



AGENDA NO. 7a

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: June 3, 2008

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA-2-07), ZONE AMENDMENT (ZA-1-07), CONDITIONAL USE PERMIT (C-13-08), AND HISTORIC PERMIT (H-2-08) TO CHANGE THE LAND USE DESIGNATION FROM MDA-R TO SC; TO AMEND THE ZONING DISTRICT MAP FROM RM-A-H-SMHP TO CS-HO-H; AND TO ALLOW VEHICLE/EQUIPMENT SALES AND RENTALS ON A 0.66 ACRE PORTION OF A 16.37 ACRE LOT SITUATED ON THE NORTHEAST CORNER OF MISSION AVENUE AND DOUGLAS DRIVE. -- MISSION VIEW MANOR -- COLE AND ASSOCIATES**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H01 recommending denial of General Plan Amendment (GPA-2-07), Zone Amendment (ZA-1-07), Conditional Use Permit (C-13-08), and Historic Permit (H-2-08).

PROJECT DESCRIPTION AND BACKGROUND

Background: On December 17, 2007, the Planning Commission reviewed the applicant's proposed change to the Land Use Map and Zoning District Map. They adopted resolution 2007-P66 recommending denial of application GPA-2-07 and ZA-1-07 that proposed to change the land use designation from Medium Density A Residential (MDA-R) to General Commercial (GC) and to change the Zoning District Map from RM-A-H-SMHP to CG-H.

On February 13, 2008, the applicant requested a continuance from the scheduled City Council meeting where the Planning Commission's December 2007 recommendation and the application to change the land use designation and zoning district map would have been considered.

On May 3, 2008, the applicant applied for a conditional use permit to sale mobile homes at the subject site. In addition, the applicant submitted a revision to their original

proposal requesting a different commercial land use designation and a different commercial district. They are now requesting a Special Commercial land use designation and CS-HO-H Districts on the Zoning Map.

Site Review: The project site is undeveloped land located in the northeast corner of Mission Avenue and Douglas Drive. The site is a 0.66 acre portion of a larger 16.37 acre parcel that is situated within the Medium Density A Residential land use designation, the Mission San Luis Rey Historic Area and the San Luis Rey Neighborhood. The area surrounding the subject site is designated as the *Historic Core* of the Mission San Luis Rey Historic Area.

The larger 16.37 acre lot consists of the Mission View Manor East Mobile Home Park, which is identified as a part of the Senior Mobile Home Park Overlay District.

Across Douglas Drive to the west is Mission View Manor West Mobile Home Park, which also includes residential land uses and is zoned RM-A-H-SMHP Districts.

To the south of the subject site and across Mission Avenue are commercial lands that straddle Douglas Drive. This area has a General Plan land use designation of Special Commercial (SC) and is identified as Special Commercial Limited - Historic Overlay (CS-L-H) Districts on the Zoning Map.

Project Description: The application is comprised of four components: a General Plan amendment, a Zoning District Map change, a Conditional Use Permit, and a Historic Permit.

General Plan Amendment No. GPA-2-07 represents a request for the following:

To change the land use map designation on a 0.66 acre portion of a larger residential lot from Medium Density A Residential (MDA-R) to Special Commercial (SC) pursuant to procedures set forth in Government Code section 65350 *et seq.*

Zone Amendment No. ZA-1-07 represents a request for the following:

To change the Zoning District Map from Medium Density A - Historic Overlay - Senior Mobile Home Park Overlay (RM-A-H-SMHP) Districts to Special Commercial - Highway Oriented - Historic Overlay (CS-HO-H) Districts pursuant to Section 4502 of the Oceanside Zoning Ordinance.

No change relating to the Historic Overlay District designation is proposed. The land would remain within the Mission San Luis Rey Historic Area.

A minor change to the boundaries of the Senior Mobile Home Park Overlay (SMHP) District is proposed. The 0.66-acres of vacant land proposed to be designated as CS-HO-H would discontinue being within the boundaries of the SMHP District. The

designation of the remaining 15.71 acres of this site, that are currently part of the SMHP District, would be unchanged and remain identified as the RM-A-H-SMHP Districts.

Conditional Use Permit No. C-13-08 represents a request for the following:

To allow land use 450.CC.5 *Vehicle/equipment sales and rentals* for the sale of mobile homes on the 0.66-acre site with access via the Mission View Manor East entrance on Douglas Drive pursuant to Section 1120 of the Oceanside Zoning Ordinance.

The applicant wishes to restore the site to a mobile home sales location, which is categorized as commercial land use 450.CC.5 *Vehicle/equipment sales and rentals*. In order to sell mobile homes the land use designation and the zoning district must be changed from a residential designation to a commercial designation. In addition, a Conditional Use Permit must be obtained.

Historic Permit No. H-2-08 represents a request for the following:

To allow a change to a base zoning district within the boundaries of a Historic Overlay District pursuant to Section 2105 of the Oceanside Zoning Ordinance.

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

1. General Plan
2. Mission San Luis Rey Historic Area Development Program and Design Guidelines
3. Zoning Ordinance
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Medium Density A Residential (MDA-R) on the Land Use Map. The proposed change to a Special Commercial (SC) land use designation is not consistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.3 Special Management Areas: To provide special management of sensitive historical, cultural, recreational, and environmental areas and areas with unique planning considerations within the City.

1.33 Historic Areas and Sites Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," to preserve and further enhance designated historic or cultural resources.

The project's location is within the Mission San Luis Rey Historic Area. As proposed, the SC designation would create an opportunity for a land use which does not enhance or promote the Mission San Luis Rey Historic Area goals and objectives. This is discussed in detail (below) within Key Planning Issues Item 2.

If the application is approved, then the project would be specifically conditioned to comply with the guidelines of the Mission San Luis Rey Historic Area. The current site design would need to be revised to comply with the guidelines; Key Planning Issues Item 2 discusses this in detail (below).

B. Land Use Element II. Community Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.2 Commercial Development: To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.

2.24 Special Commercial Policies:

A. Special Commercial shall designate commercial sites within and/or adjacent to areas with unique characteristics, such as scenic areas, historic areas, freeway off-ramps, the Coastal Zone, and other unique or special areas.

B. Signage in Special Commercial developments shall be consistent with any special guidance systems established for the area.

C. Uses and development standards shall be established through the following special policies and identified guidance systems to best utilize and/or protect the unique characteristics of the externality. *2.244 Mission San Luis Rey Historic Area Policy:* Commercial development within the Mission San Luis Rey Historic Area shall place a major emphasis on protection of views; provision of architecture, landscaping and streetscapes consistent with the "Mission San Luis Rey Historic Area Development Program and Design Guidelines"; and provision of visitor-serving uses and facilities.

A Special Commercial land use designation is appropriate for sites located within designated historic areas, such as the Mission San Luis Rey Historic Area.

This proposal shows little deference to existing views, Mission architecture, the vernacular landscaping of the Mission San Luis Rey, and the desired streetscape design guidelines of the Mission San Luis Rey Historic Area. The proposed land use is not a visitor serving use or facility. The underlying intent of the proposal does not support a change in the land use designation.

