



DATE: January 14, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-35-06) AND COMPREHENSIVE SIGN PROGRAM (CSP-2-07) FOR THE DEVELOPMENT OF A 12,009-SQUARE FOOT COMMERCIAL RETAIL CENTER LOCATED ON THE NORTH EAST CORNER OF MELROSE DRIVE AND CANNON ROAD WITHIN THE OCEAN HILLS NEIGHBORHOOD – MELROSE COMMERCIAL CENTER – APPLICANT: MD COMPANY – STEVE METSOVAS**

RECOMMENDATION

- (1) Approve Development Plan (D-35-06) and Comprehensive Sign Program (CSP-2-07) by Adopting Planning Commission Resolution No. 2008-P04 with findings and conditions of approval attached herein.
- (2) Confirm issuance of a Class Thirty Two (32), Categorical Exemption “In-Fill Development Projects”.

PROJECT DESCRIPTION AND BACKGROUND

Background: The site is located on the east side of Melrose Drive approximately 300'-0" North of Cannon Road, on Parcel 1 of the Melrose-Cannon Planned Block Development area. The original Melrose-Cannon Plaza area consisted of a 19.06-acre parcel which was subdivided into eight parcels and overlaid with the Melrose-Cannon Planned Block Development Regulations. The Melrose-Cannon Plaza area subdivision map was processed as part of Tentative Parcel Map (P-10-90) and Development Plan (D-24-90). The City approved the Melrose-Cannon Plaza project with PC Resolution No. 90-P72, allowing for individual lot development. Parcel 1 is part of the approved Tentative Parcel Map P-10-90 and remains the last undeveloped parcel within the Melrose-Cannon Plaza Planned Block Development.

The original Tentative Parcel Map and Development Plan established the original pad area and determined the criteria for each future phase and/or lot proposed for development, which is regulated by the Melrose-Cannon Planned Block Development Guidelines and the Oceanside Zoning Ordinance for Limited Commercial (CL). The Zoning Ordinance and/or the General Plan regulations would apply where the adopted

Planned Block Development Regulations are silent. As designed, this project either meets or exceeds the established development regulations and original vision of the Planned Block Development.

Site Review: The project involves development of one vacant parcel totaling 1.5 acres, and is one of the original 8 lots created within the 19.1-acre Melrose-Cannon Planned Block Development Plan area. The site is zoned CG-PBD (General Commercial – Planned Block Development) and is regulated by the Melrose-Cannon Planned Block Development Regulations which establishes development and land use standards similar to the CL (Limited Commercial) zoning designation of the Oceanside Zoning Ordinance. The General Plan designation is GC (General Commercial) on the Land Use Map. Surrounding land uses include: Commercial Retail and Service Oriented Uses to the west, a Senior Living Facility to the south, and Residential Developments within the City of Vista to the north, and east.

Under the current proposal, the subject parcel referred to as parcel one would be developed with two commercial retail structures totaling approximately 12,052 square feet and would provide for seven inline stores within Building 1 (10,032 sq. ft.) and a single retail tenant space within Building 2 (2,020 sq. ft.). Overall site development would include internal circulation around the rear of Building 1, and would provide a total of 61 parking spaces, with employee parking being located along the rear of the site. Lot 1 was graded as part of the larger mass grading operation for the entire Melrose-Cannon Planned Block Development Plan area, and is proposing to import approximately 234 CY of dirt in order to create a suitable pad area. The development pad is relatively flat and proposes a conceptual finish grade approximately nine feet above the finish grade of Melrose Drive, at the north portion of the project site and gradually sloping to the south where the finished pad area would be equal to the finish grade of Melrose Drive.

Project Description: The project application is comprised of two components; Development Plan (D-35-06) and Comprehensive Sign Program (CSP-2-07), as follows:

Development Plan (D-35-06) represents a request:

To construct two single-story commercial retail buildings with a combined square footage of 12,052 square feet and would be located on approximately 19.55 percent of the 1.5-acre site. Architectural design is proposed to be a contemporary Mediterranean style consistent with the Melrose-Cannon Planned Block Development Regulations, and would be constructed using traditional stick built construction techniques finished with smooth trowled stucco in light tan earth tone colors and accented with Cognac Country Rubble Stone Veneers. Additional architectural elements proposed in the retail centers overall design, include typical aluminum storefront windows and doors, apian cobble stone walkways, and a combination of two piece variegated red clay tile and flat cornice trimmed parapet roofs. In order to enhance the fenestration and form of the buildings projected metal canopies, 12" x 12" square wall plane insets, vertical façade wall elements, and columns are proposed. Incorporation of these design elements along with varied wall plane off sets and varied roof heights would establish defined entry points and provide for a sense of individual tenant spaces rather than one single large

tenant space unit divided into multiple user spaces. The added variations in building elements such as the circular tower elements and staggered building heights, along with the visual relief provided in the materials palette, supports a superior commercial building product with a highly integrated Contemporary Mediterranean style of design. The following table provides a breakdown of the two buildings and the currently committed tenant list proposed for the retail center.

<i>Building No. & Suite</i>	<i>Floor Area (Sq. Ft.)</i>	<i>Tenant Type</i>
1	2,020 sq. ft.	Furniture Store
2 Suite A	1,429 sq. ft.	Restaurant
2 Suite B	1,136 sq. ft.	Hair Salon
2 Suite C	T.B.D.	T.B.D.
2 Suite D	1,343 sq. ft.	Dry Cleaner
2 Suite E	T.B.D.	T.B.D.
2 Suite F	T.B.D.	T.B.D.
2 Suite G	1,693 sq. ft.	Cellular Phone Store

Comprehensive Sign Program (CSP-2-07) represents a request:

To establish a sign program within Ocean Hills Promenade for the purpose of providing guidance for future tenants to adhere to when designing and constructing individual tenant identification signs. The proposed sign criteria to be established for individual tenants has been determined to be consistent with Article 33 of the OZO, and provides for enhanced designs that would contribute to the overall architectural design of the commercial retail center. The attached Sign Program outlines the design guidelines for illumination, colors, materials, and copy type; as well as, establishing the development standards for overall size, number, and location for each individual tenants signs.

The project is subject to the following City ordinances and policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. Broadmoor Plaza Planned Block Development Regulations
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is GC (General Commercial) on the Land Use Map. The proposed project is consistent with this

designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.2: Site Design

Objective: To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Policy: C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.

The site is physically suitable for the type of uses proposed, in that the Melrose Commercial Center has been designed to integrate into the existing built environment of the larger Melrose-Cannon Planned Block Development area, and consistent with the overall Master Plan envisioned for the area. In all, the project will make available new commercial retail facilities to serve the needs of the citizens and visitors of the surrounding area.

The overall center has been designed and sited in a manner that provides for a commercial retail center type development consistent throughout the Ocean Hills community, and that establishes setbacks from public right-of-ways to the maximum extent feasible. In order to provide for a subdued transition from the natural environment, the applicant is proposing to finish the structure in muted brown earth tone colors and integration of ample landscaped buffer areas.

2. Zoning Compliance

This project is located within the Melrose-Cannon Planned Block Development Plan area, and as designed complies with the requirements of that zone. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED OZO Article 11	PROPOSED
LOT SIZE	10,000	65,166 sq. ft.
LOT COVERAGE	75% (max)	19.5%
SETBACKS Front	15-feet	15 - feet

Corner Side Rear	10-feet -	N/A 14 - feet
PARKING	Total required: <u>49 spaces</u> a) Retail Sales Over 5,000 sq. ft. = 1per 250 sq. ft. 12,052 sq feet = 49 <u>spaces</u>	Total provided: <u>61 spaces</u>
BUILDING HEIGHT	50-feet (max)	27-feet (max) 1-story

The proposed project meets or exceeds the minimum required development standards established within Article 11 of the OZO, in that each of the two proposed buildings either observes the conditions of the Planned Block Development Regulations, and where silent, the project meets or exceeds the requirements of the underlying CL zone regulations.

In order to visibility of rooftop equipment from adjacent properties or by those traveling along the public rights-of-ways near the retail commercial center, the applicant is proposing to install prefabricated mechanical screens by Cityscapes. Staff has also established a condition that will require the project to adhere to the rooftop and mechanical equipment screening regulations.

Site landscaping has been evaluated and determined to meet the required landscape criteria established within the Oceanside Zoning Ordinance, and that is consistent with the overall landscape palette of the Melrose-Cannon Planned Block Development Area. In particular, this project meets the landscape palette and exceeds the minimum required 10 percent landscape coverage requirement for Parcel 1. In all, 20 percent of the total lot area will be devoted to an enhanced landscape palette. Special attention was given to assure the continuation of the landscape themes between the existing built environment found throughout the larger Melrose-Cannon Planned Block Development Plan area, and the proposed Melrose Commercial Center.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	General Commercial GC	CG-PBD (General Commercial – Planned Block Development)	Undeveloped
North of Subject Property	City of Vista Residential	R-1 Residence Zone	Residential
East of Subject Property:	City of Vista Residential	R-1 Residence Zone	Residential

South of Subject Property:	General Commercial GC	CG-PBD (General Commercial – Planned Block Development)	Senior Living Facility
West of Subject Property:	General Commercial GC	CG-PBD (General Commercial – Planned Block Development)	Commercial Retail Center

The proposed commercial retail development has been determined to be compatible with the adjacent commercial retail center located to the west, the senior care facility to the south, and the residential areas located to the east and north within the City of Vista boundaries. Staff has concluded that the design of the Melrose Commercial Center and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site, and will provide for additional goods and services to support the residential areas in the surrounding Ocean Hills Neighborhood.

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed commercial retail center development would be consistent with, and compatible to, the retail and residential type developments in the surrounding area and would provide for additional retail uses which are important to the City’s future economic base and diversity of job opportunities close to residential development. Access is available to the site, and site design has incorporated adjacent environmental sensitivities as part of the overall lot development and as envisioned through the original Planned Block Development for the larger project layout.

Recommendation: Staff finds that the overall design of the project is consistent with the existing developed and undeveloped areas vision for development, and no known opposition to the project has been noted. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based upon that review, staff finds that the proposed project constitutes in-fill development, and the project is categorically exempt, Class 32, “In-Fill Development Projects” (Section 15332).

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot of the subject property,

individuals/organizations requesting notification, applicant and their representative, and interested parties. As of January 8, 2008, no communication supporting or opposing the request has been received.

SUMMARY

In summary, staff believes that the proposed Development Plan and Comprehensive Sign Program are consistent with the requirements of the Melrose-Cannon Planned Block Development Plan, Zoning Ordinance, and the land use policies outlined in the General Plan. The project meets or exceeds all development standards and is compatible with the areas surrounding development pattern and architectural styles found throughout the Melrose-Cannon Planned Block Area and the surrounding Ocean Hills Neighborhood. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Development Plan (D-35-06) and Comprehensive Sign Program (CSP-2-07) by adopting Planning Commission Resolution No. 2008-P04 as attached.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



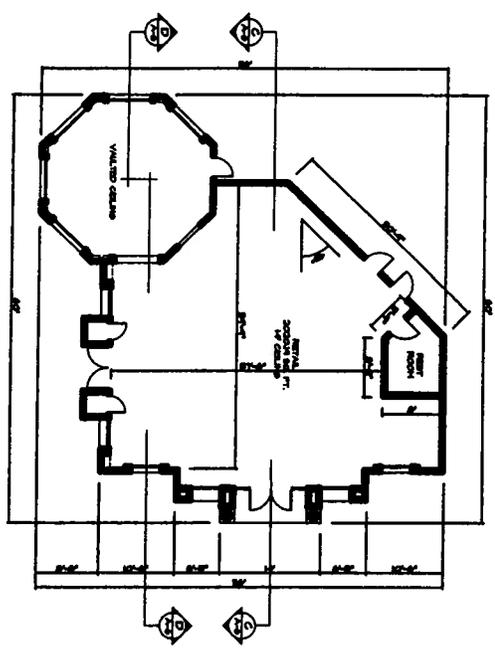
Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

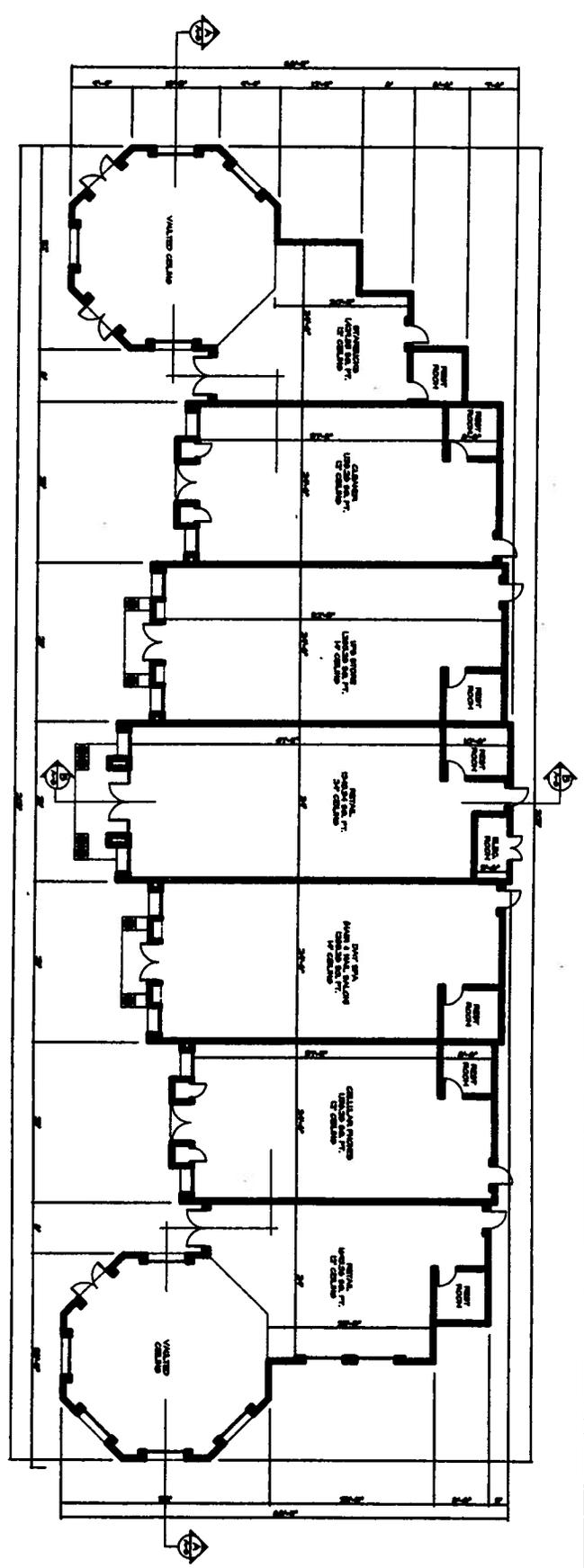
1. Development Plans, Site Map, Conceptual Grading and Landscape Plans
2. Planning Commission Resolution No. 2008-P04
3. Ocean Hills Sign Program

