

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP FROM PUBLIC – SEMI-PUBLIC TO RESIDENTIAL MEDIUM DENSITY-C AND A ZONE TEXT AMENDMENT TO ALLOW RV PARKING IN THE PUBLIC SEMI-PUBLIC ZONE ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MAXSON STREET AND COUNTRY CLUB LANE

(The Olson Company and the Elks Club – Applicant)

WHEREAS, an application for Zone Amendment (ZA-4-05) has been filed which would amend the zoning from Public – Semi-public to Residential Medium Density-C and a zone text amendment to allow RV parking in the Public – Semi-public zone to property located at the southeast corner of Maxson Street and Country Club Lane more particularly described in Exhibit “A” attached hereto and incorporated herein by reference thereto;

WHEREAS, on December 17, 2007, the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing as required by law, adopted Resolution No. 2007-P67 recommending approval of said Zone Amendment as shown in the attached Exhibit “B”;

WHEREAS, on February 13, 2008, the City Council of the City of Oceanside held a duly advertised public hearing to consider Zone Amendment (ZA-4-05) and the recommendation of the Planning Commission thereon and heard and considered written evidence and oral testimony by all persons regarding the proposed Zone Amendment;

WHEREAS, a Mitigated Negative Declaration 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

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1           WHEREAS, the City Council does hereby find that the Initial Study/Mitigated Negative  
2 Declaration has been prepared in accordance with requirements of CEQA, the State CEQA  
3 Guidelines, and the Ordinance 04-OR300-1 of the City of Oceanside adopting procedures and  
4 guidelines to implement CEQA, and hereby adopts the Mitigated Negative Declaration and the  
5 Mitigation, Monitoring and Reporting Program; and  
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7           WHEREAS, the Mitigated Negative Declaration and Mitigation and Monitoring and  
8 Reporting Program (MMRP) have been determined to be accurate and adequate documents,  
9 which reflect the independent judgment and analysis of the City Council. On the basis of the  
10 entire record before it, the City Council finds that there is no substantial evidence that the  
11 project, with implementation of the mitigation measures proposed, will have a significant  
12 impact on the environment.  
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14           WHEREAS, based upon such evidence, testimony and staff reports, this Council finds  
15 as follows:

16           1.       The proposed new Residential Medium – C Zone is in compliance with the new  
17 Residential Medium Density Land Use Designation.

18           2.       The Residential Medium Density – C (RM-C) Zone is compatible with  
19 surrounding RM-C and Residential High Density Zones in the project vicinity. The zoning also  
20 allows a single family detached product type that is proposed by the project applicant.  
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22           3.       The Zone Text Amendment, as proposed, conforms to the General Plan of the  
23 City.

24           4.       That the granting of the Zoning Amendment is consistent with the purposes of  
25 the Zoning Ordinance. The requirement to process a Conditional Use Permit to allow RV  
26 Parking for guests of clubs and lodges will allow conditions and restrictions to be placed on the  
27 project to ensure compatibility with surrounding properties.  
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1 NOW, THEREFORE, the City Council of the City of Oceanside does ordain as follows:

2 1. That Zone Amendment (ZA-4-05), amending the text of the Oceanside Zoning  
3 Ordinance as specified in Exhibit "B" is hereby approved and the City Planner is hereby  
4 directed to amend the Zoning Ordinance text as specified by this Ordinance.

5 2. Land Use Regulations of Exhibit "B", as incorporated, have been included for  
6 informational purposes and reflect the amended sections of the Zoning Ordinance which have  
7 been stricken, removed or otherwise modified by the enactment of this Ordinance.

8 3. Notice is hereby given that the time within which judicial review must be sought on  
9 this decision is governed by CCP Section 1094.6.

10 4. This Ordinance shall not be codified.

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**LEGAL DESCRIPTION**

RECEIVED

SEP 14 2005

Planning Department

APN: 148-292-41

LOT TEN (10) OF MAXSON AND GRIFFIN'S SUBDIVISION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF SAID SUBDIVISION NO. 433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 29, 1887.