2. Mission San Luis Rey Historic Area Development Program and Design Guidelines Compliance

The project site is located within the *Historic Core* boundaries of the Mission San Luis Rey Historic Area (M.S.L.R.H.A.). The intersection of Mission and Douglas is identified as one of three *Special Intersections* in the M.S.L.R.H.A. development program. “A special intersection is significant because it indicates that a major street has arrived at the historic core.” *Special Intersections* are subject to specific guidelines (including circulation, parking and paving guidelines, and landscape guidelines) in addition to the broader guidelines of the Mission San Luis Rey Historic Area Design Guidelines.

The “Mission San Luis Rey Historic Area Development Program and Design Guidelines” have five goals to direct the overall planning and design effort. Goal categories are historic/cultural, land use, circulation and parking, open space/recreation, and tourism.

The proposed project is not consistent with the “Mission San Luis Rey Historic Area Development Program and Design Guidelines” are as follows:

A. Goals and Objectives

Land Use Goal: A viable, mixed use activity area with a variety of land uses and services which enhance the historic significance and visitor experience of the Mission San Luis Rey Historic Area.

Objectives:

2. Unification of the architecture and public landscape of the Mission San Luis Rey Historic Area in a historic theme.

3. Buffers between residential areas, historic resources and higher intensity uses.

Circulation and Parking Goal: A safe, efficient and attractive vehicular and pedestrian transportation experience through the Mission San Luis Rey Historic Area.

Objectives:

2. Special treatment of gateway entrances and special street intersections to signify entry and arrival points for the Historic Area and *Historic Core*.

3. Enhancement of the streetscape to reinforce the historic character of the area.

4. Development of a pedestrian oriented shopping and cultural experience in the *Historic Core*.

6. Off-road walks and path systems for pedestrians and bicyclists.

Tourism Goal: Promotes adequate visitor related facilities and tourist and community activities in the Mission San Luis Rey Historic Area.

Objective:

1. Development of additional visitor-serving commercial and lodging uses which encourage additional public interest in the historic/cultural elements of the Mission San Luis Rey Historic Area.

As noted, the *Historic Core Concept Plan* identifies the intersection of Mission Avenue and Douglas Drive as a Special Intersection. The Core Area Diagrammatic Plan further identifies the larger 16.71 acre site of Mission View Manor East for a future resort hotel. The development program and design guidelines identify desired commercial land uses as restaurant, bakeries, handicraft shops, art galleries/book stores, curio shops/antique shops, bed and breakfast inns, flower shops, and other commercial uses serving the needs of visitors. The proposed land use, 450.CC.5 *Vehicle/equipment sales and rentals*, is not identified as a desired land use within the *Historic Core* of the M.S.L.R.H.A. The proposed land use is not visitor serving.

B. Historic Area Design Guidelines

Section 3. Circulation, Parking and Paving Guidelines

Pursuant to subsection 3.a.1. *Mission Avenue setbacks*, all buildings or parking should be setback an average of 25-feet and a minimum of 10 feet from the curb. Within the 25 foot setback area there should be regular landscape pockets with clumps of street trees, and consistent walls and sidewalks. The sidewalk should be setback a minimum of 5 feet from the edge of the curb and parallel it; it may be set back further to go around street trees. Walls should be set back from the edge of the curb a minimum distance of 10 feet and, whenever possible, 25-feet. The walls may be continuous along the length of the property or broken into sections with bougainvillea planting filling in the gaps. Bike lanes shall be provided in the street.

Pursuant to subsection 3.a.1 *Douglas Drive setbacks*, the building and wall setbacks will be the same as those established for Mission Avenue, however, the sidewalk, rather than being 5-feet from the curb will meander throughout the 25 foot setback. Bike lanes shall be provided in the street. A separate jobbing/hiking trail shall also be provided to connect the San Luis Rey River to the *Historic Core* at Peyri Drive.

Pursuant to subsection 3.c. *Special Intersections*, significant street intersections that create a “sense of arrival” at the *Historic Core* [intersection of Mission Avenue and Douglas Drive] should receive special design treatment. Special paving materials, landscaping, signage and street furniture should be utilized. City preferred colors and patterns of high grade pavers are encouraged within these intersections. The identity of the *Historic Core* should be announced and directional graphics may be located here. Special treatment will focus on the public right-of-way within a 100’ radius drawn from the center of the intersection, including corners, sidewalks, roads and medians.

The M.S.L.R.H.A. design guidelines emphasis creating a pedestrian friendly environment with visitor serving facilities. The proposal does not satisfy the historic area’s circulation, parking and paving guidelines; for example, the pedestrian path does not meander within a 25-foot setback along Douglas Drive or Mission Avenue. Street trees are not proposed along Mission Avenue. The model mobile homes are proposed to project into the setback area along Mission Avenue. Special paving materials and street furniture are not proposed.

Section 4. Landscaping Guidelines

Pursuant to Sections 4.b. and 4.c. *Special Intersections*, planting should be denser and more colorful [than in the gateway areas] and utilize plant materials that are characteristic of the dry climate of the area. These intersections need to be understood as arrival points to the *Historic Core*. Recommended trees are Coral Trees or Jacaranda. Recommended shrubs are raphiolepis and pittosporum.

Pursuant to Section 4.d. *Historic Core Planting*, emphasis should be placed on historical Mexican and early California landscapes and gardens. ... The patio is encouraged in commercial zones. It is usually paved, and there is no grass in a strictly Spanish patio. Its floor may be left to dirt or imported decomposed granite. ... An urban, park-like landscape of large ornamental shade trees, formal groupings, and tree lined roads is discouraged as not appropriate to the original rural historic setting.

The project as proposed does not satisfy the historic area’s landscape guidelines. Potential to satisfy the landscaping guidelines is limited because of the small area proposed for mobile home sales. The extensive use of turf does not satisfy section 4.d. *Historic Core Planting* guidelines of the “Mission San Luis Rey Historic Area Development Program and Design Guidelines.” It is unlikely that the proposed site design will create the desired “sense of arrival to the historic core.”

3. Zoning Ordinance Compliance

The project is located in the Medium Density A - Historic Overlay - Senior Mobile Home Park Overlay (RM-A-H-SMHP) Districts. The applicant proposes changing the Zoning

District Map to Special Commercial - Highway Oriented - Historic Overlay (CS-HO-H) Districts. The proposed amendment to the zoning map is subject Article 45 Amendments of the Oceanside Zoning Ordinance.

The proposed zoning district change to Special Commercial - Highway Oriented - Historic Overlay (CS-HO-H) Districts would permit land uses listed in table 1.

Table 1. Permitted land uses within the Special Commercial - Highway Oriented (CS-HO) District

Limited day care	Eating and drinking establishments serving beer and wine
Park and recreation facilities	Food and beverage sales
Minor utilities	Home improvement
Animal grooming	Limited Horticulture
Animal hospitals	Business & professional offices
Retail sales of animals	Personal Services
Banks and Savings & Loans	Retail sales
Building materials & services	Travel services
Catering services	Seasonal, special sales of Agricultural

These permitted land uses would require the construction of a commercial building and adequate provisions for on-site parking and egress to the street. The zoning district change to CS-HO-H Districts is inappropriate due to the site's proximity to existing residences and the site's limited access to the intersection of Douglas Drive and Mission Avenue. This 0.66 acre site is not suitable for a vibrant commercial use.