BUILDING #2 FLOOR PLAN
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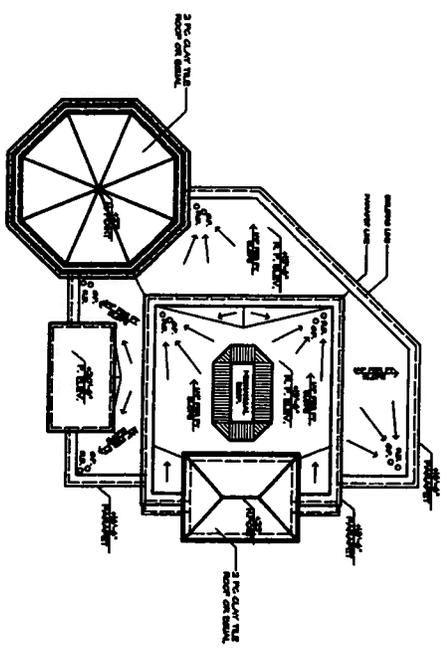
BUILDING #1 FLOOR PLAN
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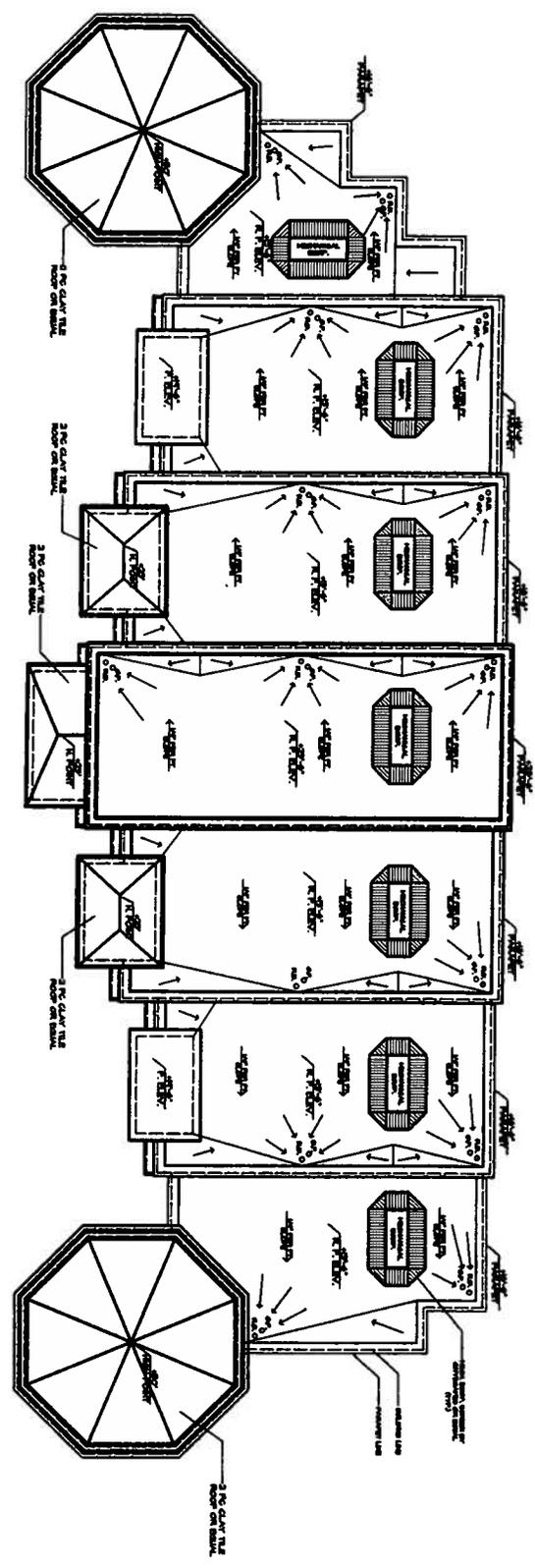
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								STRIP SHOPPING CENTER FOR: Mr. STEVE METSOVAS 1400 S. MELROSE DRIVE OCEANSIDE, CA 92086 TEL: (714) 460-0227		TALYA DESIGN CONSULT. 1238 SUNNYSIDE AVE. REDLANDS, CA 92370 TEL: (626) 763-0004 e-mail: talyadesign@yahoo.com	
								FLOOR PLANS			

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BUILDING #1 UPPER PLAN
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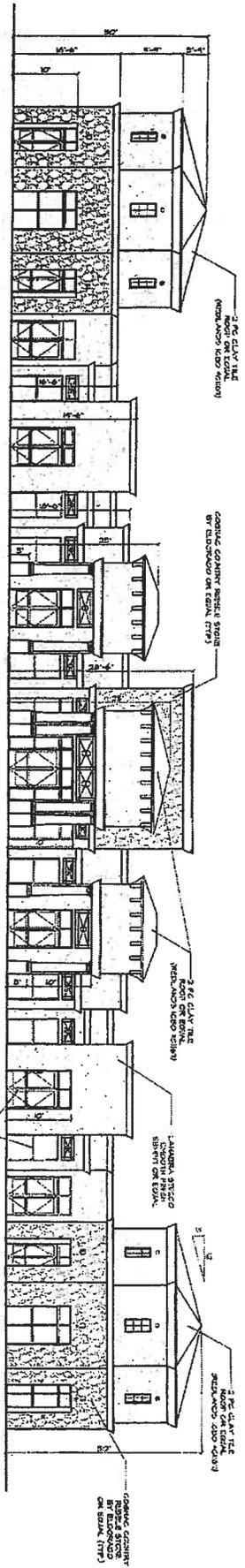


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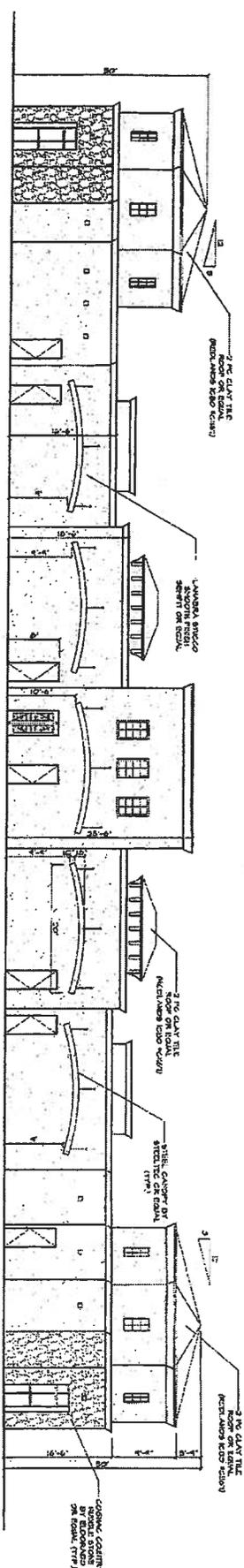


GENERAL NOTES:
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.
 2. ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
 3. STRIP SHOPPING CENTER FOR M. STEVE METSOVAS
 1480 S. MELROSE DRIVE
 OCEANSIDE, CA 92086
 TEL: (760) 465-8227

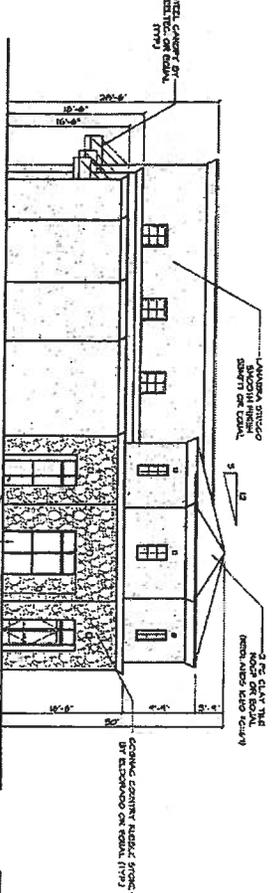
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								STRIP SHOPPING CENTER FOR M. STEVE METSOVAS 1480 S. MELROSE DRIVE OCEANSIDE, CA 92086 TEL: (760) 465-8227			



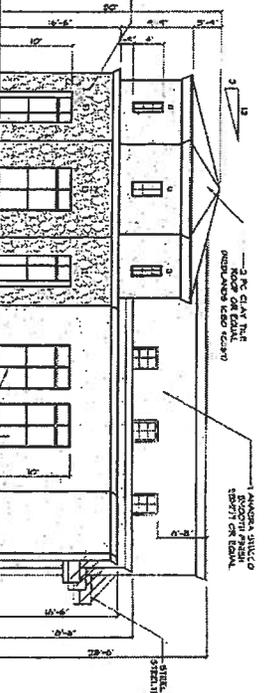
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NORTH WEST ELEVATION
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SOUTH EAST ELEVATION
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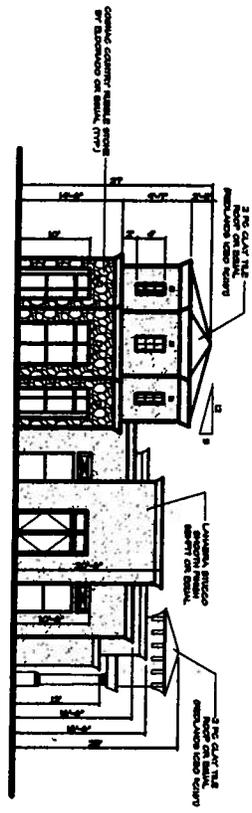
REVISIONS	BY

CONTRACTOR / OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES BEFORE COMMENCING ANY WORK. ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
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TALYA DESIGN CONSULT.
1235 SUNNYSIDE AVE.
REDLANDS, CA. 92375
TEL: (909) 742-8004 e-mail: talyadesign@yahoo.com