1620 Land Use Regulations

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**PS DISTRICT: LAND USE REGULATIONS**

- P - Permitted
- U - Use Permit
- L - Limited, (See Additional Use Regulations)
- - Not Permitted

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	<b>PS</b>	<b>Additional Regulations</b>
Public and Semi-public		
Clubs and Lodges	U	(I)

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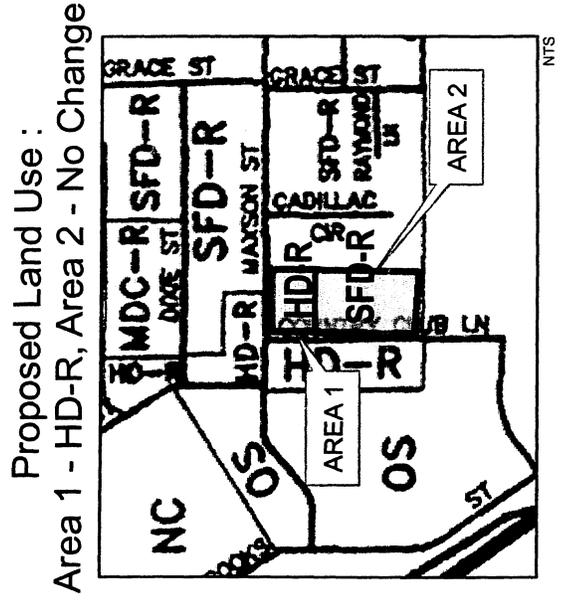
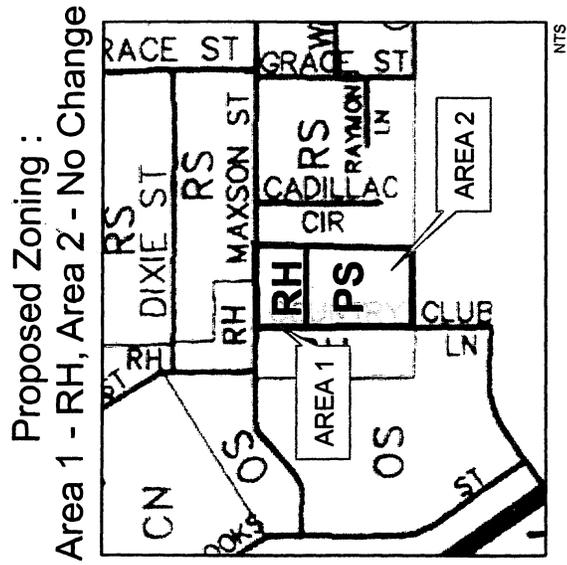
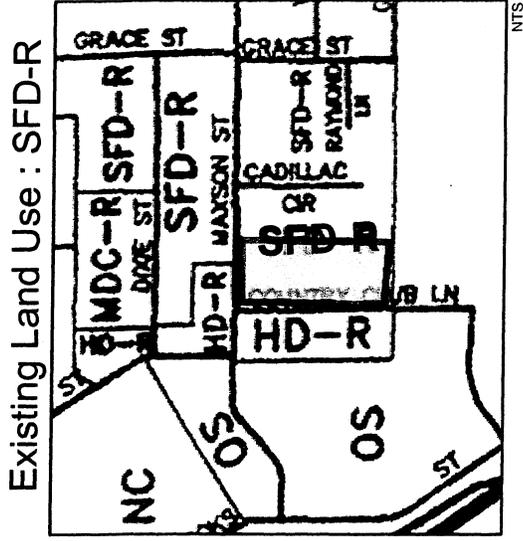
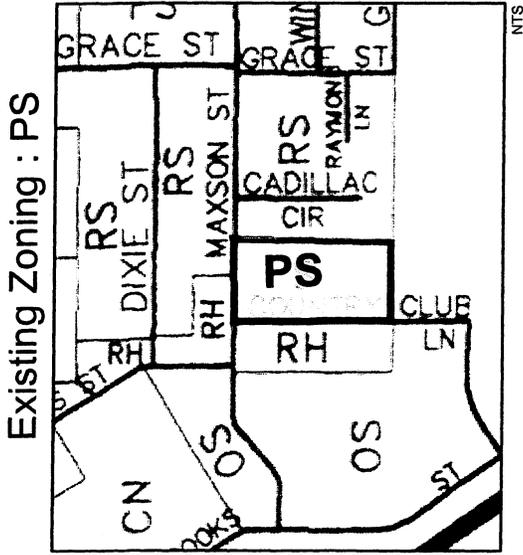
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**PS District: Additional Use Regulations (continued)**

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(I) Recreational vehicle (RV) parking is permitted as an ancillary use if exclusively used by members and/or guests. The RV parking area is subject to maximum density, screening, and outdoor facilities development regulations per Section 3029.

# General Plan Amendment & Zone Amendment Exhibit Maxson Street & Country Club Lane APN: 148-292-41



- CL - Limited Commercial
- CN - Neighborhood Commercial
- NC - Neighborhood Commercial
- PD-3 - Sterling
- PS - Public and Semipublic
- RE-B - Residential Estate B
- RM-B - Medium Density Residential B
- RM-C - Medium Density Residential C
- RS - Single Family Residential
- HD-R - High Density Residential
- MDB-R - Medium Density B Residential
- MDC-R - Medium Density C Residential
- SFD-R - Single Family Detached Residential
- OS - Open Space

