

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
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Th9b

LCP-6-OCN-20-0091-4 (Inclusionary Housing Ordinance Revisions)

June 10, 2021

EXHIBITS

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1 WHEREAS, the City Council finds that the Local Coastal Program Amendment
2 (LCPA20-00007) conforms with and is adequate to carry out the land use plan of the Local
3 Coastal Program.

4 NOW, THEREFORE, the Oceanside City Council of the City of Oceanside DOES
5 RESOLVE as follows:

- 6
- 7 1. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby
8 certifies that the Local Coastal Program Amendment (LCPA20-00007) is intended to be
9 carried out in a manner fully in conformity with the Coastal Act and said LCPA is
10 hereby adopted.
 - 11 2. Pursuant to the California Environmental Quality Act of 1970, and the State Guidelines
12 thereto amended to date, a Notice of Exemption has been issued for the project by the
13 Resource Officer for the City of Oceanside.
 - 14 3. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this
15 amendment shall take effect upon Coastal Commission approval.
 - 16 4. Notice is hereby given that the time within which judicial review must be sought on the
17 decision is governed by Public Resources Code §30801.

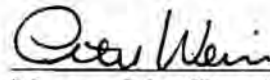
18 PASSED AND ADOPTED by the Oceanside City Council on this 19th day of August,
19 2020, by the following vote:

20 AYES: WEISS, FELLER, KEIM, RODRIGUEZ, SANCHEZ

21 NAYS: NONE

22 ABSENT: NONE

23 ABSTAIN: NONE

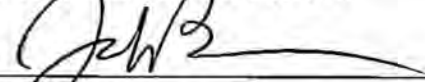
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26 _____
27 Mayor of the City of Oceanside

27 ATTEST:

28 

City Clerk

APPROVED AS TO FORM:



City Attorney

ORDINANCE NO. 20-OR0563-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING CHAPTER 14C OF THE OCEANSIDE CITY CODE REGARDING INCLUSIONARY HOUSING BY THE ADDITION OF SUBSECTION 14C.5(b) AND THE AMENDMENT OF SUBSECTIONS 14C.4 and 14C.6(b)

WHEREAS, Chapter 14C of the Oceanside City Code contains requirements for affordable housing units to be included in residential developments of three or more units;

WHEREAS, City Code Section 14C.5(b), regarding the applicability of inclusionary housing requirements to rental residential projects, was deleted in 2011 by Ordinance No. 11-OR0543-1, due to a 2009 California Court of Appeal decision interpreting the Costa-Hawkins Rental Housing Act to prevent local agencies from imposing inclusionary housing requirements on private rental residential developments;

WHEREAS, by the adoption of AB 1505 in 2017, the California state legislature reaffirmed local agencies' authority to apply inclusionary housing requirements to private rental residential projects; and


WHEREAS, the City Council desires to explicitly reinstate the provisions of the inclusionary housing program as applied to rental residential projects.

NOW, THEREFORE, the City Council of the City of Oceanside does ordain as follows:

SECTION 1. Subsection 14C.4 – Definitions – of Chapter 14C of the Oceanside City Code is hereby amended to add the following definition of “net building area”:

“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.”

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EXHIBIT NO. 2
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1 SECTION 2. Subsection 14C.5(b) is hereby added to Chapter 14C of the Oceanside City
2 Code as follows:

3 “(b) Reservation of rental units.

4 “(1) No rental residential project subject to this chapter (including time
5 extensions) shall be permitted unless at least 10% of such housing units are reserved for
6 low-income households.

7 “(2) Calculation of reservation requirement. The provisions of Section
8 14C.5(a)(2) shall apply to the calculation of the number of housing units to be reserved
9 in any rental housing development.

10 “(3) Design and construction of reserved units. The design and exterior
11 appearance of the reserved units shall be compatible with and substantially the same as
12 the non-reserved units within the development and shall contain proportionately the same
13 or a larger number of bedrooms and square footage per reserved unit as the non-reserved
14 units.

