provided as "for-sale" units at another site within the city limits of Oceanside conforming with the requirements of section 14C.5.
- (c) *Off-site provision of rental reserved units.* If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the city, then the reserved units may be provided as rental units at another site within the city limits of Oceanside, excluding low-income impacted census tracts (i.e., census tracts 181, 182 (excluding blockgroup 3), 184, 186.03). Such reserved units must comply with the requirements of section 14C.5(b).
- (d) *Joint venture off-site provision of rental reserved units.* Provided all participating applicants can meet the "non-feasibility" test mentioned above, off-site rental projects may provide the reserved units for multiple applicants.
- (e) *Reserved unit credits.* If an applicant provides newly constructed units to meet the requirements for provision of reserved units pursuant to this chapter, and such new units exceed the number of reserved units required by this chapter, then the "excess" units may be used to meet the reserved unit requirements for another applicant. Any sale of "reserved unit credits" shall be an entirely civil transition with no regulation by the city (i.e., reserved unit credits may be sold for "what the market will bear"). Applicants who propose to meet their reserved unit requirement by purchasing reserved unit credits in another project must be able to meet the "non-feasibility" test for on-site provision. All reserved units credits must be deed restricted to comply with the requirements of section 14C.5(b).
- (f) Projects that exceed the base density allowance for the applicable zone and provide reserved units without the option of payment of a fee in-lieu of reservations shall be eligible for the options for providing reserved units specified in section 14C.7(a) through (e), without the obligation to demonstrate that on-site provision of reserved units is infeasible. Projects that exceed the base density allowance for the applicable zone shall have the option of providing reserved units by the following additional means:
  - (1) The purchase, rehabilitation, and reservation of existing market rate units, with the obligation to render these units consistent with current building and safety standards prior to recordation of affordability covenants;
  - (2) The donation of land of adequate size and under appropriate zoning to accommodate the required number of reserved units, with the city maintaining sole discretion to approve such donation, pursuant to a legally binding agreement;
  - (3) Purchase of reserved unit credits in another project, without the obligation to demonstrate the non-feasibility of on-site provision, with the city maintaining sole discretion to approve such purchase, pursuant to a legally binding agreement.



(Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

**Sec. 14C.8. Periodic review.**

Annually, the city council shall review the status of compliance with this chapter, and the degree to which reserved units provided and fees collected pursuant to this chapter are addressing the shortfall of affordable housing units. Not later than five (5) years after the effective date of this chapter, the city council shall consider a report by the city manager reviewing the reservation requirement and fee formula established to implement the provisions of this chapter to determine whether any adjustments in the reservation requirement or fee formula are warranted.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

**Sec. 14C.9. Administration.**

- (a) The provisions of this chapter shall be administered by the director of housing and neighborhood services of the City of Oceanside under the direction of the city manager.
- (b) The city council may adopt by resolution rules and regulations for the implementation of this chapter.
- (c) A developer and/or subsequent purchaser of a reserved unit shall be required to pay such fee as may be established by resolution of the city council to recover the cost to the city of administration of the provisions of this chapter.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

**Sec. 14C.10. Building permit.**

No building permit shall be issued for any residential project subject to this chapter unless the director of housing and neighborhood services has certified that the proposed development has complied with or is otherwise exempt from the provisions of this chapter.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 13-OR0083-1, § 1(Exh. A), 1-30-2013)

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



Date: December 2, 2021

To: COMMISSIONERS AND INTERESTED PERSONS

From: JOHN AINSWORTH, EXECUTIVE DIRECTOR

Subject: **EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of San Diego , certifying the City's Local Coastal Program Amendment No. LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan), is adequate to effectively certify its local coastal program (for Commission review at its meeting of December 17, 2021)

---

## BACKGROUND

At its April 16, 2021 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego Local Coastal Program Amendment LCP-6-SAN-19-0165-3, amending both the Pacific Beach Land Use Plan and Land Development Code to insert the Balboa Avenue Station Specific Plan into the certified LCP to regulate future development of the land adjacent to the new Balboa Avenue trolley station. By its action adopting Resolution No. 313753 on October 29, 2021, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed strengthening policy requirements, adding policies protecting overnight visitor accommodations, requiring development impact fees to fund a shuttle, and prohibiting non-visitor serving commercial uses on designated parcels. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of San Diego is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13544 of the Commission's Code of Regulations then requires this determination be reported to the Commission.