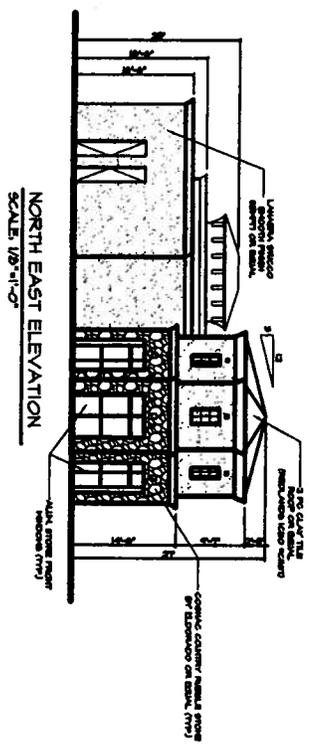
BUILDING #1
ELEVATIONS

STRIP SHOPPING CENTER FOR:
M. STEVE METSOVAS
1450 S. MELROSE DRIVE
OCEANSIDE, CA. 92056
TEL: (949) 465-5327

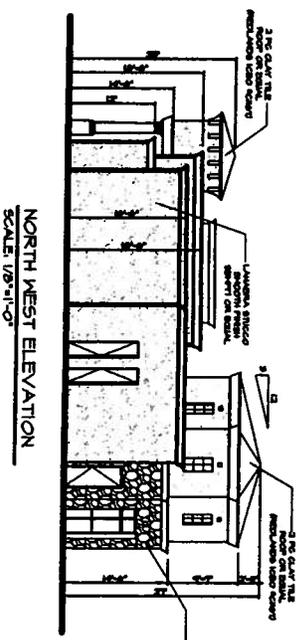
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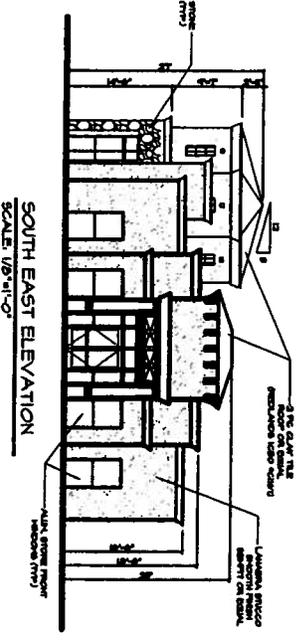
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NORTH EAST ELEVATION
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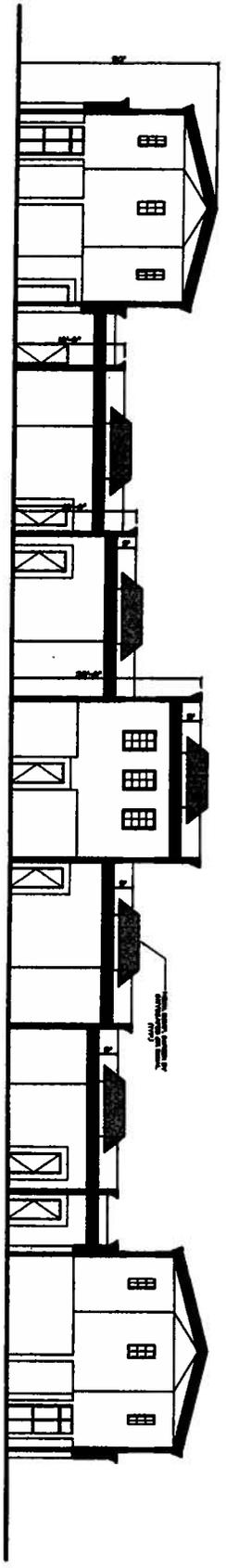
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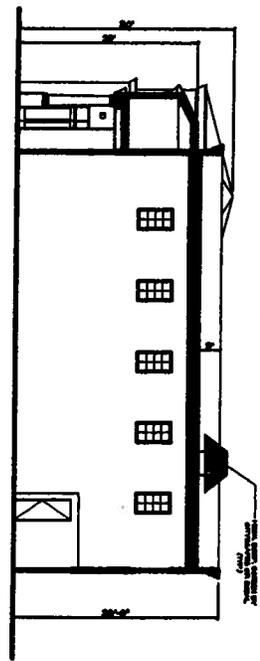
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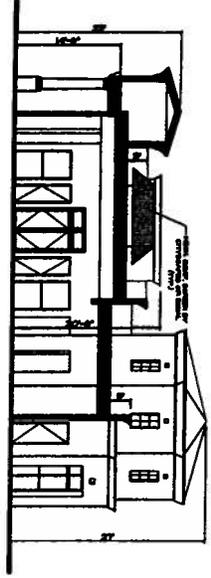
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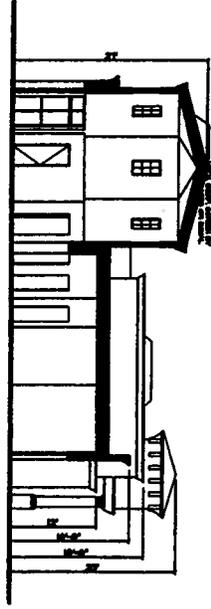
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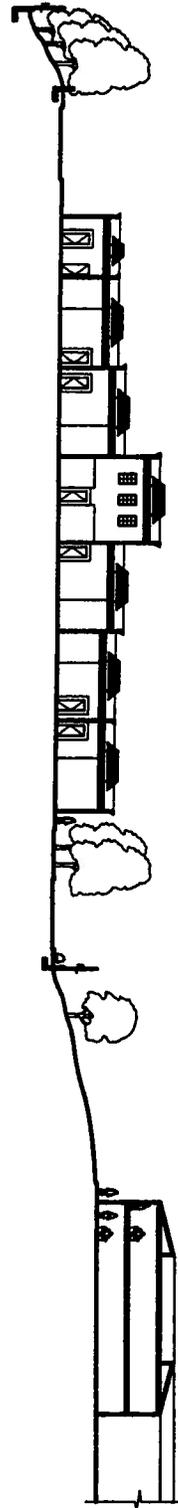
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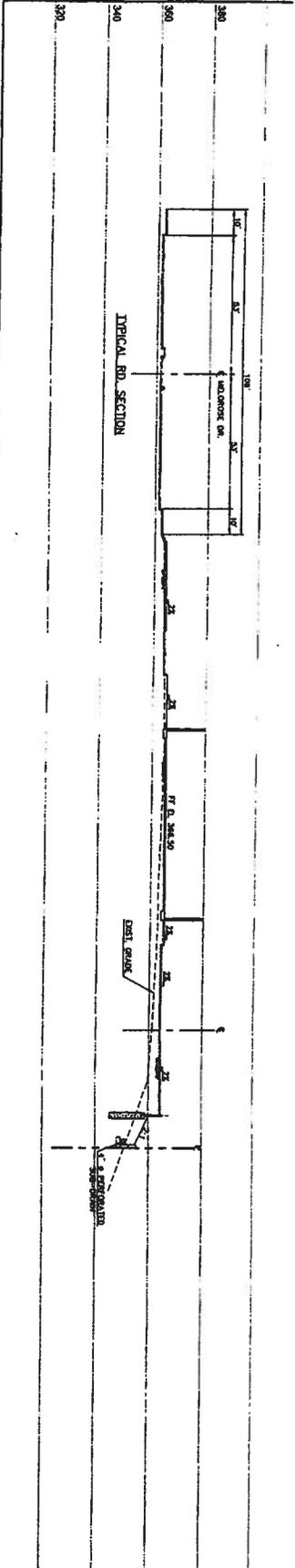
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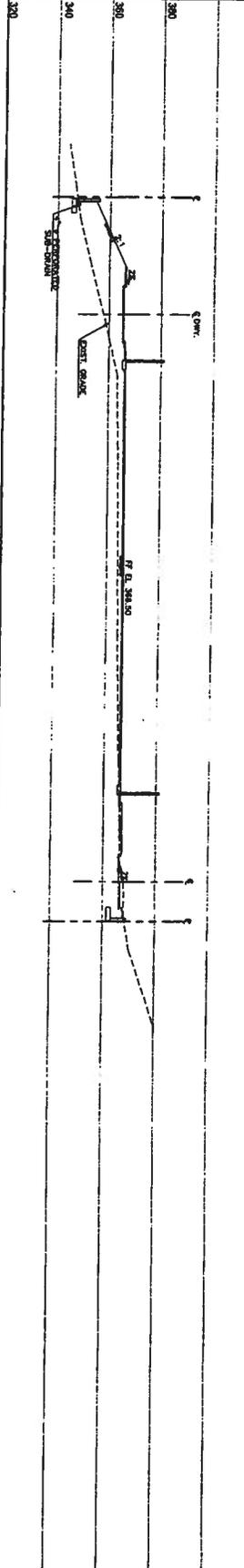
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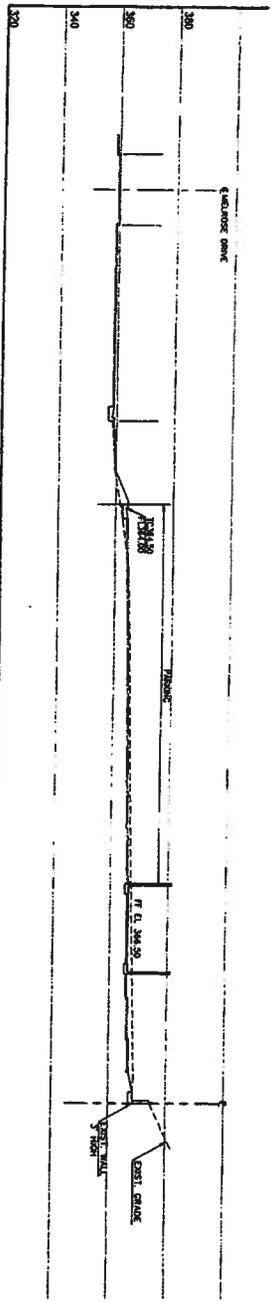


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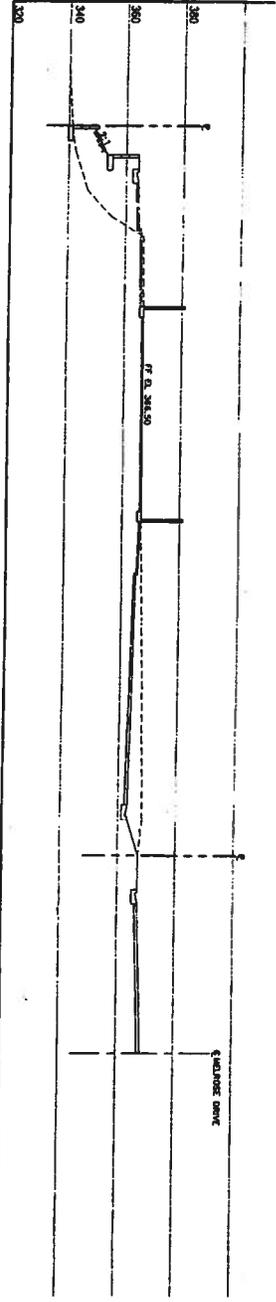
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JK LANDSCAPE ARCHITECTS INC. 1000 N. GULF BLVD., SUITE 100 DALLAS, TEXAS 75201 PHONE: 972.441.1111	PROJECT NO.	10
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APPROVED BY	DATE	
	DATE	
PREPARED BY: JAMES H. CLAYTON, V.P. & L.S. C.E.T. CHECKED BY: JAMES H. CLAYTON, V.P. & L.S. C.E.T. DATE OF CHECK: 7/2007 DATE OF DESIGN: 7/2007 DATE OF PLOTTING: 7/2007 SCALE: 1/4"=1'-0"		

DATE	7/2007
BY	JHCLAYTON
CHECKED BY	JHCLAYTON
DATE	7/2007
PERMANENT RECORDING PLAN FOR OCEANSIDE SHOPPING CENTER SECTIONS	



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SECTION D
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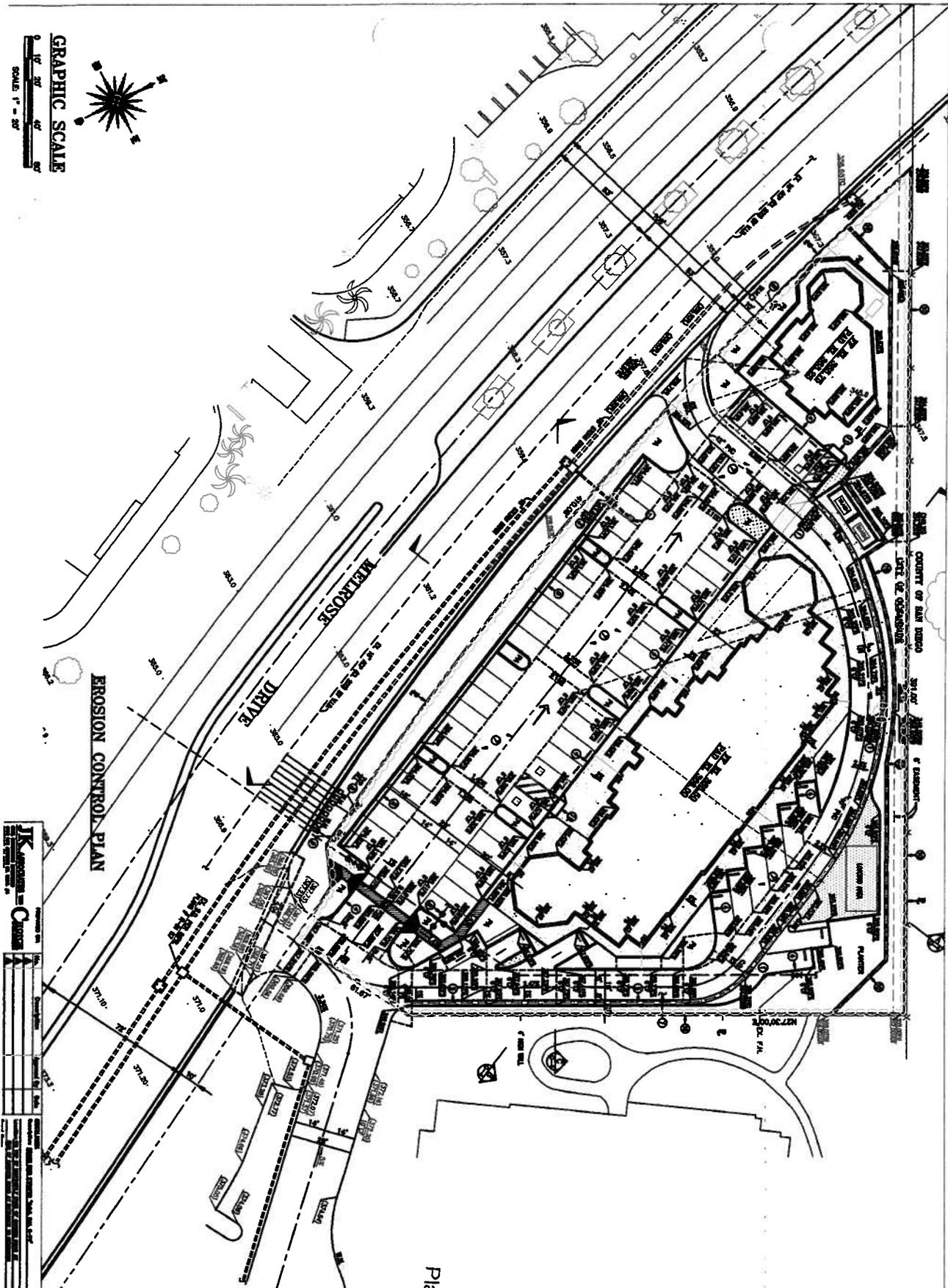
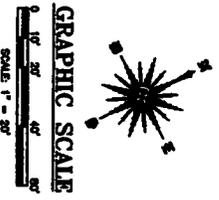
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IK ASSOCIATES INC. 10000 W. 10th Ave., Suite 100 Denver, CO 80202 Phone: 303.751.1000 Fax: 303.751.1001 Email: info@ikassociates.com		Prepared by: CHUCK Checked by: A Date: 7/27/07
Project No.	Revision	Date

PROJECT NO. 07-001 SHEET NO. 7 DATE 7/27/07	CLIENT/PROJECT NAME PACIFIC GARDENS PLAZA AND OCEANSIDE SHOPPING CENTER SECTIONS
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PROJECT NO.	DATE
CLIENT	SCALE
DESIGNED BY	CHECKED BY
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PREPARED FOR OCEANSIDE SHOPPING CENTER EROSION CONTROL PLAN	DATE 07/30/07
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PLANNING COMMISSION
RESOLUTION NO. 2008-P04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND COMPREHENSIVE SIGN PROGRAM ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-35-06, CSP-2-07
APPLICANT: Melrose Commercial Center, MD Company
LOCATION: Northeast corner of Melrose Drive and Cannon Road

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Comprehensive Sign Program under the provisions of Articles 11, 24, 33, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

the development of a 1.5-acre parcel with two freestanding commercial retail buildings separated into eight individual retail units, and the establishment of a comprehensive sign program to regulate future tenant signs within the commercial retail center;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day of January, 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is exempt per Article 32, Section 15332, "In-Fill Development Project" from further environmental review;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Department, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
 2 the project is subject to certain fees, dedications, reservations and other exactions as provided
 3 below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit; Non-residential is \$19,967 for a 2" meter.

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$4,587 per unit; Non-residential is \$24,444 for a 2” meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,154 per unit; Non-residential is \$21,599 for a 2” meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov’t Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1 FINDINGS:

2 For the Development Plan:

- 3 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
4 and the underlying Melrose/Cannon Planned Block Development Plan that regulates
5 development for the subject parcel.
- 6 2. The Development Plan conforms to the General Plan of the City.
- 7 3. The project site can be adequately served by existing public facilities, services, and
8 utilities.
- 9 4. The project, as proposed, is compatible with the existing development on adjoining
10 properties or in the surrounding neighborhood.
- 11 5. The site plan and parameters for the architecture and physical design of the project is
12 consistent with the policies contained within Sections 1.2 of the Land Use Element of
13 the General Plan.