Further, staff finds commercial districts within the M.S.L.R.H.A. have consistently been designated as Special Commercial Limited - Historic Overlay (CS-L-H) Districts. The CS-L prohibits land use 450.CC.5 *Vehicle/equipment sales and rentals*, which is the classification for mobile home sales. Staff finds that land use 450.CC.5 is not a visitor-serving land use and inappropriate for the *Historic Core* area of the M.S.L.R.H.A.

Table 2 compares the proposed site arrangement to the development regulations within the CS District. These development regulations are less restrictive than those of the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," where front and corner side yard setbacks are a minimum of 25-feet.

Table 2. CS District property development regulations pursuant to Section 1130

	Regulation	Proposed
Lot area	10,000 SF minimum	28,750 SF
Lot width	none	91 feet
Front yard	15 feet minimum	10 feet
Side yard	15 feet minimum	15 feet
Corner side yard	10 feet minimum	15 feet
Rear yard	15 feet minimum	4 feet
Height	50 feet maximum	less than 50 feet
Lot coverage	50% maximum	1%

	Regulation	Proposed
Base FAR	1.0 FAR maximum	0.007 FAR
Site landscaping	15% minimum	more than 15%
Off-street parking and loading	outside of required yards	not satisfied
Vehicular Access	14 feet 1-way drive isle 27 feet 2-way drive isle	23 feet 1-way drive isle
Performance standards	Section 3024	satisfied

The proposed site layout would need to change to satisfy the development regulations of Section 1130 and the "Mission San Luis Rey Historic Area Development Program and Design Guidelines". The siting of the model mobile homes would need to shift so that they do not project into a required yard.

ENVIRONMENTAL DETERMINATION

At this point in time, the application is not deemed complete. Staff anticipates that the Initial Study will recommend a Mitigated Negative Declaration or a Negative Declaration.

CONCLUSION

Non-conforming uses: The selling of mobile homes is no longer a conforming use at this site. The opportunity to continue a nonconforming use ceased during the 1980s. The lot has remained vacant for some time.

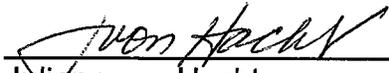
Sale of mobile homes at this location: The change in the land use designation and the Zoning District is required prior to the sale of mobile homes at this site. The sale of mobile homes is allowed in CS-HO-H District with an approved Conditional Use Permit. The Planning Commission will consider application C-13-08, a conditional use permit to allow land use 450.CC.5 *Vehicle/equipment sales and rentals*.

Sustainability of commercial land uses: The Economic Development Department staff prepared a draft report, City of Oceanside sustainability study (November 2007). This report recommends creating additional areas for commercial land uses. Staff has discussed this proposal with the Economic Development staff. It is our opinion that the site is too small to support commercial activity. The access to the site would significantly deter many commercial land uses. A commercial land use would not be compatible with residential land uses situated along a common boundary and on other residential lots situated along Douglas Drive.

RECOMMENDATION

Staff recommends that the OHPAC consider the information herewith, provide any additional direction for the proposed change to the land use designation and Zoning District Map, the proposed conditional use permit for *Vehicle/equipment sales and rentals*, and the Historic Permit; and adopt 2008-H-01 recommending the Planning Commission deny GPA-2-07, ZA-1-07, C-13-08 and H-2-08 Mission View Manor.

SUBMITTED BY:



Juliana von Hacht
Associate Planner

REVIEWED BY: 

Richard Greenbauer, Senior Planner

ATTACHMENTS:

1. December 17, 2007 Planning Commission Staff Report
2. Planning Commission Resolution 2007-P66



DATE: December 17, 2007

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **GENERAL PLAN AMENDMENT (GPA-2-07) AND ZONE AMENDMENT (ZA-1-07) TO CHANGE THE LAND USE FROM MEDIUM DENSITY A RESIDENTIAL (MDA-R) TO GENERAL COMMERCIAL (GC) AND TO AMEND THE ZONING MAP DESIGNATION FROM MEDIUM DENSITY A RESIDENTIAL DISTRICT (RM-A) TO GENERAL COMMERCIAL (CG) DISTRICT ON A PORTION (0.66 ACRES) OF A LOT SITUATED ON THE NORTHEAST CORNER OF MISSION AVENUE AND DOUGLAS DRIVE. THE PROJECT SITE IS LOCATED IN THE SAN LUIS REY NEIGHBORHOOD – MISSION VIEW MANOR LOT – APPLICANT: COLE AND ASSOCIATES**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Deny General Plan Amendment (GPA-2-07) and Zone Amendment (ZA-1-07)
2. Adopt Planning Commission Resolution No. 2007-P66 with findings of denial attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is undeveloped land located in the northeast corner of Mission Avenue and Douglas Drive. The site is a 0.66-acre portion of a larger 16.37-acre parcel that is situated within the Medium Density A residential land use designation and the San Luis Rey Neighborhood.

The larger 16.37-acre site consists of the Mission View Manor East Mobile Home Park, which is identified as a part of the Senior Mobile Home Park Overlay District. The project site is also situated within the boundaries of the Historic District.

The larger 16.37-acre site includes residential land uses. Across Douglas Drive to the west is Mission View Manor West Mobile Home Park, which also includes residential land uses. To the south of the subject are commercial lands that straddle Douglas Drive. This area has a General Plan land use designation of Special Commercial (SC).

Background: The mostly vacant property was previously used, during the 1970s and 1980s, for mobile home sales. A 200 square-foot sales office remains on-site. The site is currently used for overflow parking (visitors to the mobile home park and others) and casually as a park-n-ride for people riding the casino buses.

Project Description: The project application is comprised of two components: a general plan amendment and a change to the zoning district map.

General Plan Amendment GPA-2-07 represents a request for the following:

- (a) To change the General Plan land use designation from Medium Density A (MDA-R) to General Commercial (GC) and,

Zoning Amendment ZA-1-07 represents a request for the following:

- (b) To change the Zoning District Map from the Medium Density A (RM-A) District to General Commercial (CG) District.

The applicant wishes to restore the site to a mobile home sales location, which is categorized as commercial land use 450.BB.5 *Vehicle/Equipment Sales and Rentals*. In order to sell mobile homes the land use designation and the zoning district must be changed to one of the following: Neighborhood Commercial (CN), Community Commercial (CC), General Commercial (CG), or Special Commercial Highway Oriented (CS-HO). In addition, a Conditional Use Permit must be obtained.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Medium Density A (MDA-R). The proposed land use designation is General Commercial (GC). The proposed land use designation change is inconsistent with the goals and objectives of the City's General Plan as follows:

A. Land Use Element I. Community Enhancement

Goal The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.1 Community Values: To ensure the enhancement of long term community and neighborhood values through effective land use planning.

Policies:

- A. Land uses shall be attractively planned and benefit the community.
- B. Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.
- C. The City shall analyze the long-term effects of all proposed development to assure both the present and future social, economical, and physical enhancement of the community.
- D. The City shall support and encourage the fulfillment of widespread neighborhood and community values.

The 0.66-acre site has access to Douglas Drive via the Mission View Manor East entrance. Since the current driveway is proposed to be shared, a change to a commercial land use designation would directly impact the adjacent residential land use.

The transportation needs of the residents distinctly differ from commercial land use demands. The traffic analysis found that the residential land use may generate 30 average daily trips. This is a lesser demand compared to an average 50 daily trips generated by the proposed land use (O.Z.O. 450.BB.5 Vehicle Equipment Sales and Rentals). Please note that the traffic analysis and staff concluded that signalization of the Mission View Manor East entrance is not warranted if the proposed mobile homes sales are approved.

