

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF OCEANSIDE AMENDING THE ZONING DISTRICT MAP FROM RANCHO DEL ORO SPECIFIC PLAN AND LIGHT INDUSTRIAL (IL) TO EL CORAZON SPECIFIC PLAN FOR PROPERTY LOCATED NORTHEAST OF THE INTERSECTION OF OCEANSIDE BOULEVARD AND EL CAMINO REAL

(City of Oceanside –Applicant)

WHEREAS, an application for Zone Amendment (ZA-1-08) has been filed which would amend the zoning from Rancho del Oro Specific Plan and Light Industrial (IL) to El Corazon Specific Plan for property located northeast of the intersection of El Camino Real and Oceanside Boulevard, which is attached as Exhibit “A”;

WHEREAS, the El Corazon Specific Plan includes all contents, required by Government Code Section 65451;

WHEREAS, the Planning Commission of the City of Oceanside did, on April 20, 2009, conduct a duly advertised public hearing as required by law and did, by the adoption of Planning Commission Resolution No. 2009-P22, recommend approval of said Zone Amendment (ZA-1-09);

WHEREAS, said Planning Commission recommendation was made in conjunction with a recommendation for approval of a General Plan Amendment (G-1-08);

WHEREAS, the City Council of the City of Oceanside did hold a duly advertised public hearing on April 20, 2009, to consider said Zone Amendment (ZA-1-08) application and the recommendation of the Planning Commission thereon and did hear all persons supporting or opposing the proposed Zone Amendment (ZA-1-08);

WHEREAS, based upon such evidence, testimony and staff reports, this Council finds as follows:

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1 1. The granting of the Specific Plan is consistent with the purposes of the Zoning
2 Ordinance. The El Corazon Specific Plan includes design and development standards that are
3 consistent with or improved compared with existing Rancho del Oro Specific Plan design
4 standards.

5 2. The Specific Plan, which is attached as Exhibit “B”, is consistent with the Land Use
6 Element of the General Plan and other applicable policies and is compatible with the surrounding
7 land uses. Residential uses to the north and west of El Corazon will be buffered by a natural open
8 space corridor. The proposed commercial districts will be adjacent to El Camino Real and Rancho
9 del Oro Drive and across from the Sprinter Stations.

10 3. The design aspects of the Specific Plan will increase the potential for high quality
11 development of parks, hotels, civic buildings, and commercial projects in comparison with
12 development that might otherwise occur if the Specific Plan were not approved.

13 WHEREAS, an Environmental Impact Report was prepared by the Resource Officer of the
14 City of Oceanside covering this Zone Amendment and the associated development project
15 pursuant to the California Environmental Quality Act of 1970 and the State Guidelines thereto as
16 amended to date and has been certified by the Planning Commission in conjunction with its
17 recommendation on the application;

18 NOW, THEREFORE, the City Council of the City of Oceanside DOES ORDAIN as
19 follows:

20 1. The Zone Amendment (ZA-1-08) application and Specific Plan Exhibit “B”
21 attached hereto is hereby approved, and the City Planner is directed to amend the appropriate
22 Zoning Map to show the Zone Amendment.

23 2. This ordinance shall not be codified.

24 3. The City Clerk of the City of Oceanside is hereby directed to publish this ordinance
25 once within fifteen (15) days after its passage in the North County Times, a newspaper of general
26 circulation published in the City of Oceanside.

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