14 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
15 approve Development Plan (D-35-06) and Comprehensive Sign Program (CSP-2-07) subject to
16 the following conditions:

17 Building:

- 18 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
19 Building Division plan check.
- 20 2. The granting of approval under this action shall in no way relieve the applicant/project
21 from compliance with all State and local building codes.
- 22 3. Site development, parking, access into buildings and building interiors shall comply with
23 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).
- 24 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
25 property shall be underground (City Code Sec. 6.30).
- 26 5. The building plans for this project are required by State law to be prepared by a licensed
27 architect or engineer and must be in compliance with this requirement prior to submittal
28 for building plan review.
- 29 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
and shall be shielded appropriately. Where color rendition is important high-pressure

1 sodium, metal halide or other such lights may be utilized and shall be shown on final
2 building and electrical plans.

3 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
4 plans.

5 8. Separate/unique addresses will/may be required to facilitate utility releases. Verification
6 that the addresses have been properly assigned by the City's Planning Division must
7 accompany the Building Permit application.

8 9. A complete Soils Report, Structural Calculations, & Energy
9 Calculations/documentation will be required at time of plans submittal to the Building
10 Division for plan check.

11 10. A private sewer system design must be submitted to the Building Division and
12 approved prior to the construction of the sewer system. If a gravity flow system is not
13 used, an engineered mechanical system must be submitted and approved by
14 Engineering, Water, and Building Divisions.

15 11. Retaining walls that will be installed as a part of this design must be designed per the
16 Soils report for the whole project.

17 12. Tenant Improvements or other construction to the existing building requires permits
18 (including all required Inspections and approvals, and Issuance of Certificate of
19 Occupancy) from the Building Division.

20 13. The developer shall monitor, supervise and control all building construction and
21 supportive activities so as to prevent these activities from causing a public nuisance,
22 including, but not limited to, strict adherence to the following:

- 23 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
24 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
25 work that is not inherently noise-producing. Examples of work not permitted on
26 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
27 producing nature. No work shall be permitted on Sundays and Federal Holidays
28 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
29 Christmas Day) except as allowed for emergency work under the provisions of the
Oceanside City Code Chapter 38 (Noise Ordinance).

1 b) The construction site shall be kept reasonably free of construction debris as
2 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
3 approved solid waste containers shall be considered compliance with this
4 requirement. Small amounts of construction debris may be stored on-site in a
5 neat, safe manner for short periods of time pending disposal.

6 **Engineering:**

- 7 14. For the demolition of any existing structures or surface improvements, grading plans shall
8 be submitted and erosion control plans be approved by the City Engineer prior to the
9 issuance of a demolition permit. No demolition shall be permitted without an approved
10 erosion control plan.
- 11 15. The exact alignment, geometrics, and widths of all right-of-way dedications and street
12 improvements shall be approved by the City Engineer prior to issuance of building permits.
- 13 16. Design and construction of all improvements shall be in accordance with standard plans,
14 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 15 17. Prior to issuance of a building permit all improvement requirements shall be covered by a
16 development agreement and secured with sufficient improvement securities or bonds
17 guaranteeing performance and payment for labor and materials, setting of monuments, and
18 warranty against defective materials and workmanship.
- 19 18. The southerly driveway access shall be restricted to “right turn only” entry and exit. The
20 northerly driveway shall be restricted to “right turn only” exit.
- 21 19. A reciprocal access and drainage agreement shall be established for the south entry area of
22 the project in perpetuity. The appropriate documents shall be submitted for the City
23 Engineer’s review and approval with the first submittal of plans to the Engineering
24 Division and recorded prior to issuance of any permits.
- 25 20. On Parcel Map 18079, as a dedication to public use, the owner of subject property has
26 abandoned all rights-of-direct vehicular ingress and egress between Melrose Drive and
27 the abutting parcel, including the location now proposed for the development’s northerly
28 vehicular exit. To gain direct vehicular access rights at said location, said dedication of
29 public use shall be vacated through the City’s street vacation process in accordance with
 the requirements of California Streets and Highways Code, Sec. 8300 et seq. prior to
 issuance of permits for the development. The approval of the Development Plan is

1 expressly contingent upon the completion of said vacation. Should the vacation be
2 denied, the resulting changes to the Development Plan shall be subject to a Substantial
3 Conformity review. Changes not meeting substantial conformity requirements shall be
4 submitted for appropriate public hearing action.

5 21. The approval of the Development Plan shall not mean that closure, vacation, or
6 abandonment of any public street, right-of-way, public service easement, access right, or
7 facility is granted or guaranteed to the developer. The developer is responsible for
8 applying for all closures, vacations, and abandonments as necessary. The application(s)
9 shall be reviewed and approved or rejected by the City of Oceanside under separate
10 process(es) per codes, ordinances, and policies in effect at the time of the application.
11 The City of Oceanside retains its full legislative discretion to consider any application to
12 vacate a public street, right-of-way, public service easement, or access rights.

13 22. A phasing plan for the construction of public and private improvements shall be
14 reviewed and approved by the City Engineer prior to the issuance of any grading or
15 improvement permits. Prior to the issuance of any building permits all off-site or
16 frontage improvements including landscaping and any required streets or arterials shall
17 be under construction to the satisfaction of the City Engineer. All improvements shall be
18 completed prior to issuance of any certificates of occupancy.

19 23. Where off-site improvements, including but not limited to slopes, public utility facilities,
20 and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain
21 all necessary easements or other interests in real property and shall dedicate the same to the
22 City of Oceanside as required. The developer shall provide documentary proof satisfactory
23 to the City of Oceanside that such easements or other interest in real property have been
24 obtained prior to issuance of any permit for the development. Additionally, the City of
25 Oceanside, may at its sole discretion, require that the developer obtain at his sole expense a
26 title policy insuring the necessary title for the easement or other interest in real property to
27 have vested with the City of Oceanside or the applicant, as applicable.

28 24. Prior to the issuance of a grading permit, the developer shall notify and host a
29 neighborhood meeting with all of the area residents located within 300 feet of the project
site, and residents of property along any residential streets to be used as a "haul route", to

1 inform them of the grading and construction schedule, haul routes, and to answer
2 questions.

3 25. The developer shall monitor, supervise and control all construction and construction-
4 supportive activities, so as to prevent these activities from causing a public nuisance,
5 including but not limited to, insuring strict adherence to the following:

6 a) Dirt, debris and other construction material shall not be deposited on any public
7 street or within the City's stormwater conveyance system.

8 b) All grading and related site preparation and construction activities shall be
9 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
10 engineering related construction activities shall be conducted on Saturdays,
11 Sundays or legal holidays unless written permission is granted by the City Engineer
12 with specific limitations to the working hours and types of permitted operations.
13 All on-site construction staging areas shall be as far as possible (minimum 100
14 feet) from any existing residential development. Because construction noise may
15 still be intrusive in the evening or on holidays, the City of Oceanside Noise
16 Ordinance also prohibits "any disturbing excessive or offensive noise which
17 causes discomfort or annoyance to reasonable persons of normal sensitivity."

18 c) The construction site shall accommodate the parking of all motor vehicles used by
19 persons working at or providing deliveries to the site.

20 d) A haul route shall be obtained at least 7 days prior the start of hauling operations
21 and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m.
22 to 3:30 p.m. unless approved otherwise.

23 26. A traffic control plan shall be prepared according to the City traffic control guidelines
24 and be submitted to and approved by the City Engineer prior to the start of work within
25 open City rights-of-way. Traffic control during construction of streets that have been
26 opened to public traffic shall be in accordance with construction signing, marking and
27 other protection as required by the Caltrans Traffic Manual and City Traffic Control
28 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
approved otherwise.

29 27. Approval of this development project is conditioned upon payment of all applicable impact
fees and connection fees in the manner provided in chapter 32B of the Oceanside City

1 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
2 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
3 prior to the issuance of any building permits, in accordance with City Ordinances and
4 policies. The developer shall also be required to join into, contribute, or participate in any
5 improvement, lighting, landscaping, or other special district affecting or affected by this
6 project. Approval of the development shall constitute the developer's approval of such
7 payments, and his agreement to pay for any other similar assessments or charges in effect
8 when any increment is submitted for building permit approval, and to join, contribute,
9 and/or participate in such districts.

10 28. Melrose Drive along the frontage of the development shall be improved with portland
11 cement concrete curb, gutter, and sidewalk, unless such improvement is specifically
12 exempted by current General Plan, City code, or ordinance.

13 29. A minimum of 10 feet parkway shall be provided by the owner of the subject property
14 between the face of curb and the right-of-way line along the development's frontage on
15 Melrose Drive. Sidewalk improvements shall comply with ADA requirements. A
16 minimum four feet wide continuous strip of the parkway shall be landscaped and
17 maintained by the owner of the subject property in perpetuity to the satisfaction of the City
18 Engineer.

19 30. Six hundred (600) feet intersectional sight distance shall be required along Melrose Drive
20 from the development's driveways. Sight distance and clear space easement requirements
21 at the project driveway shall conform to the corner sight distance criteria as provided by
22 San Diego County Design Standards SDRSD, DS-20A and/or DS-20B.

23 31. Streetlights shall be installed and maintained on Melrose Drive along the project's frontage
24 per City Standards. The system shall provide uniform lighting, and be secured prior to
25 occupancy. The developer shall pay all applicable fees, energy charges, and/or assessments
26 associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the
27 formulation of, or the annexation to, any appropriate street lighting district.

28 32. Pavement sections for all streets, alleys, driveways and parking areas within the project and
29 along the project's frontage shall be based upon approved soil tests and traffic indices.
The pavement design is to be prepared by the developer's soil engineer and must be
approved by the City Engineer prior to paving.

- 1 33. Prior to approval of the grading plans, the developer shall contract with a geotechnical
2 engineering firm to perform a field investigation of the existing pavement on all streets
3 adjacent to the project boundary. The limits of the study shall be half-street (including
4 median, if any) plus 12 feet along the project's frontage. The field investigation shall be
5 performed according to a specific boring plan prepared by a licensed Geotechnical
6 Engineer and approved by the City Engineer. In the absence of such approved boring plan,
7 the field investigation shall include a minimum of one pavement boring per every 50 linear
8 feet of street frontage. Should the existing AC thickness be determined to be less than
9 three inches or without underlying Class II base material, the developer shall remove and
10 reconstruct the pavement section as determined by the pavement analysis submittal process
11 detailed below.
- 12 34. Upon review of the pavement investigation, the City Engineer shall determine whether the
13 developer shall: 1) Repair all failed pavement sections, header cut and grind per the
14 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2)
15 Perform R-value testing and submit a study that determines if the existing pavement meets
16 current City standards/traffic indices. Should the study conclude that the pavement does
17 not meet current requirements, rehabilitation/mitigation recommendations shall be
18 provided in a pavement analysis report, and the developer shall reconstruct the pavement
19 per these recommendations, subject to approval by the City Engineer.
- 20 35. All street improvements shall be completed to the satisfaction of the City Engineer.
- 21 36. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
22 construction of the project, shall be repaired or replaced as directed by the City Engineer.
- 23 37. The developer shall comply with all the provisions of the City's cable television ordinances
24 including those relating to notification as required by the City Engineer.
- 25 38. Signal interconnect cable shall be provided on Melrose Drive with a two-inch PVC
26 conduit, together with 1/4-inch pull-rope and pull-boxes at 400 feet intervals.
- 27 39. Grading and drainage facilities shall be designed and installed to adequately accommodate
28 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
29 and as directed by the City Engineer.
40. The drainage design on the development plan is conceptual only. The final design shall be
based upon a detailed hydrologic/hydraulic study to be approved by the City Engineer

1 prior to issuance of any permits. The study shall be prepared by a Civil Engineer and be
2 based on comprehensive analysis (including all necessary field investigations) of all
3 impacted properties and drainage facilities.

4 41. The development shall provide on-site retention with no increase in post-development
5 drainage flows onto adjacent properties or to the existing storm drain system in Melrose
6 Drive, unless the detailed drainage analysis during final engineering design proves that said
7 storm drains have adequate capacities to accept increased flows from the development.

8 42. All drainage picked up in an underground system shall remain underground until it is
9 discharged into an approved channel, or as otherwise approved by the City Engineer.
10 Storm drain pipes in public rights-of-way and easements shall be of reinforced concrete
11 material and shall have a minimum inside diameter of 18 inches. All public storm drains
12 shall be shown on City standard plan and profile sheets. All storm drain easements shall
13 be dedicated where required. The developer shall be responsible for obtaining any off-site
14 easements for storm drainage facilities.

15 43. All storm drains shall be designed and constructed per current editions of the City's
16 *Engineers Design and Processing Manual*, the *San Diego County Hydrology and*
17 *Drainage Design Manuals*, and *San Diego Area Regional Standard Drawings*.

18 44. Storm drain facilities shall be designed and located such that the inside travel lanes for both
19 directions of traffic on Melrose Drive shall be passable during conditions of a 100-year
20 frequency storm.

21 45. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
22 disposed of in accordance with all state and federal requirements, prior to stormwater
23 discharge either off-site or into the City drainage system.

24 46. The developer shall obtain any necessary permits and clearances from all public agencies
25 having jurisdiction over the project due to its type, size, or location, including but not
26 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
27 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
28 (including NPDES), San Diego County Health Department, prior to the issuance of
29 grading permits.

47. The approval of the development shall not mean that any grading or improvements on
adjacent properties (including any City properties, rights-of-way, or easements) is

1 granted or guaranteed to the developer. The developer is responsible for obtaining
2 permission to grade or construct on adjacent properties. Should such permission be
3 denied, the resulting changes to the Development Plan shall be subject to a Substantial
4 Conformity review. Changes not meeting substantial conformity requirements shall be
5 submitted for appropriate public hearing action.

6 48. The proposed retaining walls along the property lines shall be maintained by the owner of
7 the subject property in perpetuity. Maintenance shall include but not be limited to
8 structural repairs, storm drainage for the protection of adjacent properties, graffiti removal,
9 landscaping, and irrigation. If the walls cannot be readily maintained from the subject
10 property, the developer shall secure adequate perpetual maintenance access rights across
11 adjacent properties. Draft agreements with adequate support documents (title report,
12 deeds, etc.) shall be submitted for the City Engineer's review and approval with the first
13 submittal of plans to the Engineering Division and shall be recorded prior to issuance of
14 grading permit.