Objective 1.11 Balanced Land Use: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policies:

- A. The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.
- B. The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.
- C. The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The previously approved Senior Mobile Home Park Overlay District formalizes an established neighborhood by fostering a sense of community and regional identity among the residents of the Mission View Manor East and West. Changing the land use designation to commercial could affect the neighborhood identity.

Within the immediate vicinity, there are sufficient areas of lands designated Special Commercial. The adjacent Special Commercial lands (to the south) provide adjacent neighbors and the wider community with commercial businesses such as: food and beverage sales, personal improvement, personal services, and general retail. Creating additional commercial lands at this location may not necessarily provide a balanced distribution of land uses. Connections between the existing Special Commercial areas and the project site may not be possible.

Objective 1.12 Land Use Compatibility: To minimize conflicts with adjacent or related land uses.

Policies:

- A. Adequate setbacks, buffering, and/or innovative site design shall be required for land uses that are contiguous to and incompatible with existing land uses
- B. The use of land shall not create negative visual impacts to surrounding land uses.

C. The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions nor to exposure of toxic, radioactive, or other dangerous materials.

A variety of commercial land uses are permitted within a General Commercial District, yet the proposed 0.66-acre site might not have sufficient area to construct the necessary building, on-site parking, and provide adequate setbacks to sufficiently buffer a vibrant commercial land use (i.e. banks, day care, restaurants, convenience stores, nurseries, offices, personal services, retail sales, and or travel services) from the adjacent residential land use. A change in land use designation to General Commercial may inadvertently create an opportunity for objectionable noise, light, odors, and other unanticipated impacts.

B. Land Use Element II. Community Development

Goal The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.2 Commercial Development: To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.

Policies 2.23 General Commercial:

A. General Commercial shall provide retail shops, restaurants and services which meet the "immediate" commercial needs of the community. High intensity, drive-up/drive-through and convenience businesses shall be developed in commercial centers or clustered together in coordinated site or development plans to avoid the proliferation of driveway-cuts and to accommodate their high traffic generation characteristics.

B. General Commercial shall be designated on small sites of between five and ten acres. General Commercial areas shall be located on streets designated as major arterials or higher or at the intersection of two secondary arterials.

The site is less than five acres in size. The site size is insufficient to support a vibrant commercial land use, such as retail shops, restaurants and services. The site's access to Douglas Drive and or Mission Avenue would not adequately address the needs of high intensity land uses, such as drive-up, drive-through and convenience businesses. The installation of a traffic signal at this location is not recommended and will not improve service at the intersection of Mission Avenue and Douglas Drive.

Policies 2.244 Mission San Luis Rey Historic Area:

A. Commercial development within the Mission San Luis Rey Historic Area shall place a major emphasis on protection of views; provision of architecture, landscaping and streetscapes consistent with the "Mission San Luis Rey Historic Area Development Program and Design Guidelines"; and provision of visitor-serving uses and facilities (see Figure LU-20).

The project site is situated within the Mission San Luis Rey Historic Area. A change in the land use designation could be conditioned to comply with policy 2.24.A. This would be similar to other commercial lands situated within the Mission San Luis Rey Historic Area.

2. Zoning Ordinance

The project is located in the Medium Density A (RM-A) Residential District. The applicant proposes changing the district map to General Commercial (GC). The proposed amendment to the zoning map is subject Article 45 *Amendments* of the Oceanside Zoning Ordinance.

The proposed zoning district change to General Commercial (CG) is inappropriate for a site of this size. The types of permitted land uses within the CG District are listed in table 1.

Table 1. Permitted land uses within the General Commercial (CG) District

Limited day care	Limited horticulture
Minor utilities	Maintenance and repair services
Animal sales and services and related land uses	Laboratories
Artist's studios	Marine sales and services
Banks and savings & loans	Business & professional offices
Building materials & services	Personal Services
Catering services	Retail sales
Communication facilities	Travel services and
Eating and drinking establishments serving beer and wine	Seasonal, special sales of Agricultural
Home improvement	

These permitted land uses would require the construction of a commercial building and adequate provisions for on-site parking and egress to the street. The district change is inappropriate due to the site's juxtaposition to the intersection of Douglas Drive and Mission Avenue. This 0.66-acre site is not suitable for a vibrant commercial use.

3. California Environmental Quality Act

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.

Pursuant to Section 15061(b)(4), a project is exempt from CEQA if the project will be rejected or disapproved by a public agency.

Staff is recommending denial of the project. If Planning Commission makes a different recommendation to City Council, then staff suggests conditioning the project to complete an Initial Study and Mitigated Negative Declaration prior to considering any additional entitlements on the land.

DISCUSSION

Issue: The selling of mobile homes is no longer a conforming use at this site.

Recommendation: The opportunity to continue a nonconforming use ceased during the 1980s. The lot has remained vacant for some time.

Issue: The change in the land use designation and the zoning district would allow mobile home sales at this site.

Recommendation: The sale of mobile homes is allowed in some of the commercial districts with an approved Conditional Use Permit. After the approval of a change in the land use designation and zoning district map to a commercial designation, the applicant can apply for the consideration of a CUP allowing mobile home sales at this site.

Issue: Compliance with the California Environmental Quality Act (CEQA) did not require an Initial Study or Mitigated Negative Declaration.

Recommendation: Staff's recommendation to Planning Commission (to deny the project) determined that the project is exempt from CEQA. If the project is approved (not denied), then staff recommends any future entitlements be dependent upon further CEQA review.

Issue: The Economic Development Department staff prepared a draft report, *City of Oceanside sustainability study* November 2007. This report recommends creating additional areas for commercial land uses.

Recommendation: Staff has discussed this proposal with the Economic Development staff. It is our opinion that the site is too small to support commercial activity. The access to the site would significantly deter many commercial land uses. A commercial land use would not be compatible with residential land uses situated along a common boundary and on other residential lots situated along Douglas Drive.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15061(b)(4), a project is exempt from CEQA if the project will be rejected or disapproved by a public agency.

PUBLIC NOTIFICATION

A legal notice was published in the North County Times on Friday, December 7, 2007, and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

This project was deemed complete prior to October 9, 2007 and it is therefore not required to comply with City Council Policy 300-14 *Enhanced notification program*.

As of Wednesday, December 12, 2007 three residents contacted staff by telephone stating their opposition to the project and one letter was received, also recommending denial of the project (attached). No other correspondence has been received at the time the staff report was published.

SUMMARY

The proposed General Plan Amendment (GPA-2-07) and Zone Amendment (ZA-1-07) are inconsistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project is incompatible with adjacent residential land uses and the surrounding neighborhood. As such, staff recommends that the Planning Commission deny the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Move to deny General Plan Amendment (GPA -2-07) and Zoning Amendment (ZA-1-07) and adopt Planning Commission Resolution 2007-P66 as attached.