15 “(4) Rental restriction. The rent to be charged for a reserved housing unit shall be
16 so limited as to be affordable within the definition of Section 14C.4. A deed of
17 restriction, covenant, and/or other instrument enforceable by the City and approved by
18 the City Attorney and Director of Housing and Neighborhood Services shall be recorded
19 against the title of the property within which the reserved units are located, limiting the
20 rental of the reserved units as described immediately above. This rent restriction shall be
21 in effect for a minimum of 55 years. Additionally, the property shall be so restricted as to
22 prohibit the conversion of the restricted units for the term of the rent restriction to a
23 condominium, stock cooperative, community apartment, or such other form of ownership
24 which would eliminate the restricted units as rental units.”

25 SECTION 3. The second sentence of Subsection 14C.6(b) of Chapter 14C of the
26 Oceanside City Code is hereby amended to read as follows:

27 “The developer may request a deferral of this fee prior to the issuance of a certificate of
28 occupancy for the unit, in accordance with Section 32B.7(e) of the City Code.”

1 SECTION 4. Subsection 14C.6(b)(4) of Chapter 14C of the Oceanside City Code is
2 hereby amended to read as follows:

3 “(4) The result of the in-lieu fee calculation represents the fee that will be charged per
4 square foot of the net building area in new residential development.”

5 SECTION 5. Severability.

6 If any section, sentence, clause or phrase of this Ordinance is for any reason held to be
7 invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision
8 shall not affect the validity of the remaining portions of this Ordinance. The City Council
9 hereby declares that it would have passed this ordinance and adopted this Ordinance and each
10 section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections,
11 subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

12 SECTION 6. The City Clerk of the City of Oceanside is hereby directed to publish this
13 ordinance, or the title hereof as a summary, pursuant to state statute, once within fifteen (15)
14 days after its passage in the San Diego Union Tribune, North County edition, a newspaper of
15 general circulation published in the City of Oceanside.

16 SECTION 7. This ordinance shall take effect and be in force on the thirtieth (30th) day
17 from and after its final passage for areas outside the Coastal Zone; for areas within the Coastal
18 Zone, this ordinance shall take effect and be in force upon certification by the California
19 Coastal Commission of Local Coastal Program amendment LCPA20-00007.

20 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
21 California, held on the 19th day of August, 2020 and, thereafter,

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of
Oceanside California, held on the 9th day of September, 2020 by the following vote:


AYES: WEISS, FELLER, KEIM, RODRIGUEZ, SANCHEZ

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE


MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

CITY CLERK *ASST. City Clerk*

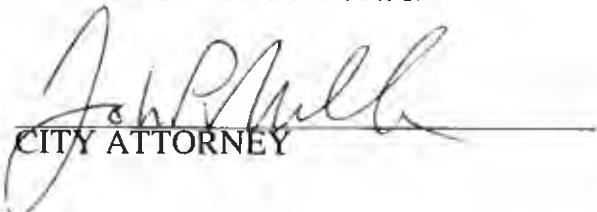
APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A

Chapter 14C - INCLUSIONARY HOUSING¹¹

Footnotes:

--- (1) ---

Editor's note— 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.

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.

Editor's note— 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).
- 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.

EXHIBIT NO. 3

Text Changes
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California Coastal Commission

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-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.

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.

Net building area. The aggregate gross floor area of all of the unrestricted dwelling units within a development excluding areas outside the dwelling unit's habitable space such as garages, carports, parking areas, porches, patios, open space, and excluding 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)

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 10% 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 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)

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 Chapter 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)

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)

ORDINANCE NO. 19-OR0594-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING CHAPTER 14C TO APPLY THE INCLUSIONARY HOUSING PROGRAM TO THE REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council has adopted Ordinance No. 91-49, codified as Chapter 14C of the City Code, establishing requirements for the reservation of housing units for low and moderate income households in residential projects subject to a development plan; and

WHEREAS, Chapter 14C was repealed and readopted through the adoption of Ordinance 00-OR241-1 and later amended again through the adoption of Ordinance 13-OR0083-1; and

WHEREAS, the City incorporates by references and makes the findings included in Ordinances 91-49, 00-OR241-1 and 13-OR0083-1; and