15 49. Prior to any grading of any part of the development, a comprehensive soils and geologic
16 investigation shall be conducted of the soils, slopes, and formations in the project. All
17 necessary measures shall be taken and implemented to assure slope stability, erosion
18 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
19 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
20 the City Engineer.

21 50. This project shall provide year-round erosion control including measures for the site
22 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
23 control plan, designed for all proposed stages of construction, shall be reviewed, secured
24 by the developer with cash securities and approved by the City Engineer.

25 51. A precise grading and private improvement plan shall be prepared, reviewed, secured and
26 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
27 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,
28 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
29 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
Improvement Plans.

1 52. Landscape and irrigation plans for disturbed areas must be submitted to the City
2 Engineer for review and approval.

3 53. Landscaping plans, including plans for the construction of walls, fences or other
4 structures at or near intersections or project entrances, must conform to intersection sight
5 distance requirements.

6 54. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
7 any adjoining public parkways shall be permanently maintained by the owner, his assigns
8 or any successors-in-interest in the property. The maintenance program shall include
9 normal care and irrigation of the landscaping; repair and replacement of plant materials;
10 irrigation systems as necessary; and general cleanup of the landscaped and open areas,
11 parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result
12 in the City taking all appropriate enforcement actions by all acceptable means including but
13 not limited to citations and/or actual work with costs charged to or recorded against the
14 owner. This condition shall be recorded with the covenant required by this resolution.

15 55. Landscape plans, meeting the criteria of the City's Landscape Guidelines or City Engineer
16 criteria, Storm Water Mitigation Plan requirements and Water Conservation Ordinance No.
17 91-15, including the maintenance of such landscaping, shall be approved by the City
18 Engineer prior to the issuance of building permits. Landscaping shall not be installed until
19 bonds have been posted, fees paid, and plans signed for final approval. The following
20 special landscaping requirements shall be met:

21 a) Street trees shall be located minimum 30'-0" on center and shall be maintained
22 by the owner of the property in perpetuity to meet the satisfaction of the City
23 Engineer. Street trees shall be a minimum 24-inch box size and meet the
24 approval of the City Engineer. Right-of-way and on-site tree species and
25 placement shall comply with all utility requirements.

26 b) Landscape plans shall meet the minimum criteria required by the transportation
27 division, shall not obstruct sight distance, shall match the grading and
28 improvement plans, comply with the utility clearance/spacing requirements and
29 meet the satisfaction of the City Engineer.

c) All landscaping, walls and fencing on site and within the public right-of-way shall
comply with the General Plan, City Zoning Ordinance and the City of Oceanside

1 Guidelines and Specifications for Landscape Developments 1985, addenda 1997.
2 Location and details of enhanced paving, walls, fences and gates shall be shown
3 on the landscape plan. Description and quantity of site furnishings shall be
4 shown on the landscape plans.

5 d) To mitigate the loss of landmark and/or mature existing trees on-site the
6 determination of replacement shall be based on tree number, type, and caliper
7 (caliper measured 2 1/2 feet from the base of the tree at existing grade). The total
8 number of tree caliper lost shall be equal to the total number of caliper replaced.
9 Palm trees shall be measured by brown trunk height. A field survey shall be
10 performed to evaluate the existing tree population and the replacement
11 requirements. The existing trees to remain or proposed for removal shall be
12 identified on the Preliminary Grading Plan, Precise Grading Plan and Landscape
13 Plan. The existing tree type, location, and caliper shall be shown on the above
14 plans. Replacement trees shall be identified and shown on the Landscape Plan
15 and shall be subject to review and approval by the City Engineer and City
16 Planner.

17 56. Landscape and irrigation plans must be submitted to the City Engineer prior to the
18 issuance of a preliminary/rough grading permit and approved by the City Engineer prior to
19 the issuance of occupancy permits. Frontage and median landscaping shall be installed
20 prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy
21 walls and monument entry walls/signs shall be shown on, bonded for and built from the
22 landscape plans. These features shall also be shown on the precise grading plans for
23 purposes of location only. Plantable, segmental walls shall be designed, reviewed and
24 constructed by the grading plans and landscaped/irrigated through project landscape plans.
25 All plans must be approved by the City Engineer and a pre-construction meeting held,
26 prior to the start of any improvements.

27 57. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
28 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
29 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial
street.

1 58. The development shall comply with all applicable regulations established by the United
2 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
3 Discharge Elimination System (NPDES) permit requirements for urban runoff and
4 stormwater discharge and any regulations adopted by the City pursuant to the NPDES.
5 regulations or requirements. Further, the applicant may be required to file a Notice of
6 Intent with the State Water Resources Control Board to obtain coverage under the
7 NPDES. General Permit for Storm Water Discharges Associated with Construction
8 Activity and may be required to implement a Storm Water Pollution Prevention Plan
9 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
10 both construction and post construction pollution prevention and pollution control
11 measures and identify funding mechanisms for post construction control measures. The
12 developer shall comply with all the provisions of the Clean Water Program during and
13 after all phases of the development process, including but not limited to: mass grading,
14 rough grading, construction of street and landscaping improvements, and construction of
15 dwelling units. The applicant shall design the Project's storm drains and other drainage
16 facilities to include Best Management Practices to minimize non-point source pollution,
17 satisfactory to the City Engineer.

18 59. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
19 be subject to prevailing wage requirements as specified by Labor Code section
20 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
21 wage requirements prior to the granting of any fee reductions or waivers.

22 60. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to
23 the City Engineer with the first submittal of engineering plans. The O&M Plan shall be
24 prepared by the applicant's Civil Engineer. It shall be directly based on the project's
25 SWMP previously approved by the project's approving authority (Planning
26 Commission/City Council). At a minimum the O&M Plan shall include the designated
27 responsible parties to manage the storm water BMP(s), employee's training program and
28 duties, operating schedule, maintenance frequency, routine service schedule, specific
29 maintenance activities, copies of resource agency permits, cost estimate for
implementation of the O&M Plan and any other necessary elements.

1 61. The developer shall enter into a City-Standard Stormwater Facilities Maintenance
2 Agreement with the City obliging the project proponent to maintain, repair and replace
3 the Storm Water Best Management Practices (BMPs) identified in the project's approved
4 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved
5 by the City Attorney prior to issuance of any precise grading permit and shall be
6 recorded at the County Recorder's Office prior to issuance of any building permit.
7 Security in the form of cash (or certificate of deposit payable to the City) or an
8 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise
9 grading permit. The amount of the security shall be equal to 10 years of maintenance
10 costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The
11 applicant's Civil Engineer shall prepare the O&M cost estimate.

12 62. At a minimum, maintenance agreements shall require the staff training, inspection and
13 maintenance of all BMPs on an annual basis. The project proponent shall complete and
14 maintain O&M forms to document all maintenance activities. Parties responsible for the
15 O&M plan shall retain records at the subject property for at least 5 years. These
16 documents shall be made available to the City for inspection upon request at any time.

17 63. The Agreement shall include a copy of executed on-site and off-site access easements
18 necessary for the operation and maintenance of BMPs that shall be binding on the land
19 throughout the life of the project to the benefit of the party responsible for the O&M of
20 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the
21 O&M Plan approved by the City Engineer.

22 64. The BMPs described in the project's approved SWMP shall not be altered in any way,
23 shape or form without formal approval by either an Administrative Substantial
24 Conformance issued by the City Planner or the project's final approving authority
25 (Planning Commission/City Council) at a public hearing. The determination of
26 whatever action is required for changes to a project's approved SWMP shall be made by
27 the City Planner.

28 **Fire:**

29 65. A copy of as built plans shall be submitted on a CD for all projects on the job site before
final occupancy.

- 1 66. A minimum fire flow of 2,500 gallons per minute shall be provided.
- 2 67. The size of fire hydrant outlets shall be 2 ½ "X 2 ½ " X 4".
- 3 68. The fire hydrants shall be installed and tested prior to placing any combustible materials
4 on the job site.
- 5 69. Provide on-site hydrants and mains capable of supplying the required fire flow. An
6 additional fire hydrant will be required as part of this projects approval.
- 7 70. Prior to installation of any fire main systems, detailed plans of underground fire service
8 mains shall be submitted to the Oceanside Fire Department for approval.
- 9 71. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
10 and Processing Manual Standard Drawing No. M-13.
- 11 72. All weather access roads shall be installed and made serviceable prior to and maintained
12 during time of construction.
- 13 73. A fire apparatus access road shall be provided within 150 feet of all exterior walls of the
14 first floor of the building. The route of the fire apparatus access road shall be approved
15 by the Fire Department. The 150 feet is measured by means of an unobstructed route
16 around the exterior of the building.
- 17 74. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
18 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
- 19 75. A "Knox" key storage box shall be provided for all new construction. For buildings,
20 other than high-rise, a minimum of three complete sets of keys shall be provided. Keys
21 shall be provided for all exterior entry doors, fire protection equipment control rooms,
22 mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-
rise buildings, six complete sets are required.
- 23 76. Fire extinguishers are required and shall be included on the plans submitted for plan
24 check.
- 25 77. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building
26 permit application.
- 27 78. In accordance with the California Fire Code Sec. 901.4.4, approved address for
28 commercial, industrial, and residential occupancies shall be placed on the structure in
29 such a position as to be plainly visible and legible from the street or roadway fronting the

1 property. Numbers shall be contrasting with their background. Commercial buildings
2 and multi-family dwellings require six-inch address numbers.

3 79. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
4 approval prior to the issuance of building permits.

5 80. Buildings shall meet Oceanside Fire Department's current codes at the time of building
6 permit application.

7 **Planning:**

8 81. Development Plan (D-35-06) and Comprehensive Sign Program (CSP-2-07) shall expire
9 on January 14, 2010, unless the Planning Commission grants a time extension.

10 82. This Development Plan approves only two commercial retail buildings shown on the
11 plans and exhibits presented to the Planning Commission for review and approval. No
12 deviation from these approved plans and exhibits shall occur without the City Planner
13 approval. Substantial deviations shall require a revision to the Development Plan or a
14 new Development Plan.

15 83. Prior to the issuance of any building permits, all private improvement plans submitted for
16 review and approval by the City Engineer shall include the required NCTD bus stop
17 shelter designed with "Transit Shelter Security Lights" by Solar Outdoor Lighting, a trash
18 receptacle, ADA compliant boarding pad, pedestrian access to the center from the bus
19 stop, and bicycle racks to accommodate 10 bicycles.

20 84. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
21 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
22 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
23 annul an approval of the City, concerning Development Plan D-35-06 and
24 Comprehensive Sign Program CSP-2-07. The City will promptly notify the applicant of
25 any such claim, action or proceeding against the City and will cooperate fully in the
26 defense. If the City fails to promptly notify the applicant of any such claim action or
27 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,
28 be responsible to defend, indemnify or hold harmless the City.

29 85. A letter of clearance from the affected school district in which the property is located
shall be provided as required by City policy at the time building permits are issued.

- 1 86. A covenant or other recordable document approved by the City Attorney shall be prepared
2 by the applicant and recorded prior to issuance of building permits. The covenant shall
3 provide that the property is subject to this resolution, and shall generally list the
4 conditions of approval.
- 5 87. Prior to the issuance of building permits, compliance with the applicable provisions of the
6 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
7 reviewed and approved by the City Planner or their designee. These requirements,
8 including the obligation to remove or cover with matching paint all graffiti within 24
9 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a
10 covenant affecting the subject property.
- 11 88. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
12 written copy of the applications, staff report and resolutions for the project to the new
13 owner and or operator. This notification's provision shall run with the life of the project
14 and shall be recorded as a covenant on the property.
- 15 89. Failure to meet any conditions of approval for this development shall constitute a
16 violation of the Development Plan.
- 17 90. Unless expressly waived, all current zoning standards and City ordinances and policies in
18 effect at the time building permits are issued are required to be met by this project. The
19 approval of this project constitutes the applicant's agreement with all statements in the
20 Description and Justification, Melrose-Cannon Planned Block Development Plan and
21 other materials and information submitted with this application, unless specifically
22 waived by an adopted condition of approval.
- 23 91. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)
24 shall provide for the maintenance of all common open space, medians and commonly
25 owned fences and walls and adjacent parkways. The maintenance shall include normal
26 care and irrigation of landscaping, repair and replacement of plant material and irrigation
27 systems as necessary; and general cleanup of the landscaped and open area and walkways.
28 The C.C. & R's shall be subject to the review and approval of the City Attorney prior to
29 the approval of the final map. The C.C. & R's are required to be recorded prior to or
concurrently with the final map. Any amendments to the C.C. & R's in which the
association relinquishes responsibility for the maintenance of any common open space

1 shall not be permitted without the specific approval of the City of Oceanside. Such a
2 clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for
3 the following:

- 4 a) Provisions for the maintenance of all common open space and open space
5 easements on private lots, including provisions establishing mechanisms to ensure
6 adequate and continued monetary funding for such maintenance by the property
7 association.
- 8 b) Provisions that restrict any private use of open space easement areas. Restrictions
9 shall include, but are not limited to, removing retaining walls, installing structures
10 such as trellises, decks, retaining walls and other hardscape and any individual
11 landscape improvements.
- 12 c) Provisions prohibiting the property owners association from relinquishing its
13 obligation to maintain the common open space and open space easement areas
14 without prior consent of the City of Oceanside.
- 15 d) Provisions for restricting and ensuring that the limited industrial buildings do not
16 transition into more intense type uses that require greater numbers of parking
17 spaces and generate higher traffic volumes to the surrounding roadways beyond
18 what was originally calculated within the EIR for the original Pacific Coast
19 Business Park development applications (P-8-04/ D-17-04).

20 **Environmental:**

- 21 92. Prior to issuance of grading permits for previously ungraded areas or undisturbed soils,
22 the applicant shall confirm to the City of Oceanside that qualified paleontologist has
23 been retained to carry out an appropriate mitigation program. (A qualified
24 paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or
25 geology who is familiar with paleontological procedures and techniques). The
26 paleontologist shall attend pre-grade meetings to consult with grading and excavation
27 contractors.
- 28 93. A paleontological monitor shall be on-site during grading operations in previously un-
29 graded areas to evaluate the presence of fossils within previously undisturbed sediments
of highly sensitive geologic formations (i.e. Santiago Formation) and moderately
sensitive formations (river terrace deposits) to inspect cuts for contained fossils (a

1 paleontological monitor is defined as an individual who has experience in the collection
2 and salvage of fossil materials). The paleontological monitor shall work under the
3 direction of a qualified paleontologist.