PREPARED BY:


Juliana von Hacht
Associate Planner

SUBMITTED BY:

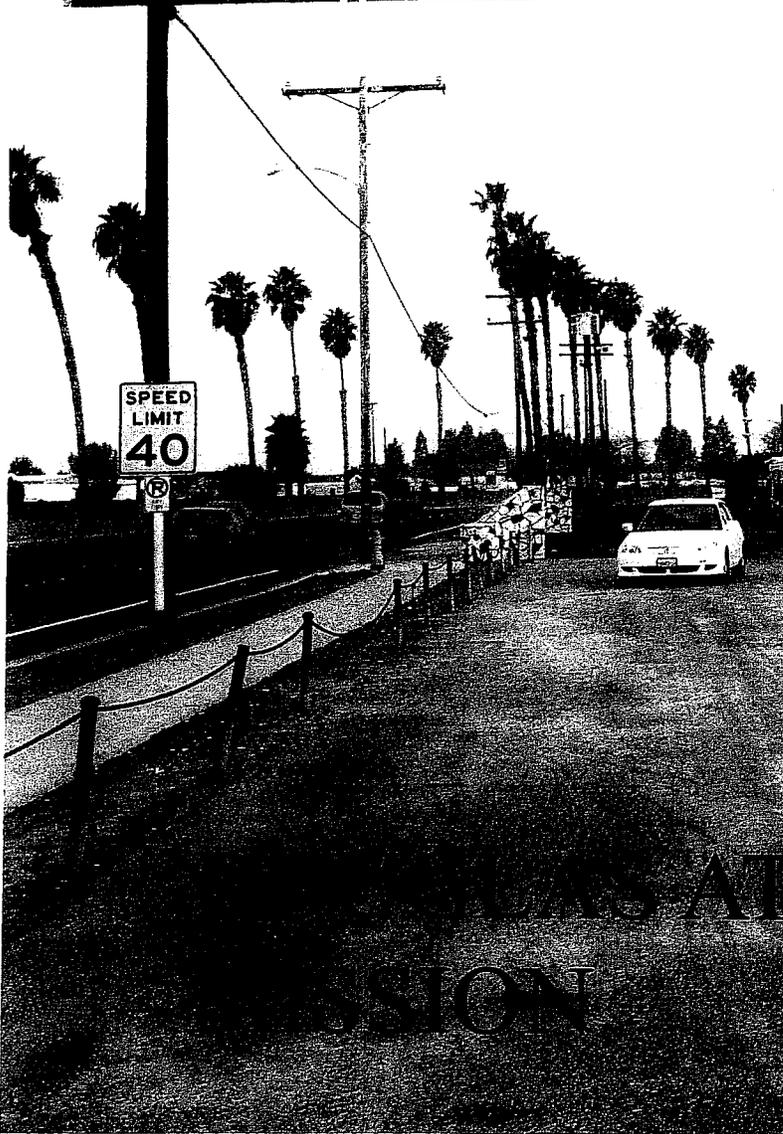
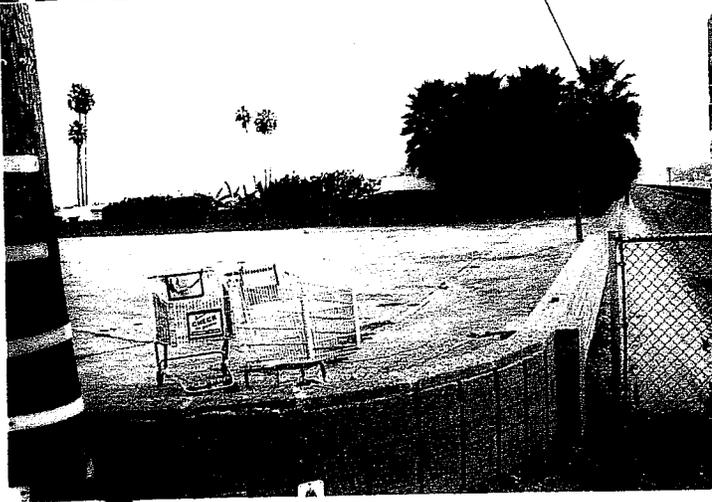

Jerry Hittleman
City Planner

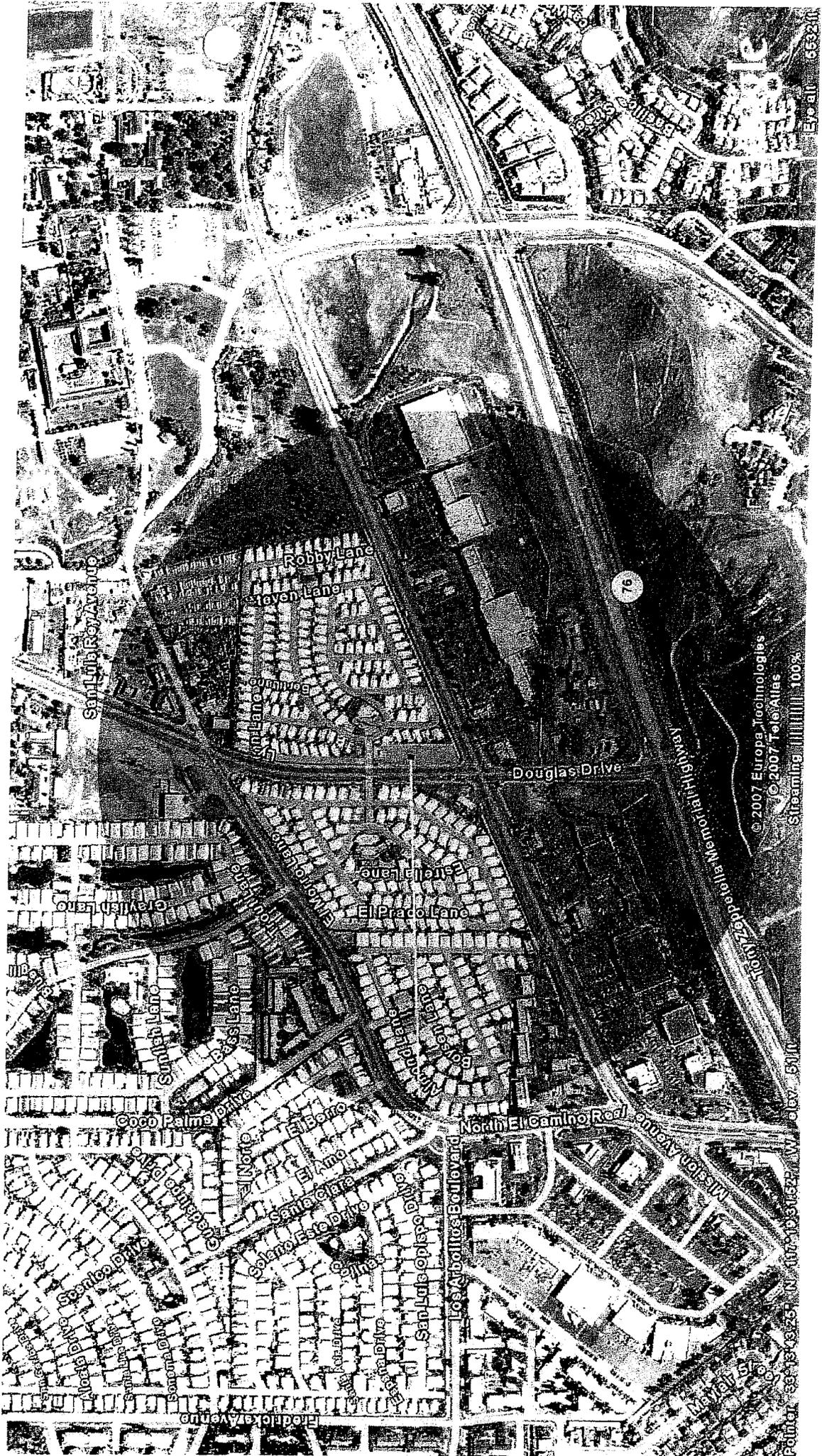
JH/jh/fil

Attachments:

1. Maps
2. Planning Commission Resolution No. 2007-P66
3. Photos/Neighborhood Meeting Sing-in Sheets

MOBILE HOME SALES PARCEL





© 2007 Europa Technologies
© 2007 TeleAtlas
Streaming

Point 1: 33° 15' 32.5" N, 119° 10' 32.2" W
Elev: 50 ft

Let's Talk!