WHEREAS, Section 14C.3.a exempts from the requirements of Chapter 14C, any project located within the boundaries of the redevelopment project area; and

WHEREAS, redevelopment agencies were eliminated effective February 1, 2012 through the adoption of AB IX 26 and AB 1484; and

WHEREAS, as a result of the dissolution of redevelopment agencies, the City of Oceanside no longer receives property tax increment in the Low and Moderate Income Housing Fund which previously was an important source of revenue for the preservation and creation of housing affordable for low and moderate income households. Consequently, the purpose of the exemption in Chapter 14C.3.a no longer applies; and

NOW, THEREFORE, the City Council of the City of Oceanside does ordain as follows:

SECTION 1. Oceanside City Code section 14C.3.a is eliminated in its entirety.

~~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.~~

SECTION 2. The City Clerk of the City of Oceanside is hereby directed to publish this ordinance, or the title hereof, as a summary, pursuant to state statute, once within fifteen (15) days after its passage in a newspaper of general circulation published

EXHIBIT NO. 4

Ordinance No. 19-OR0594-1
Page 1 of 4



LCO-6-OCN-20-0091-4
California Coastal Commission

1 SECTION 3. For properties within the Coastal Zone, this ordinance shall be effective
2 upon certification of Local Coastal Plan Amendment (LCPA19-00006) by the California
3 Coastal Commission. For properties outside of the Coastal Zone, this ordinance shall be
4 effective thirty days after its adoption. Development proposals which are "deemed complete"
5 prior to the effective date of this ordinance shall not be subject to the amended zoning
6 regulations unless new project applications are refiled subsequent to the effective date of the
7 ordinance.

8 SECTION 4. Severability.

9 If any section, sentence, clause or phrase of this Ordinance is for any reason held to be
10 invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision
11 shall not affect the validity of the remaining portions of this Ordinance. The City Council
12 hereby declares that it would have passed this Ordinance and adopted this Ordinance and each
13 section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section,

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1 subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

2 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
3 California, held on the 21st day of August, 2019, and, thereafter,

4 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
5 Oceanside California, held on the 11th day of September, 2019, by the following vote:

6 AYES: WEISS, FELLER, KEIM, RODRIGUEZ, SANCHEZ

7 NAYS: NONE

8 ABSENT: NONE

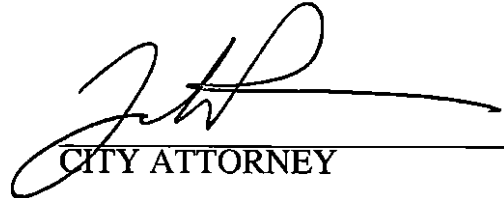
9 ABSTAIN: NONE

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12 MAYOR OF THE CITY OF OCEANSIDE

13 ATTEST:

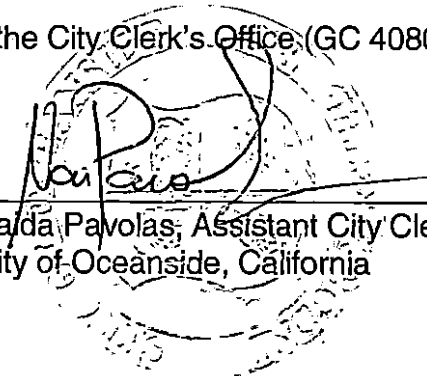
14 APPROVED AS TO FORM:

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16 CITY CLERK

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CITY ATTORNEY

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } §
CITY OF OCEANSIDE }

I, Vaida Pavolas, Assistant City Clerk of the City of Oceanside, do hereby certify that the foregoing is a true and correct copy of *City Ordinance No. 19-OR0594-1 amending Chapter 14C to apply the Inclusionary Housing Program to the Redevelopment Project Area* as duly introduced on August 21, 2019 and adopted on September 11, 2019, a regular meeting, by the City Council of Oceanside. This Ordinance has been published as required pursuant to law and the original is filed in the City Clerk's Office (GC 40806).



Vaida Pavolas, Assistant City Clerk
City of Oceanside, California

Date: September 16, 2019 :