4 94. When fossils are discovered the paleontologist (or paleontological monitor) shall
5 recover them. In most cases, this fossil salvage can be completed in a short period to
6 time. However, some fossil specimens (such as a complete whale skeleton) may
7 require an extended salvage time. In these instances, paleontologist (or paleontological
8 monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery
9 of small fossil remains such as isolated mammal teeth, it may be necessary in certain
10 instances to set up a screen-washing operation on the site.

11 95. Prepared fossils along with copies of all pertinent field notes, photographs and maps
12 shall be deposited (with the applicant's permission) in a scientific institution with
13 paleontological collections such as the San Diego Natural History Museum. A final
14 summary report shall be completed and distributed to the City or other interested
15 agencies which outlines the results of the mitigation program. This report shall include
16 discussions of the methods used, stratigraphy exposed, fossils collected and
17 significance of recovered fossils.

18 **Water Utilities:**

19 96. The developer will be responsible for developing all water and sewer utilities necessary
20 to develop the property. Any relocation of water and/or sewer utilities is the
21 responsibility of the developer and shall be done by an approved licensed contractor at
22 the developer's expense.

23 97. The property owner will maintain private water and wastewater utilities located on
24 private property.

25 98. Water services and sewer laterals constructed in existing right-of-way locations are to
26 be constructed by approved and licensed contractors at developer's expense.

27 99. All Water and Wastewater construction shall conform to the most recent edition of the
28 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved
29 by the Water Utilities Director.

100. Prior to the approval of engineering design plans, all water and fire service connections
shall be made to the existing City of Oceanside 10-inch waterline in Melrose Drive.

1 Service connections shall not be made to the Vista Irrigation District's waterline.
2 Please revise and show on the plans.

3 101. Prior to the approval of engineering design plans, the project's proposed gravity flow
4 sewer system to Vista sewerline shall be modified and constructed with a private lift
5 station and associated force-main. The lift station shall be located on-site and privately
6 maintained. The force-main initially shall be located on-site and then relocated onto
7 Melrose Drive once the sewer run approaches the adjacent property to the south. The
8 force-main shall connect to the existing sewerline in Cannon Road at a manhole.

9 102. Prior to the approval of engineering design plans, the property owner shall provide a
10 maintenance agreement to the Water Utilities Department accepting full responsibility
11 for the upkeep of the system.

12 103. Prior to the approval of engineering design plans, the proposed private lift station shall
13 be equipped with a backup pump and generator. The lift station shall also be designed
14 with emergency storage capacity and an odor control system. A private maintenance
15 agreement with emergency response provisions shall be provided to the Water Utilities
16 Department prior to the lift station becoming operational.

17 104. Prior to the approval of engineering design plans, all public water and/or sewer
18 facilities not located within the public right-of-way shall be provided with easements
19 sized according to the Water, Sewer, and Reclaimed Water Design and Construction
20 Manual Easements shall be constructed for all weather access.

21 105. No trees, structures or building overhand shall be located within any water or
22 wastewater utility easement.

23 106. Prior to the approval of engineering design plans, all lots with a finish pad elevation
24 located below the elevation of the next upstream manhole cover of the public sewer
25 shall be protected from backflow of sewage by installing and maintaining an approved
26 type backwater valve, per the Uniform Plumbing Code (U.P.C.).

27 107. Prior to the approval of engineering design plans, the developer shall construct a public
28 reclamation water system that will serve each lot and or parcels that are located in the
29 proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The
proposed reclamation water system shall be located in the public right-of-way or in a
public utility easement.

1 108. Prior to the approval of engineering design plans, a separate irrigation meter and
2 approved backflow prevention device shall be provided and displayed on the plans.

3 109. Prior to the approval of engineering design plans, an Inspection Manhole, described by
4 the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be
5 installed in each building sewer lateral and the location shall be called out on the
6 approved Improvement Plans.

7 110. If a restaurant or food service tenant occupies either of the two buildings; a Grease, Oil,
8 and Sand Interceptor shall be installed in each building sewer in an appropriate location
9 and shall be maintained by the property owner. The location shall be called out on the
10 approved Building Plans.

11 111. Prior to building permit issuance Water and Wastewater Buy-in fees and the San Diego
12 County Water Authority Fees are to be paid to the City and collected by the Water
13 Utilities Department.

14 PASSED AND ADOPTED Resolution No. 2008-P04 on January 14, 2008 by the
15 following vote, to wit:

16 AYES:

17 NAYS:

18 ABSENT:

19 ABSTAIN:

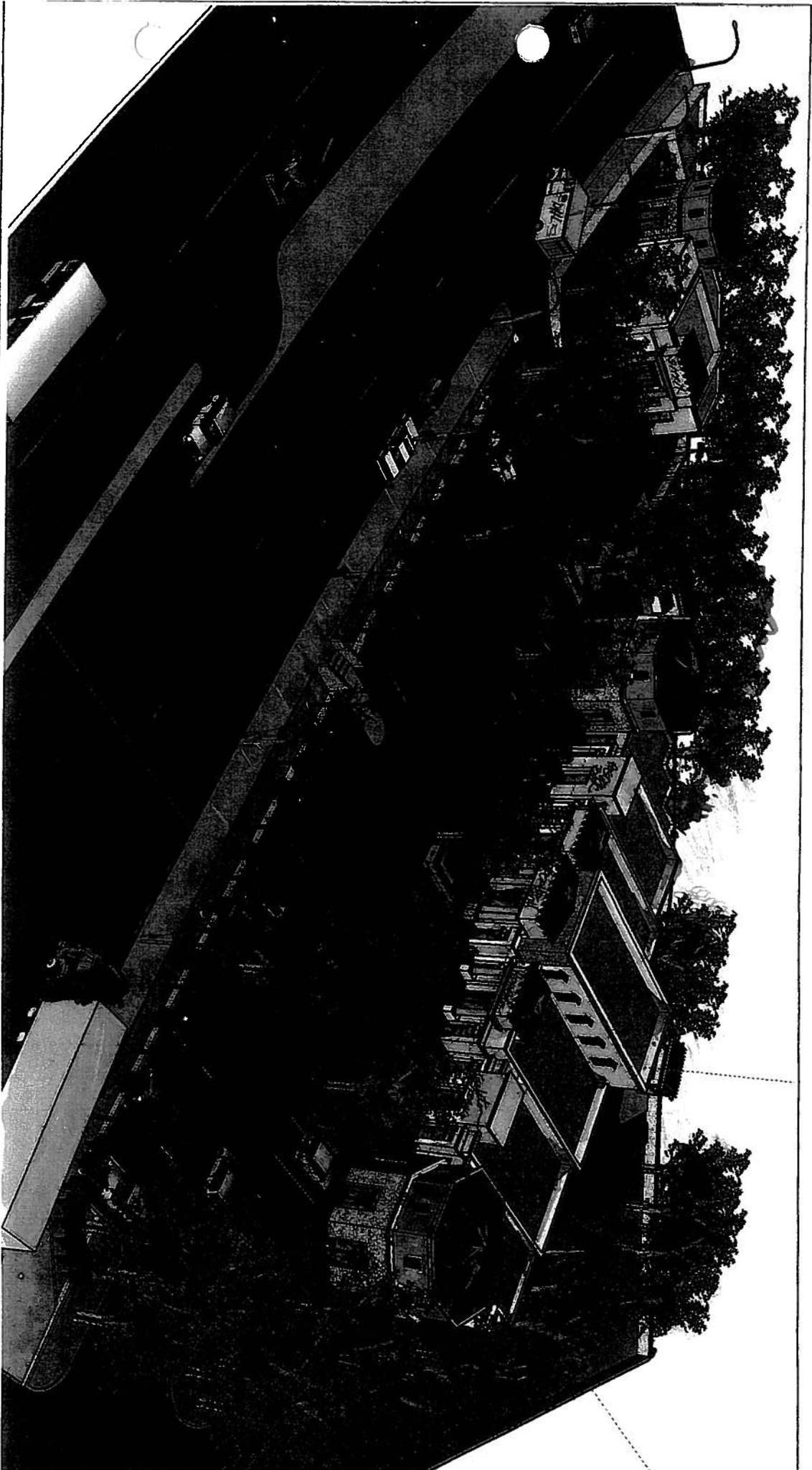
20
21 _____
22 Dennis Martinek, Chairman
23 Oceanside Planning Commission

24 ATTEST:

25 _____
26 Jerry Hittleman, Secretary

27 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
28 this is a true and correct copy of Resolution No. 2008-P04.

29 Dated: _____ January 14, 2008

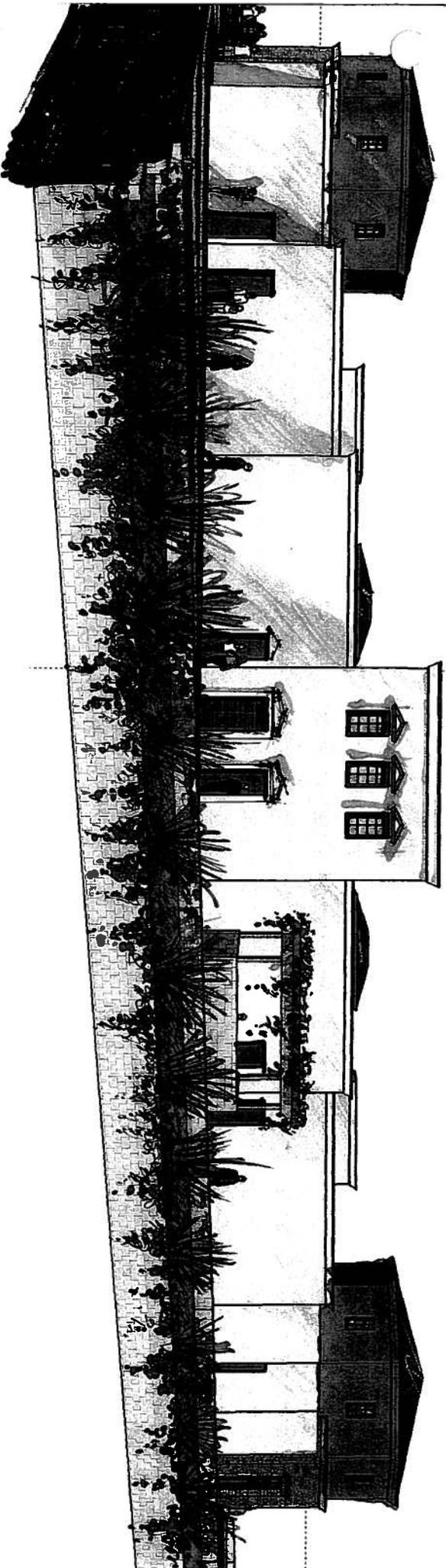


STRIP SHOPPING CENTER FOR:
MR. STEVE METSOVYAS

1430 S. MELROSE DRIVE
OCEANSIDE, CA 92056 TEL: (949) 463-3227

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DEC 19 2006
Planning Department