RECEIVED
MAR 22 2007
Planning Department

A local business enterprise will be proposing
An Amendment to the Oceanside General Plan
To change the vacant parcel on the northeast corner of Mission and Douglas
so that it can be used for a **Commercial Use**
(A site to sell new manufactured homes.)

RECEIVED

MAR 22 2007

Planning Department



You are invited to provide input:

11 a.m. Thursday, March 30,
2006

in the Clubhouse at
Mission View Manor East
140 Douglas Drive



Note:

This has not yet been
filed with the City so
there is no file to
Review at City Hall
at his time

Elizabeth J. Graff AICP, land use planning consultant,
Phone/fax (760-231-7459 is the contact person

2C BEAT / HIT LIST

Officer: _____

Date: _____

Casa Antigua Apts.

1225-1345 Palomar Pl.

Lock 3 Laundry Rooms @ 2300 / Unlock after 0400

Casa Antigua West Apts.

1215 Palomar Pl.

Lock 3 Laundry Rooms @ 2300 / Unlock after 0400

Copper Hill Apts.

661 Copper Dr. / **Drop Report**

Courtesy Auto

Garden Apts.

401 California St.

Grande Vista Apts.

939-954 Postal Way - Gate Code - 0204-L/U 1 Laundry Rm @ 2200 - **Drop Report.**

Lakeview Estates

Lock Pool & Chain Pool P/L @ 2300 - Weekly Report

Loma Vista Apts.

950 Arcadia Ave. - L/U & U/L 1 Laundry Rm @ 2200 - **Drop Report.**

Mesa Garden Apts.

800 E. Bobier Gate Code-#1160-L/U 1 Laundry Rm. 1 Rec. Rm. 2 Restrooms 2 Pedestrian Gates & Cover
The Spa. Arm the Alarm 27762 @ 2100 (**Daily Report**)

Mesa Vista Apts. (ON CALL ONLY)

1208 Calle Jules

Mesa Vista Center

1310 E. Vista Way

Newport Vista Apts.

1845 Newport Terrace Dr. - Gate Code-7165-L/U 1 Laundry Rm. @ 2100 - **Drop Daily Report**

Oak Manor Apts.

1575 Oak Dr. - Remote to open gate **Drop Daily Report**

Lock 1 Laundry Room, 1 Fitness Room, Restrooms, and Pool between 2100-2200 *No Unlocks

Alarm Code: 1839 / Gate Codes: #1160 & #2160

Fact sheet

Proposed General Plan Amendment (north east corner Mission and Douglas)

(With conforming Zone Amendment, Development Plan and Use Permit)

The property is at the northeast corner of Mission and Douglas and has been vacant for many years. It is paved, and has an older building. There is shared driveway access from Douglas with the mobilehome park.

It is now shown on the Oceanside Land Use Element of the General Plan for Medium Density Residential Development (6-9.9 dwelling units per acre). It is now in the RM-A (H) zone. This means Medium Density Residential-A (6-9.9 dwelling units per acre) with an Historic Overlay.

The proposal is for a Commercial Land Use Designation. The application will include a Zone Amendment, Development Plan and Conditional Use Permit to allow the property to be used as a site for selling manufactured housing.

All of these actions will require public hearings at the Oceanside Planning Commission and City Council.

This meeting with neighbors is the first step in the process. There has been no project application filed with the City of Oceanside yet.

The consultant for this application is Elizabeth J. Graff, AICP, land use planning consultant. (760) 231-7459.

Cole and Associates, San Marcos, are planning to initiate the application.

Please attend the meeting on March 30 at the Clubhouse at 11 a.m.

MISSION VIEW MANOR EAST MOBILE HOME SALES SITE PROPOSAL NEIGHBORHOOD MEETING

Sign-in Sheet March 30, 2006

NAME	ADDRESS	PHONE	EMAIL
Loretta Shideler	91 Madra Ln	967-8109	
LOUISE MORTHAM	82-Shirle Ln	757-3989	
CARMEN TARANGO	82-Shirle Ln	757-3989	
Jocanne Sorensen	68 Windsor LIL?	754-9723	
Rene Devine	120 Lynn	460-967-9835	
Sharon Murray	51 El Morro Ln	439-6514	
Tom Madden	60 El Morro Lane	722-9502	
FLORENCE SLEDYAN	7 LYNN LANE	967-4303	
J. W. Krumrey	4 Lynn Lane	757-7176	
R. Krumrey	24 Bahia Lane W side	439-1530	
Marie Patrick	149 Robby Lane	967-6331	
Anna Jane	91 Shirle Lane	754 9010	
ANN-MARIE WALTER	66 STEVEN LN	721 0486	
F. R. Bixler	12-Bahia LN	966-1957	
Robert Berrett	16 Shirle Ln	754-4469	
Lynne M. Barrett	16 Shirle Ln	754 4460	
JIM + BESS STANFELD	69 MADRA	433-8428	
Maxwell Eyster	5 Lynn Ln	797-9132	
M. C. Smith	43 ELLIEN	231-7192	
Delinda Claudia		721-8276	
Maria Rivas		433-7303	

MISSION VIEW MANOR EAST MOBILE HOME SALES SITE PROPOSAL NEIGHBORHOOD MEETING

Sign-in Sheet March 30, 2006

NAME	ADDRESS	PHONE	EMAIL
Rene Devine	120 Lynn Ln	967-9835	

Are you aware of Valley View Casino having a contract with this Park to use that lot? They bring their Bus into the lot to pick up passengers, who are from around the area & have their cars parked there all day on Monday, Wednesday & Friday.

Bus arrives at 9:30 a.m. returns at 4:30 p.m. Passengers with cars parked on that lot (normally about 5 to 10 cars or more, then go out and home.

I'd like to ask, also; Should that lot become Commercial zoned then obviously it would raise the taxes to a commercial rate.

We residents have worked hard to form with other Mobile Park Residents - OMHA. An organization devoted to keeping our Resident RENT CONTROL ORDINANCE at 75% of the annual CPI. (Consumer price index) normally 3.7%. We secured that till 2007.

Would that commercial status raise the entire Park rates to commercial taxes? I believe it would. R.D.