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



December 20, 2021

Mayor Todd Gloria  
City of San Diego  
202 C St, 11<sup>th</sup> Floor  
San Diego, CA 92101

Re: Certification of the City of San Diego Local Coastal Program Amendment No. LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)

Dear Mayor Gloria:

The California Coastal Commission has reviewed the City's Resolution No. 313753 together with the Commission's action of April 16, 2021 certifying City of San Diego Local Coastal Program Amendment No. LCP-6-SAN-19-0165-3 pertaining to the Balboa Avenue Station Specific Plan. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and this determination was reported to the Commission at its meeting of December 17, 2021.

By its action on October 29, 2021, the City has formally acknowledged and accepted the Commission's certification of the subject Local Coastal Program Amendment including all suggested modifications. The modifications addressed strengthening policy requirements, adding policies protecting overnight visitor accommodations, requiring development impact fees to fund a shuttle, and prohibiting non-visitor serving commercial uses on designated parcels. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth  
Executive Director

RESOLUTION NUMBER R- **313753**DATE OF FINAL PASSAGE **OCT 29 2021**

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING CALIFORNIA COASTAL  
COMMISSION SUGGESTED MODIFICATIONS TO THE  
BALBOA AVENUE STATION AREA SPECIFIC PLAN AND  
LOCAL COASTAL PROGRAM.

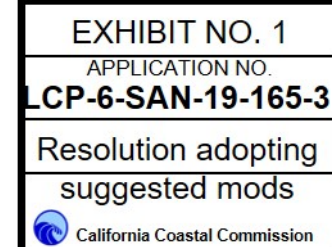
WHEREAS, on August 1, 2019, the San Diego City Council (City Council) held a public hearing for the purpose of considering adoption of the Balboa Avenue Station Area Specific Plan and Local Coastal Program; and

WHEREAS, on September 10, 2019, the City Council adopted and recommended certification to the California Coastal Commission of the Balboa Avenue Station Area Specific Plan and Local Coastal program; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on April 16, 2021, the California Coastal Commission approved the Balboa Avenue Station Specific Plan and Local Coastal Program Update with suggested modifications that address strengthening policy language requirements, adding policies protecting overnight visitor accommodations, requiring the imposition of development impact fees to fund a shuttle, and prohibiting non-visitor serving commercial uses on designated parcel; and

WHEREAS, on May 3, 2021, the California Coastal Commission transmitted, in writing, to the City of San Diego, the suggested modifications for adoption by the City Council; and



WHEREAS, on October 19, 2021, the City Council considered the California Coastal Commission suggested modifications and the de minimis revisions identified by City staff;  
NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. The City Council approves the California Coastal Commission suggested modifications to the Council-adopted Balboa Avenue Station Area Specific Plan and Local Coastal Program.
2. The City Council adopts amendments to the Balboa Avenue Station Area Specific Plan and Local Coastal Program that implement the comprehensive update thereto, and that it adopts corresponding amendments to the General Plan, with a copy of said update being on file in the office of the City Clerk as Document No. RR- **313753**.
3. That after adoption, the Mayor or his designee is authorized to submit this resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

BE IT FURTHER RESOLVED, that this Resolution shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Lauren N. Hendrickson  
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
September 28, 2021  
October 15, 2021 COR. COPY  
Or.Dept: DSD  
Doc. No.: 2771826

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of OCT 19 2021.

ELIZABETH S. MALAND  
City Clerk

By Connie Patterson  
Deputy City Clerk

Approved: 10/29/21  
(date)

Todd Gloria  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on OCT 19 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 29 2021.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 313753