TALYA DESIGN CONSULTANTS
1233 SUNNYSIDE AVE.
REDLAND, CA 92373
TEL: (909) 792-6004

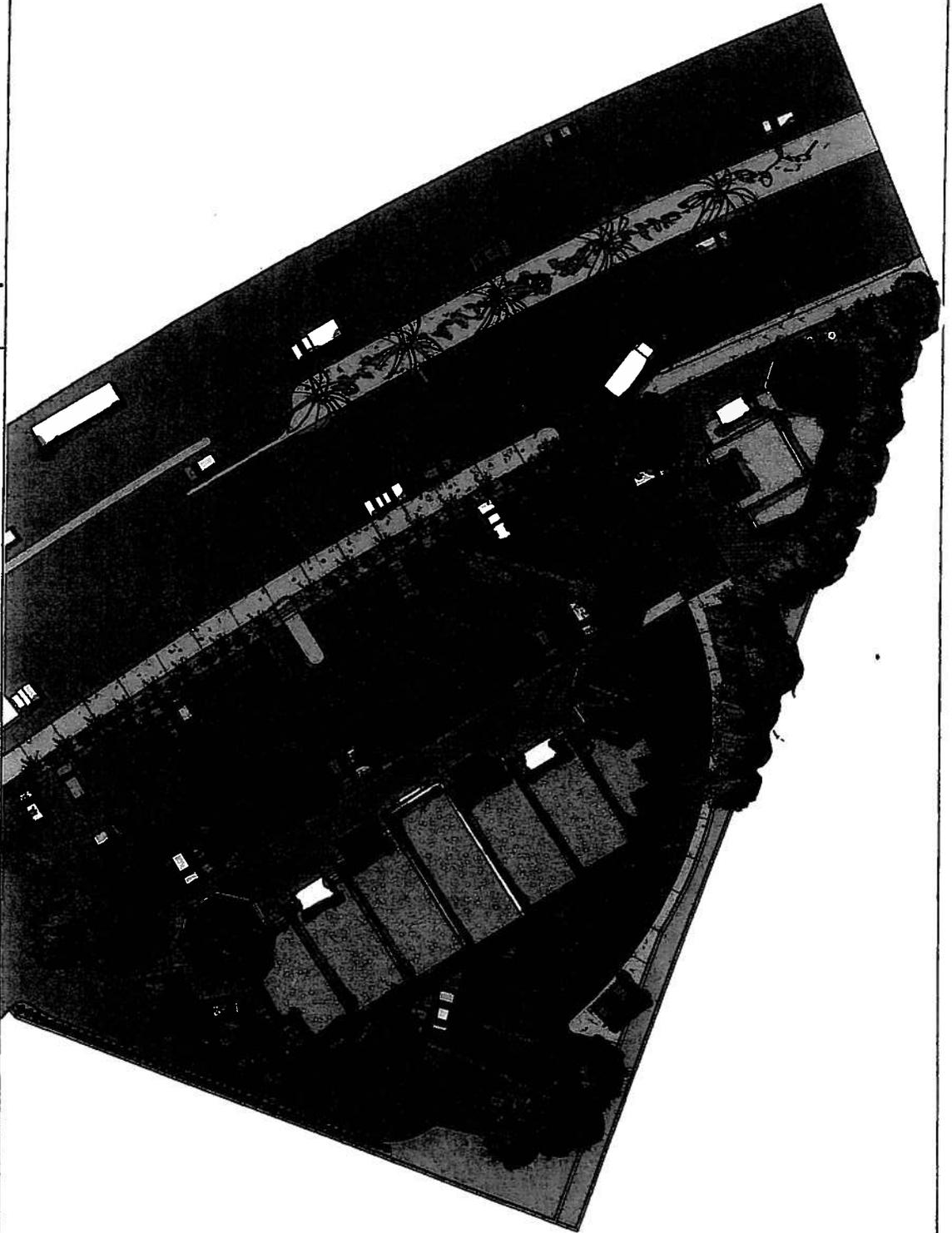


STRIP SHOPPING CENTER FOR:
MR. STEVE METSOVYAS

1430 S. MELROSE DRIVE
OCEANSIDE, CA 92056 TEL: (949) 463-3227

EAST ELEVATION

TALYA DESIGN CONSULTANTS
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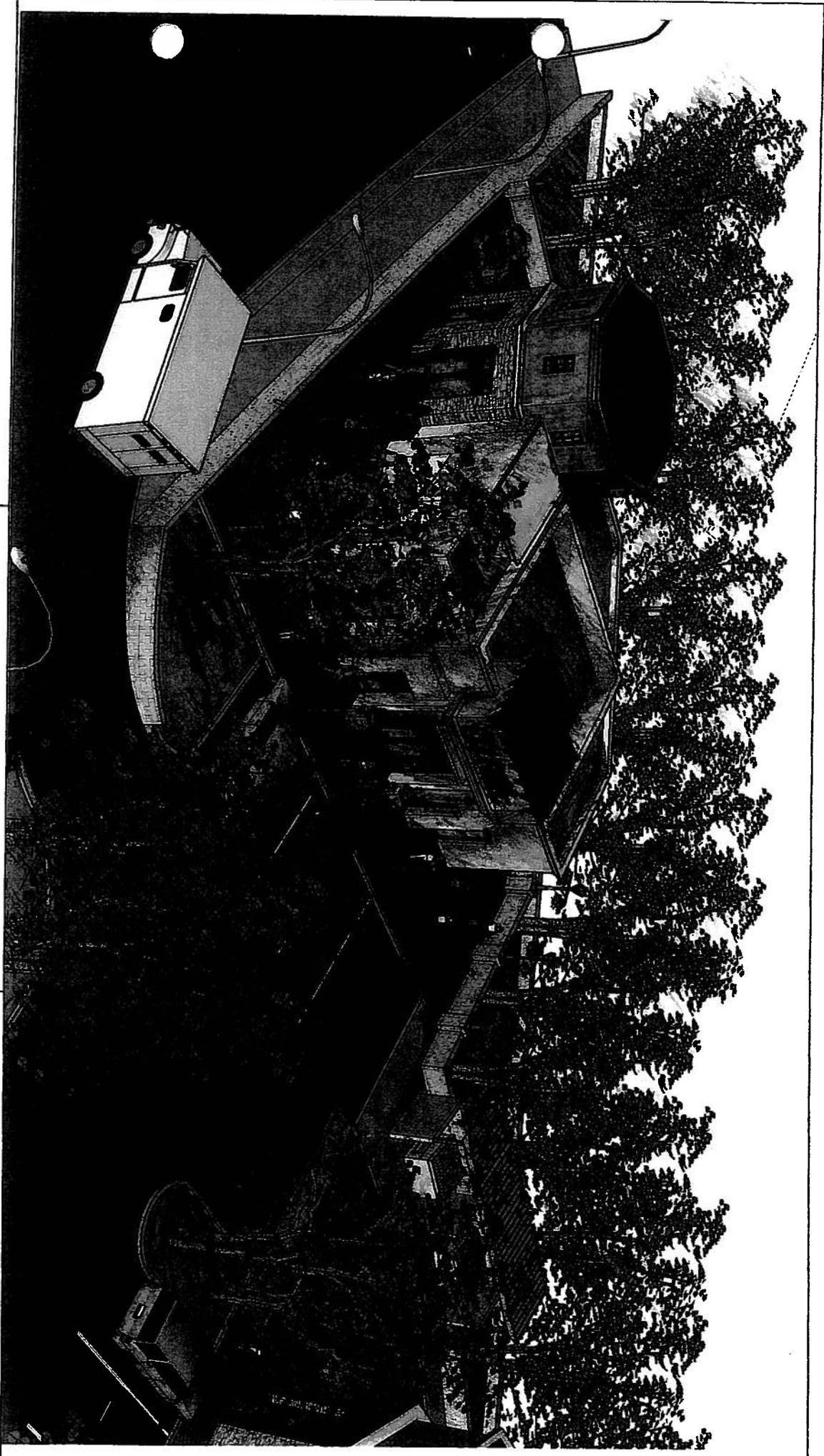
SITE PLAN

STRIP SHOPPING CENTER FOR:
MR. STEVE METSOVYAS
1430 S. MELROSE DRIVE
OCEANSIDE, CA 92056

TEL: (949) 463-5227



TALYA DESIGN CONSULTANTS
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REDLAND, CA 92373
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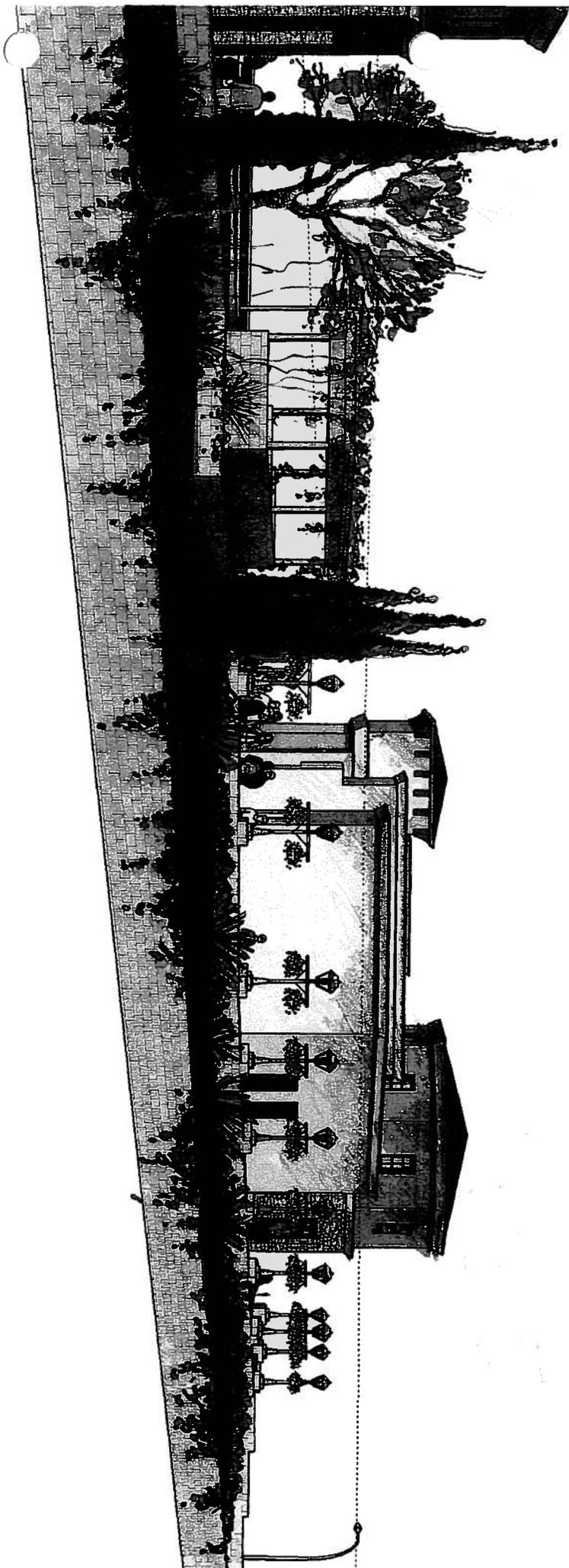


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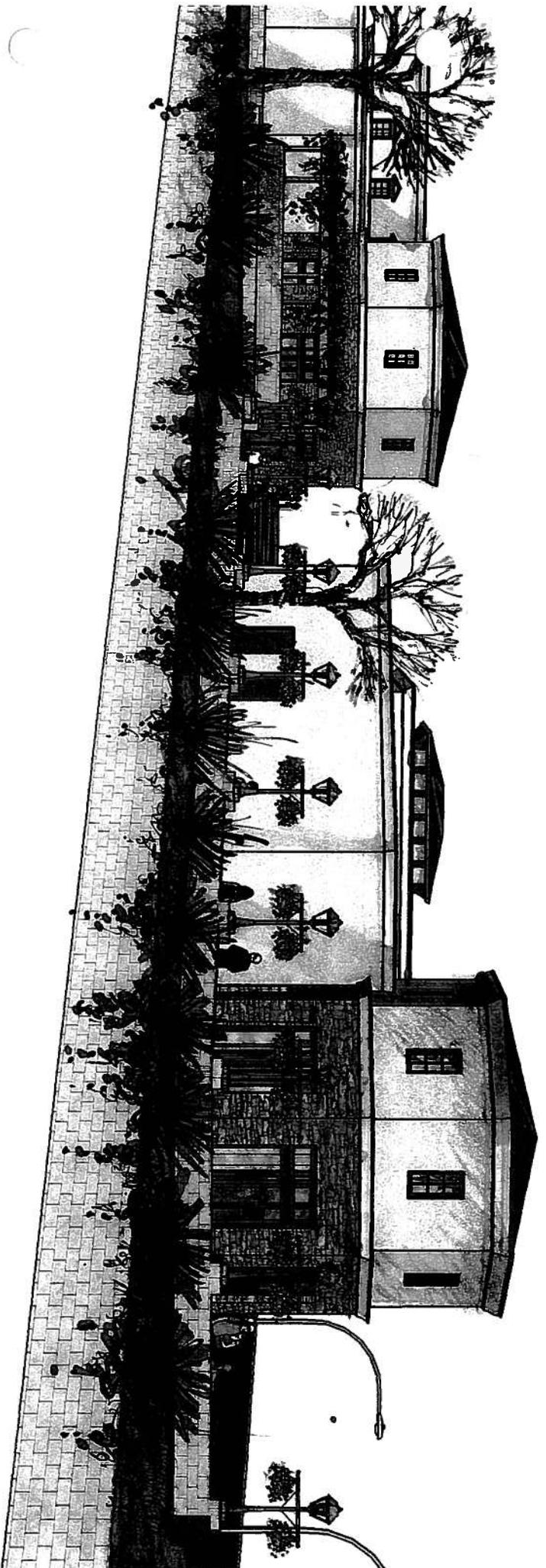
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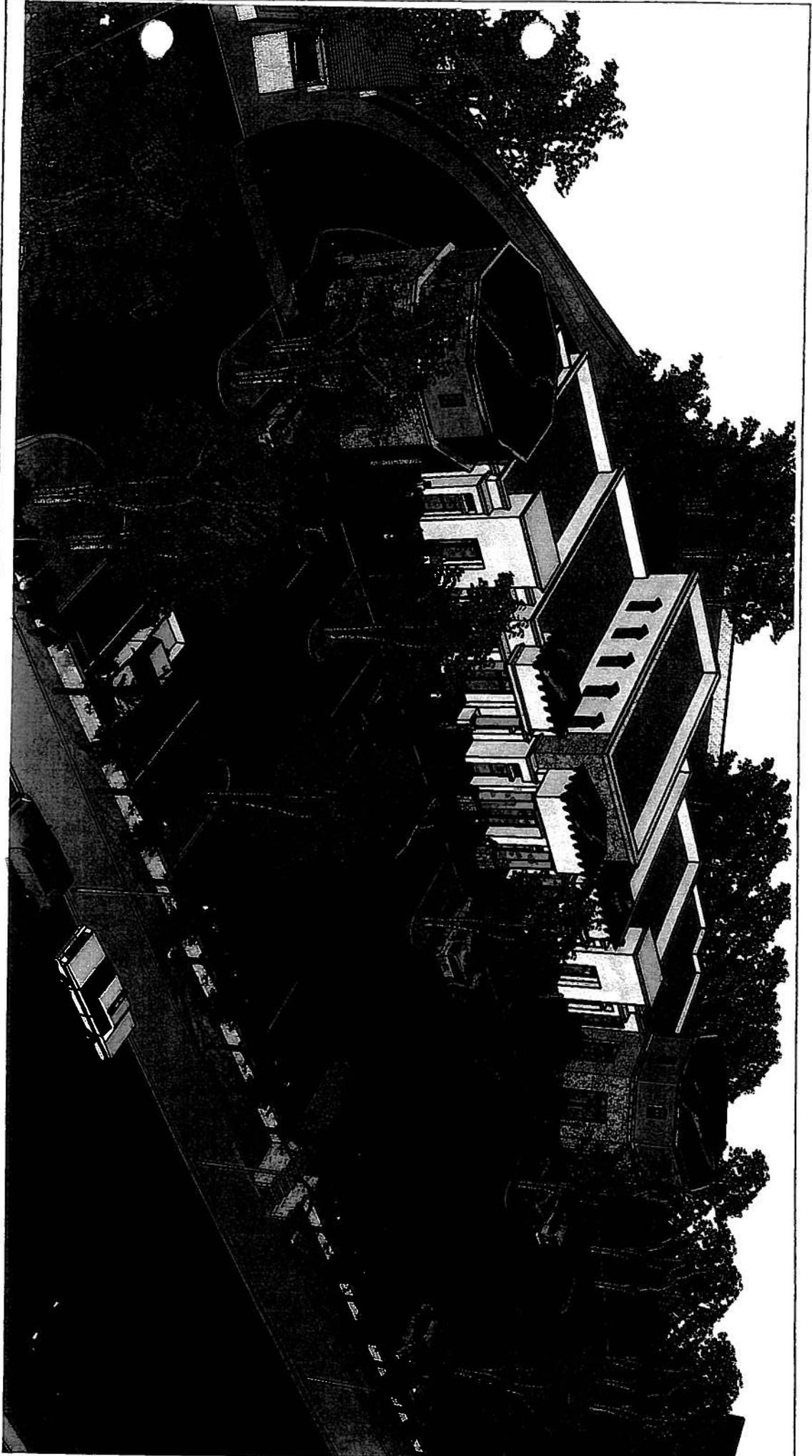
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TEL: (909) 792-6004