March 30, 2006

MISSION VIEW MANOR EAST MOBILE HOME SALES SITE PROPOSAL NEIGHBORHOOD MEETING

Comment Sheet
Tell Us What You Think

I'm Lou Matheson I have lived here 40 yrs. I'm 91 yrs. old
I'm all for the new sales -
+ my friend Carmen Taranga
71 yrs old - to
82 Shirley Ln.
Carmen Taranga

Sign and Date. _____

March 30, 2006

MISSION VIEW MANOR EAST MOBILE HOME SALES SITE PROPOSAL NEIGHBORHOOD MEETING

Comment Sheet
Tell Us What You Think

We don't agree to convert the vacant lot next to Mission Park (Mission View Manor) to a commercial zone for many reasons:

- 1) Traffic congestion, noise, etc.
- 2) The 'commercial zone' opens the door not only to sell mobile homes but to sell everything in the future (liquor, drugs and crime, as a result)

Sign and Date.

Margot Melick Etzler Eugene T. Etzler

D.W.A. SMITH & COMPANY, INC.

Property Management/Real Estate Brokerage

December 12, 2007

Via Fascimile (760-754-2958)
Via California Overnight
City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, CA 92054

Re: General Plan Amendment (GPA-2-07) and Zone Amendment (ZA-1-07)
Mission View Manor Lot
Applicant: Cole and Associates

Dear Madame or Sir:

We are the property management company for the parcels across the street at Mission Douglas Plaza, 3905-3945 Mission Avenue. We have received the Notice of Planning Commission Public Hearing for the Consideration of a General Plan Amendment (GPA-2-07) and Zone Amendment (ZA-1-07) to change the land use from Medium Density A Residential (MDA-R) to General Commercial and to amend the zoning map designation accordingly.

We would like to go on record that our company and Mission Douglas Investments, LLC and A2 and E2, LLC, the owner of the parcel that we represent, are very concerned about the impact the change in zoning would have on not only our shopping center, but also the nearby commercial/retail centers in the area. This area has been struggling for business since a majority of the troops at Camp Pendleton have been deployed. What the area needs is more residential housing in order to bring business to the already existing commercial centers in the area.

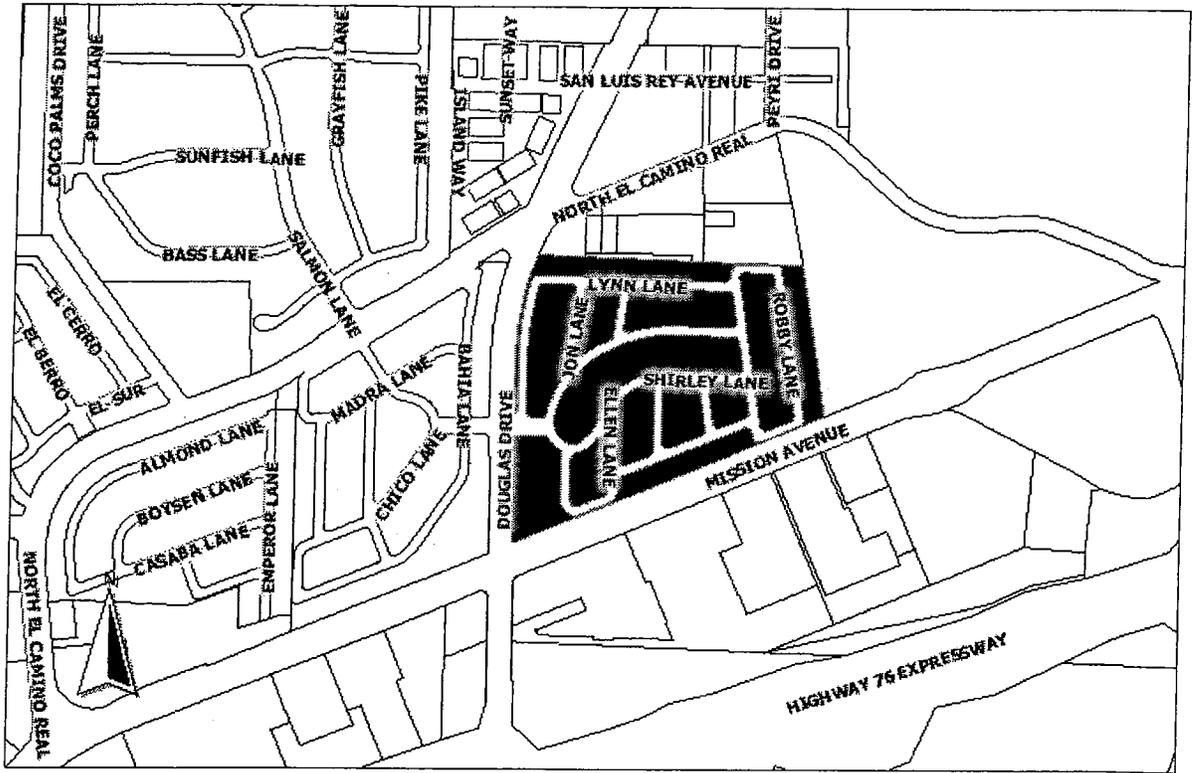
We sincerely hope that this issue will be addressed at the hearing on December 17, 2007.

Should you have any questions, please give us a call at (949) 851-1244.

Very truly yours,
D.W.A. SMITH & COMPANY, INC.


Donald W. A. Smith, CRE®, CSM, CPM®
President

:lkg
cc: Mission Douglas Investments, LLC



File Number: GPA-2-07 and ZA-1-07

Applicant: Cole and Associates

Description:

GENERAL PLAN AMENDMENT (GPA-2-07) and ZONE AMENDMENT (ZA-1-07) to change the land use from Medium Density A Residential (MDA-R) to General Commercial (GC) and to amend the zoning map designation from Medium Density A Residential District (RM-A) to General Commercial (CG) District on a portion (0.66 acres) of the lot situated on the northeast corner of Mission Avenue and Douglas Drive. The project site is located in the San Luis Rey Neighborhood.

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 N. Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
				3/22/07	SN.
Please print or type all information PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	GPA-2-07
Cole and Associates		owner of business		MASTER/SP PLAN	
3. ADDRESS:		4. PHONE/FAX		ZONE CH.	2A-1-07
186 S. Santa Fe., San Marcos, CA 92078		760-598-8686 760-598-8015		TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	
Elizabeth J. Graff, AICP and Bartell and Associates Tim Bartell 3900 Fifth Ave. Suite 140				DEV. PL.	
6. ADDRESS		7. PHONE/FAX		C.U.P.	
3528 Sea Ridge Road, Oceanside, CA 92054 San Diego 92103		760-231-7459 (both) 619 736-7012 619 736-7010		VARIANCE	
PART II - PROPERTY DESCRIPTION				COASTAL	
8. LOCATION : North east corner of Mission Avenue and Douglas Drive				O.H.P.A.C.	
				9. SIZE	
				28.869 sq. ft.	
10. GENERAL PLAN	11. ZONING	12. LAND USE :		13. ASSESSOR'S PARCEL NUMBER	
Residential -Medium Density A	RMA	existing vacant, adjacent to mobile home park		152-052-08	
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION General Plan Amendment from Medium Density Residential A to General Commercial; and Zone Amendment from Residential Medium A (6-9.9 units per acre) to CG General Commercial District for establishment of a business selling new mobilehomes					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
General Commercial	CG-General Commercial	mobile home sales	n/a	n/a	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
n/a	n/a	n/a	n/a		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.S & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	30. FLOOR PLANS AND ELEVATIONS			
<input checked="" type="checkbox"/> 26. 300-FOOT RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNER'S LIST	31. CONSTRUCTION SCHEDULE			
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	32. OTHER, <i>Redaction, neighborhood history, TRAFFIC.</i>			
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):		34. DATE		37. OWNER (Print):	
Elizabeth J. Graff		3-22-07		Steve Epstein	
Sign: <i>Elizabeth J. Graff</i>		Sign: <i>Steve Epstein</i>		38. DATE	
				3-19-07	
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):	
LINDA COLE		3-20-07			
Sign: <i>Linda Cole</i>		Sign:			

RECEIVED
MAR 22 2007
Planning Department

RECEIVED

MAR 22 2007 JULIANA

Planning Department

Description and Justification

General Plan Amendment and Zoning Amendment
For Property at the Northeast Corner
Of Mission Avenue and Douglas Drive
Cole and Associates.

