

Proposed Land Use Intensity (Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Oceanside Property:					
Permanent Residential	12 units / buildable ac ¹	12.06 upland ac (9.65 buildable ac)	115.80 units	78 units	67.36%
Transient Residential	15 rooms / buildable ac ² (max net)	12.06 upland ac (9.65 buildable ac)	144.75 rooms	17 rooms	11.74%
Commercial Retail (low-intensity)	0.35 FAR	12.06 upland ac (525,489 SF)	183,921 SF	3,023 SF ³	1.64%
Offices	0.40 FAR	12.06 upland ac (525,489 SF)	210,195 SF	225 SF	0.11%
Oceanside East Dry Storage Condominium					
Boat Storage (Light Industrial)	N/A ⁴	12.06 upland ac (525,489 SF)	262,744 SF	21,924 SF	0.0%*
Oceanside Residential Condominium					
Permanent Residential	12 units / buildable ac ¹	12.06 upland ac (9.65 buildable ac)	115.80 units	22 units	19.00%
				Cumulative Total	99.85%