STRIP SHOPPING CENTER FOR:
Mr. STEVE METSOVAS
1430 S. MELROSE DRIVE
OCEANSIDE, CA 92056 TEL: (949) 463-3227

NO. 1 THE ELEVATION

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1233 SUNNYSIDE AVE.
REDLAND, CA 92373
TEL: (909) 792-6004

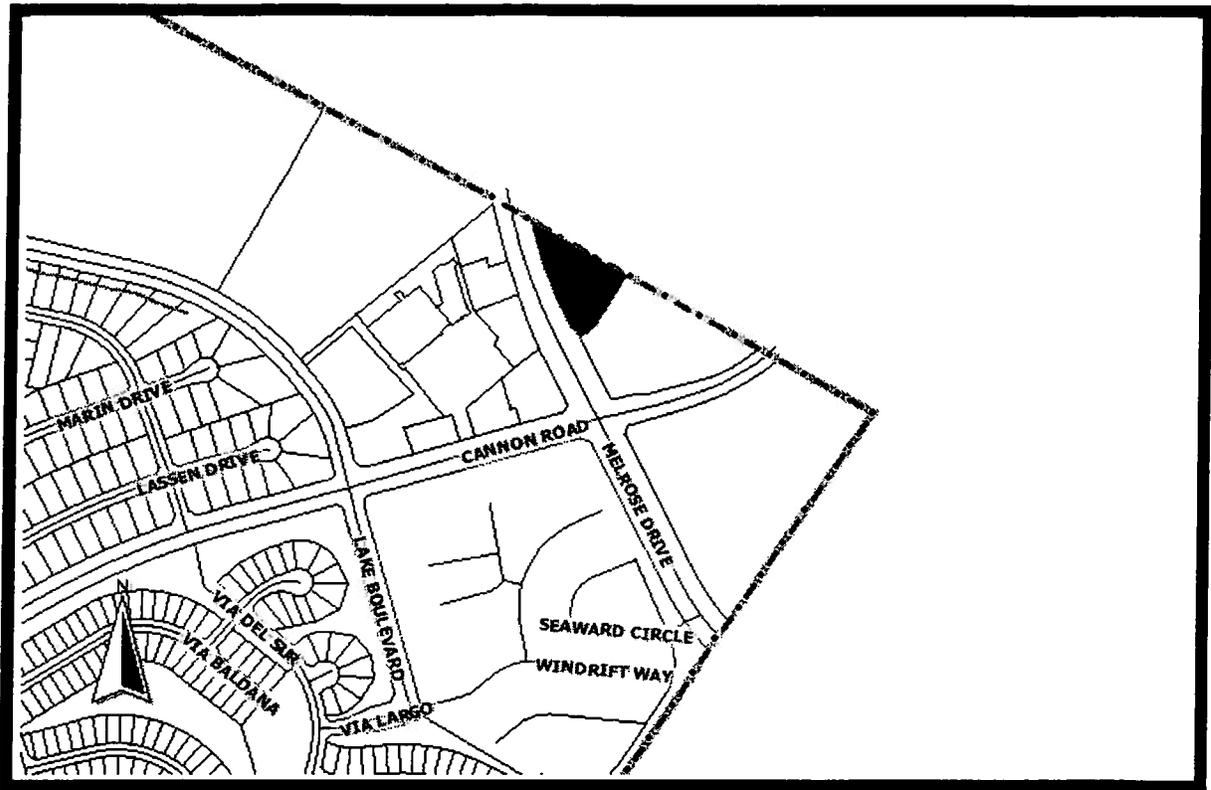


STRIP SHOPPING CENTER FOR:
MR. STEVE METSOVYAS

1430 S. MELROSE DRIVE
OCEANSIDE, CA 92056 TEL: (949) 463-3227

TALYA DESIGN CONSULTANTS

1233 SUNNYSIDE AVE.
REDLAND, CA 92373
TEL: (909) 792-6004



File Number: D-35-06, CSP-2-07 – Melrose Commercial Center

Applicant: MD Company – Steve Metsovas

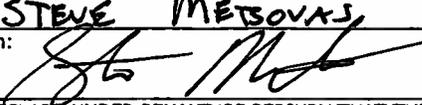
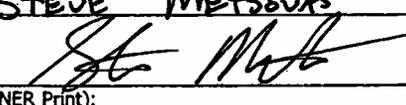
Description:

DEVELOPMENT PLAN (D-35-06) and COMPREHENSIVE SIGN PROGRAM (CSP-2-07) for the development of a 12,009 square foot commercial retail center located within the Melrose-Canon Plaza Planned Block Development Area, on the north east corner of Melrose Drive and Cannon Rd. The project site is zoned CG-PBD (General Commercial – Planned Block Development) and is situated within the Ocean Hills Neighborhood - **MELROSE COMMERCIAL CENTER**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
				PART I - APPLICANT INFORMATION 1. APPLICANT STEVE METSOVAS 2. STATUS <i>Planning Commission</i> 3. ADDRESS PO Box 9447 LAGUNA BEACH CA 92651 4. PHONE/FAX 949-463-3227 949-715-9286 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) 6. ADDRESS 7. PHONE/FAX	
PART II - PROPERTY DESCRIPTION 8. LOCATION 1430 SOUTH MELROSE OCEANSIDE 9. SIZE 1.5 10. GENERAL PLAN CG-PBD 11. ZONING CG-PBD 12. LAND USE GC General Commercial 13. ASSESSOR'S PARCEL NUMBER 169-011-44		MASTER/SP.PLAN ZONE CH. TENT. MAP CSP-2-07 PAR. MAP DEV. PL. D-35-06 C.U.P. VARIANCE COASTAL O.H.P.A.C.			
PART III - PROJECT DESCRIPTION 14. GENERAL PROJECT DESCRIPTION 12,000 SQUARE FOOT RETAIL OFFICE BUILDING. MEDITERRANEAN STYLE ARCHITECTURE. 61 ONSITE PARKING SPACES					
15. PROPOSED GENERAL PLAN GEN. COMMERCIAL		16. PROPOSED ZONING (CG-PBD)		17. PROPOSED LAND USE COMMERCIAL	
18. NO. UNITS 8		19. DENSITY		20. BUILDING SIZE 12,000 sq. ft.	
21. PARKING SPACES 61		22. % LANDSCAPE 19%		23. % LOT COVERAGE 19.55%	
PART IV - ATTACHMENTS <i>REV-5/14/07, 7/30/07</i>					
ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		30. FLOOR PLANS AND ELEVATIONS	
26. 300-FT. RADIUS MAP		27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE	
28. ENVIRONMENTAL ASSESSMENT		29. PLOT PLANS		32. OTHER	
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.			SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print): STEVE METSOVAS		34. DATE 5-11-07		37. OWNER (Print) STEVE METSOVAS	
Sign: 		38. DATE 5-11-07		Sign: 	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.					
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
Sign:		Sign:		40. DATE	

RECEIVED
 MAY 14 2007
 Planning Department



MD COMPANY
RETAIL DEVELOPMENT

Ocean Hills Promenade
AP#169-011-44
1430 South Melrose
Oceanside, California
Zoning (CG-PBD)

RECEIVED
MAY 14 2007
Planning Department

Date 5/11/07

MD COMPANY
1492 North Coast Hwy
Suite E
Laguna Beach, Ca 92651
(949) 463-3227

Description and Justification

Ocean Hills Promenade will be located 1.8 miles south of the 78 freeway at Melrose & Cannon. The total area is 12,009 square feet. There will be 61 onsite parking spaces provided. The Promenade will consist of seven (7) inline stores and one free standing building. The sizes of the units will range from 1,100 square feet to 1,600 square feet. The current zoning is CG-PBD (General Commercial). The proposed development requires no variances and is within the City of Oceanside's General plan.

The architectural style will be Mediterranean. Description of the design will consist of two (2), 28 foot circular towers at each end of the inline stores; covered in cultured stone with a clay tile roof. The remaining building exterior will be semi-smooth stucco, painted off-white color. The free-standing building will match the Mediterranean style of the main building.

The project will benefit the surrounding neighborhood by providing services to all the local residents and commuters in the area. The project will also benefit the City of Oceanside by providing approximately 4.5 million is taxable sales revenue. Currently, the tenant list is not at capacity. Four (4) of the seven (7) inline store have commitments. Unit A, 1,429 square feet, will be a restaurant. Unit B, 1,136 square feet, will be a hair salon. Unit D, 1,343 square feet, will be a dry cleaners. Unit G, 1,693 square feet will be a cellular phone store. The free standing building, 2020 square feet, will be a furniture store. Units C, E and F have no commitments at this time. I estimate that the remaining units will be office use. Parking required for the current tenant mix is 52.6 spaces. Total onsite parking provided is 61 spaces.

Sincerely yours,

Steve Metsovas

RECEIVED
MAY 14 2007
Planning Department

**Melrose-Cannon Plaza
Planned Block Development Regulations**

**Submitted To:
City of Oceanside
300 N. Hill Street
Oceanside, CA 92054**

**Prepared By:
The Lightfoot Planning Group
1315 Union Plaza Court
Oceanside, CA 92054**

September 16, 1992

**Melrose-Cannon Plaza
Planned Block Development Regulations**

100 Applicability and Life of Planned Block Development

The regulations of the Melrose-Cannon Plaza Planned Block Development (PBD) shall apply to the entire 19.06-acre site occupied by the Plaza. The property shall be divided into eight (8) parcels. This site is commonly referenced as Assessors Parcel Number 169-011-11. The PBD regulations shall be valid for the life of the project, subject to repeal and/or amendment by the Oceanside City Council.

200 Enforcement of Planned Block Development Plan

The regulations of the Melrose-Cannon Plaza PBD plan shall be enforced by the City of Oceanside under the terms of the Oceanside Zoning Ordinance and other applicable City codes.

300 Development Standards

The development standards which shall govern the development of all property within the PBD area shall be those of the Oceanside Zoning Ordinance as applicable to commercial property; and specifically those criteria of the underlying General Commercial (CG) Zone, unless specifically modified by these regulations. This development criteria shall specifically include, but not necessarily be limited to, all the regulations of the Oceanside Zoning Ordinance which govern commercial signs, parking, landscaping, and site development criteria.

400 Architectural Standards

Any modifications to the architecture shall conform to the Mediterranean architectural style approved as part of the Melrose-Cannon Plaza Development. This shall include building materials, colors and architectural detail. The developer shall form an Architectural Review Committee which shall approve all modifications to building plans prior to their submittal to the City of Oceanside.

500 Permitted Uses

Melrose-Cannon Plaza shall be subdivided into eight (8) parcels. In order to ensure compatibility with neighborhood, certain uses have been identified as appropriate for only specific parcels. Parcels, 1, 3, 5, 6 and 8 are in close proximity to residential development and, therefore, shall be restricted to Limited Commercial (CL) uses, as listed in the Oceanside Zoning Ordinance.

General Commercial uses were deemed more appropriate for Parcels 2, 4, and 7 since they are adjacent to Melrose Drive, a prime arterial. These parcels shall be specifically restricted to the following uses with a Use Permit.

- Parcel 2 - One full-service car wash with gasoline pumps, detailing bays and a 600-square foot retail area.
- Parcel 4 - One drive-thru restaurant.
- Parcel 7 - One service station with a 1,400-square foot building which includes a mini-market.

600 Permitted Uses With A Use Permit

The uses permitted upon approval of a Use Permit shall be those of the underlying Limited Commercial Zone except for the General Commercial uses specifically called out on Parcels

2, 4, and 7 in Section 500 of this PBD Plan. The drive-thru uses shall be limited to Parcels 2, 4, and 7 as described in Section 500, as well as a financial institution with a drive-thru facility on Parcel 5.

700 Prohibited Uses

The following uses shall be prohibited in the Melrose-Cannon Plaza:

1. Adult businesses;
2. Ambulance services (This exclusion shall not prohibit other medical services.);
3. Animal boarding facilities (except in conjunction with veterinarian services);
4. Arcade for video games and/or pinball machines;
5. Bar and cocktail lounge;
6. Bed and breakfast inns;
7. Dance establishments as part of a restaurant;
8. Funeral and internment services;
9. Industry, limited;
10. Liquor store;
11. Pawn shops;
12. Religious assembly facilities;
13. Rescue mission;
14. Residential uses;
15. RV parks;
16. Sanitary landfills;
17. Sewage disposal plants;
18. Single-room occupancy hotels;
19. Utilities, major;
20. Welfare and charitable services.

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 18079, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 28, 1998 AS INSTRUMENT NO. 98-469616 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS SHOWN AND DELINEATED AS "CANNON ROAD" AND "MELROSE AVENUE" OFFERED AND ACCEPTED ON SAID PARCEL MAP NO. 14100

PARCEL B:

AN EASEMENT FOR TEMPORARY GRADING, ROAD CONSTRUCTION AND UTILITY INSTALLATION, OVER, UNDER, ALONG AND ACROSS PARCEL 3 OF PARCEL MAP 18079, AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENT AND GRADING AGREEMENT RECORDED JULY 31, 1998 AS INSTRUMENT NO. 98-479770, OFFICIAL RECORDS.

APN: 169-011-44-00

RECEIVED
DEC 19 2006
Planning Department



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
(180 days)

1. **APPLICANT:** Steve Metsovas, Owner
2. **ADDRESS:** P.O. Box 9447 Laguna Beach, CA. 92651
3. **PHONE NUMBER:** (949) 463-3227
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Melrose Commercial Center (D-35-06) and (CSP-2-07)
7. **DESCRIPTION:** The applicant request approval of a Development Plan and Comprehensive Sign Program in order to construct two commercial retail buildings totaling 12,009 sq. ft. on a 1.5 acre parcel located on the North East Corner of Melrose Drive and Cannon Road within the Melrose-Cannon Planned Block Development Area. The proposed location is zoned CG-PBD (General Commercial – Planned Block Development) and is regulated by the Melrose-Cannon Planned Block Development Regulations which establishes development and land use standards similar to the CL (Limited Commercial) zoning designation of the Oceanside Zoning Ordinance, and has a General Plan designation of GC (General Commercial).

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes in fill development. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 32, "In-Fill Development Project" (Section 15332); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date:

Richard Greenbauer, Senior Planner

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee