

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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VOICE (619) 767-2370
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Th16a

LCP-6-OCN-25-0029-2 (Downtown Density for 6th Housing Cycle)

February 5, 2026

EXHIBITS

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RESOLUTION NO. 23-R0718-1

A RESOLUTION OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE AMENDING THE IMPLEMENTING DOCUMENT OF THE LOCAL COASTAL PROGRAM BY AMENDING ARTICLE 12 OF THE ZONING ORDINANCE TO ESTABLISH A MAXIMUM DENSITY OF 86 DWELLING UNITS PER ACRE FOR MIXED USE PROJECTS IN THE DOWNTOWN DISTRICT AND REQUESTING CALIFORNIA COASTAL COMMISSION CERTIFICATION OF SAID AMENDMENT

(City of Oceanside –Applicant)

(LCPA22-00002)

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, the City’s adopted and certified LCP is comprised of a Land Use Plan (LUP) and an Implementation Plan (IP) inclusive of zoning ordinances applicable to areas within the coastal zone; and

WHEREAS, the Comprehensive Zoning Ordinance sets forth the purpose, intent, and zoning regulations for properties within the City of Oceanside; and

WHEREAS, certain Articles of said ordinance containing zoning regulations applicable Citywide or limited to coastal zone areas have been certified by the California Coastal Commission (CCC) and included in the IP; and

WHEREAS, subsequent modifications to certified Articles require processing of a Local Coastal Program Amendment (LCPA) and recertification by the CCC, prior to inclusion of the amended text in the LCP; and

WHEREAS, the Planning Division prepared recommended text amendments to Article 12, Section 1232.(D).2 to reinstate a density cap at a proposed 100 dwelling units per acre and Article 12, Section 1234 to establish an enhanced density bonus schedule for very low- income, low-income, and moderate-income dwelling units of the Comprehensive Zoning Ordinance while continuing to rely upon the maximum number of total units allowed under the Redevelopment

Plan (capped at 5,500 dwellings units) for consideration by the City Council
and

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 California Coastal Commission

1 **WHEREAS**, on July 26, 2023, the Downtown Advisory Committee conducted a duly-
2 noticed public meeting and recommended City Council approval of said zoning ordinance text
3 amendment and Local Coastal Program amendment unanimously; and

4 **WHEREAS**, a Notice of Exemption was prepared by the Resource Officer of the City
5 of Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and
6 the State Guidelines; and

7 **WHEREAS**, the City Council/Community Development Commission conducted a duly-
8 noticed public hearing on October 4, 2023; and

9 **WHEREAS**, at the public hearing on October 4, 2023 a motion to approve a reduced
10 density cap of 85 dwelling units per acre and adopt proposed Article 12 Section 1234 of the
11 Zoning Ordinance to establish an enhanced density bonus schedule for very low-income, low-
12 income, and moderate-income dwelling units was made and seconded; and

13 **WHEREAS**, the City Council Voted 2 to 2 (Mayor Sanchez absent) for the reduced
14 density cap of 85 dwelling units per acre and enhanced density bonus schedules motion resulting
15 in no action; and

16 **WHEREAS**, Oceanside City Code Section 2.1.34 requires the City Clerk to place the item
17 for further consideration at the next City Council meeting; and

18 **WHEREAS**, pursuant to Oceanside City Code section 2.1.43(b), the Mayor is authorized
19 to participate in the decision following examining the evidence and listening to a recording of the
20 public testimony so as to have a full understanding of the evidence; and

21 **WHEREAS**, a motion to approve a reduced density cap of 86 dwelling units per acre
22 without enhanced density bonus schedules was made and seconded by the City Council.

23 **WHEREAS**, the City Council Voted 3 to 2 to approve the reduced density cap of 86
24 dwelling units per acre without enhanced density bonus schedules.

25 **WHEREAS**, the City Council/Community Development Commission finds that Zone
26 Amendment (ZA22-00002) and Local Coastal Program Amendment (LCPA22-00002) conform
27 with, and are adequate, to carry out the land use plan of the Local Coastal Program.

28 **NOW, THEREFORE**, the City Council/Community Development Commission of the
City of Oceanside **DOES RESOLVE** as follows:

1. The zoning text amendments to the Comprehensive Zoning Ordinance (ZA22-00002) and the Local Coastal Program Amendment (LCPA22-00002) to establish a maximum density of 86 dwelling units per acre for mixed-use projects in the Downtown District, will not impact public coastal access, water or marine resources, sensitive habitat, visual resources, visitor serving uses, or public facilities.
2. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby certifies that the Local Coastal Program Amendment (LCPA22-00002) is intended to be carried out in a manner fully in conformity with the Coastal Act, and is hereby adopted.
3. Pursuant to the California Environmental Quality Act of 1970, and the State Guidelines thereto amended to date, a Notice of Exemption has been issued for the project by the Resource Officer for the City of Oceanside.
4. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this Local Coastal Plan Amendment shall take effect upon Coastal Commission approval.
5. Notice is hereby given that the time within which judicial review must be sought on the decision is governed by Public Resources Code §30801.

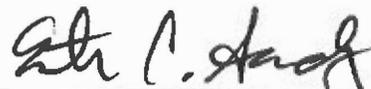
PASSED AND ADOPTED by the Oceanside City Council/Community Development Commission this 18 day of October, 2023, by the following vote:

AYES: Keim, Joyce, Robinson

NAYS: Sanchez, Weiss

ABSENT: None

ABSTAIN: None



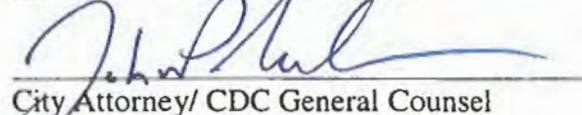
MAYOR/

CDC CHAIR OF THE CITY OF OCEANSIDE

ATTEST:


City Clerk/ CDC Secretary

APPROVED AS TO FORM:


City Attorney/ CDC General Counsel

1 and to promote the development of more affordable housing for mixed-use projects in the
2 Downtown District beyond what is provided through current density bonus provisions; and

3 WHEREAS on July 26, 2023, the Downtown Advisory Committee conducted a duly-
4 noticed public meeting to consider the amendments and recommended by unanimous vote City
5 Council approval; and

6 WHEREAS, the City Council conducted a duly-noticed public hearing on October 4,
7 2023, to consider ZA22-00002 and LCPA22-00002, and the recommendation of the Downtown
8 Advisory Committee thereon, and heard and considered written and oral testimony; and

9 WHEREAS, at the public hearing on October 4, 2023 a motion to approve a reduced
10 density cap of 85 dwelling units per acre and adopt proposed Article 12 Section 1234 of the
11 Zoning Ordinance to establish an enhanced density bonus schedule for very low-income, low-
12 income, and moderate-income dwelling units was made and seconded; and

13 WHEREAS, the City Council Voted 2 to 2 (Mayor Sanchez absent) for the reduced density
14 cap of 85 dwelling units per acre and enhanced density bonus schedules motion resulting in no
15 action; and

16 WHEREAS, Oceanside City Code Section 2.1.34 requires the City Clerk to place the item
17 for further consideration at the next City Council meeting; and

18 WHEREAS, pursuant to Oceanside City Code section 2.1.43(b), the Mayor is authorized to
19 participate in the decision following examining the evidence and listening to a recording of the
20 public testimony so as to have a full understanding of the evidence; and

21 WHEREAS, a motion to approve a reduced density cap of 86 dwelling units per acre
22 without enhanced density bonus schedules was made and seconded by the City Council.

23 WHEREAS, the City Council Voted 3 to 2 to approve the reduced density cap of 86
24 dwelling units per acre without enhanced density bonus schedules.

25 WHEREAS, the City Council finds that Zone Amendment (ZA22-00002) and Local
26 Coastal Program Amendment (LCPA22-00002) conform with, and are adequate, to carry out
27 the land use plan of the Local Coastal Program; and

28 WHEREAS, a Notice of Exemption was prepared for this project pursuant to the California
Environmental Quality Act of the 1970 and State Guidelines;

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

2 **SECTION 1.** Zone Amendment (ZA22-00002), amending Article 12, Section 1232.(D).2
3 of the Zoning Ordinance and establishing the amended text as part of the implementing document
4 of the City's Local Coastal Program, as specified in Exhibit A, is hereby adopted.

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

8 **SECTION 3.** 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 hereby
12 declares that it would have passed this Ordinance and adopted this Ordinance and each section,
13 sentence, clause or phrase thereof, irrespective of the fact that any one or more sections,
14 subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

15 **SECTION 4.** Notice is hereby given that the time within which judicial review must be
16 sought on this decision is governed by Government Code Section 65009(c).

17 **SECTION 5.** This ordinance shall be effective 30 days after its adoption, except for
18 those areas situated in the Coastal Zone. For those areas in the Coastal Zone, this Ordinance
19 shall be effective upon certification of LCPA22-00002 by the Coastal Commission.

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1 INTRODUCED at a regular meeting of the City Council of the City of Oceanside, California,
2 held on the 18th day of October 2023, and thereafter,

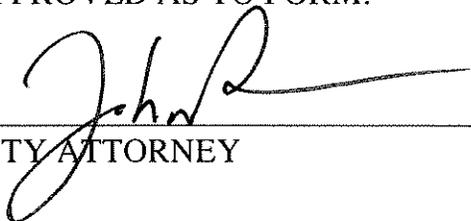
3 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
4 Oceanside, California, held on the 1 day of Nov., 2023, by the following vote:

- 5
- 6 AYES: Keim, Joyce, Robinson, Weiss
- 7 NAYS: Sanchez
- 8 ABSENT: None
- 9 ABSTAIN: None



MAYOR OF THE CITY OF OCEANSIDE

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12 ATTEST:
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14 _____
15 CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

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Exhibit A
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Article 12 D Downtown District

1232 D District Property Development Regulations

- (D) 1. Residential stand-alone and mixed-use development projects shall comply with the City's inclusionary housing regulations, as outlined in Chapter 14C of the Oceanside Municipal Code.
2. Residential stand-alone projects may achieve a density of 29 to 43 units per acre. The base density of 29 units per acre shall be considered the appropriate density for development within each residential land use designation. The base density may be increased from 29 units per acre to 33 units per acre if an underground parking structure(s) situated 50% or more below grade is/are used in a residential project to provide all of the required parking. ~~There is no density limit for residential m~~**Mixed use developments shall have a maximum density of 86 units per acre.**

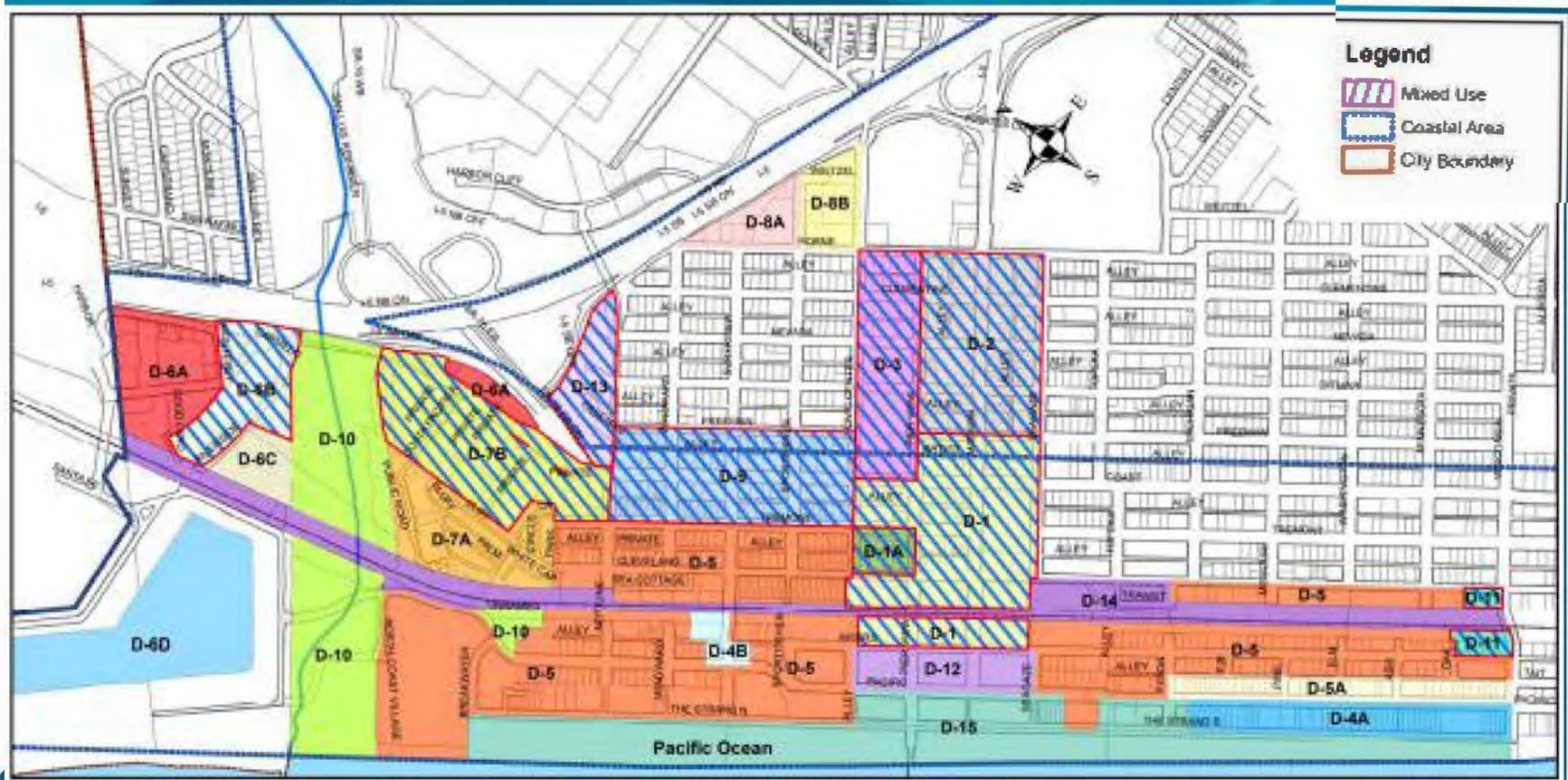


EXHIBIT NO. 3

APPLICATION NO.

LCP-6-OCN-25-0029-2

Downtown District Map



California Coastal Commission