RECEIVED
MAR 22 2007
Planning Department

The Request is for a General Plan Amendment and Zoning Amendment for 28,869 square feet of vacant, paved property at the northeast corner of Mission Avenue and Douglas Drive. The property is adjacent to and was once part of what is now known as Mission View Manor East Mobile Home Park. The request is to change the Land Use Category from its present designation of Medium Density Residential A to General Commercial and the Zoning from RMA (Residential Medium Density) to CG (Commercial-General). It is and would remain in the Historic District with an H Designator on the General Plan and Zoning.

The applicants, Cole and Associates wish to restore the site to a mobile home sales location. There is an existing small building that was once used for mobile home sales. Approximately four to six modern mobile homes could be placed on the site and made available for sales to residents of this project as well as many other parks in the area and for others in local parks.

If desired by the City, the applicants would agree to policy language attached to the General Plan Amendment that would restrict its use to mobile home sales (or other low traffic generators) and not make it available for other commercial uses.

The site is the only corner of the intersection that is not now commercially designated or used. Across Mission to the south are two large shopping centers constructed during the last 20 years. To the West also facing Mission is an older gasoline station with related services.

The General Commercial Land Use Category and matching zone amendment to CG are requested because the City of Oceanside's Zoning Ordinance defines mobile home sales in the same category: as "Vehicle Equipment Sales and Rentals," although the activities associated with mobile or modular homes are different from the sale of other vehicles. The General Commercial Category is specifically designed for uses that could generate traffic patterns and be located along major corridors. The mobile home sales use proposed would fit in well with the appearance of the area in the major corridor, but would not generate significant additional traffic.

This General Plan amendment and Zoning Amendment application is the first step for the owners of the property. They understand that at a later time they will need to request a Development Plan and Conditional Use Permit application to actually develop the site. The applicants would present landscaping and signage that would enhance its appearance in the Historic District.

The site access is shared with the mobile home park; and additional access is not requested for this use. A traffic study was prepared indicating that the additional traffic that would be generated (20 trips per day) by the use would be minimal during regular business hours and non-existent during peak traffic hours. Common sense tells us that mobile home shoppers

would in all probability visit the site during weekdays or on weekends and not during the morning and afternoon work trip peak hours.

This is one of the older mobile home parks developed in the 1960's and is characterized by a number of older units. The market for these units is shifting as baby boomers reach their senior years and many are looking for this type of living style but would like a more modern unit. The replacement of existing mobile homes in the park would be based on market demand. Those wishing to remain in their existing homes or purchase and live in the older ones would be free to do so.

This application would not affect the park's status when it comes to the City's rent control ordinance.

According to City records the existing park was approved in 1960. The one across the road to the West may have been approved slightly earlier than this one. Several old list and copies of resolutions are attached to this application. The general descriptions of the project match the resolutions, but the files for the project did not contain many of the materials that more recent files have such as detailed site plans.

The site was once used for mobile home sales, it appears into the late 70's or early 80's, however there are no files to indicate how this was approved or licensed by the City. This is why it cannot be restored to that use without some action from the City. The staff has indicated that the preferred vehicle for allowing this use is to "clean up" the General Plan and Zoning designations.

The site is paved over with asphalt, surrounded by a concrete block wall and there is a small office building that was used for the sales operations. It is now used as a sort of "park and ride" for various activities including buses going to various casinos. It also occasionally serves as spill over parking for the clubhouse.

Any new Development Plans or Use Permits for the new operation would be more like modern model home sales sites with landscaping, and adequate lighting. There would be parking for the customers which could continue to be shared with the parking for the clubhouse.

The applicants met with the neighborhood in early 2006. Comment sheets and sign up sheets are part of this application. Many of the residents were in favor of "cleaning up" the parcel and of having an opportunity to see new units in their park.

The major concerns were those that usually accompany a request for any change relating to Commercial development: traffic and security. There was also some concern raised that the new homes would affect the ability of those living in the older units to sell those older units. Some were concerned that the Commercial designation could be used for more traditional small commercial developments such as a mini-mart.

The applicants commissioned a traffic study for this site which indicated that there would be about 20 additional non-peak trips per day generated. As shown below the alternatives (except for staying empty) would generate more traffic.

The applicants have also agreed to limiting policy language in the general plan. This could be related to restricting the use to mobile home sales or to restricting the use to one that would have a low trip generation rate. The site does not lend itself to many uses with its shared driveway with the mobile home park

Alternatives for the site:

<i>Alternatives</i>	<i>Impacts</i>
As it is	Unsightly, no security , no lighting, no landscaping
General Commercial for mobile home sales only as proposed.	20 additional trips per day; landscaping, enhanced lighting and security, new homes available.
Adding 4-6 additional mobile homes under existing zoning	24 – 30 additional trips, some landscaping, complete overhaul of existing 47-year old Use Permit
Adding units to match the RMA Zone 6-8 units in small complex or duplexes	Additional landscaping 48 – 64 trips per day based on apartment generation rate

In commenting on the proposal some of the residents indicated concerns about their property values. They were concerned that it might both lower property values and increase prices.

There is no published data about the economic impact on existing 40+ year-old units in the park and their salability. However, the Coles have had many years of experience in the sales of mobile homes and their observation is that there always is a market for small older homes for people who wish to and are able to purchase them and a market for larger newer ones. As the existing population moves away for various reasons there will be both types of opportunities. There may be some increase in value of some of the very well-maintained existing homes just because of a general upgrade to the overall community.

This project will not affect the City's Rent Control Ordinance. It will only allow those who wish purchase the newer units to do so.

In summary, the site as it exists is un-sightly, un-maintained and un-secured. Because of its size, location and the need for a shared entryway with low traffic, its use as a mobile home sales site is ideal.

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PLANNING COMMISSION
RESOLUTION NO. 2007-P66

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF OCEANSIDE RECOMMENDING
DENIAL OF A GENERAL PLAN AMENDMENT AND
ZONE AMENDMENT ON CERTAIN REAL PROPERTY
IN THE CITY OF OCEANSIDE

APPLICATION NO: GPA-2-07, ZA-1-07
APPLICANT: Cole and Associates
LOCATION: Northeast corner of Mission Avenue and Douglas Drive

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a General Plan Amendment and Zoning Amendment under the provisions of Article 45 of the Zoning Ordinance of the City of Oceanside to permit the following:

to change the General Plan land use designation from Medium Density A (MDA-R) to General Commercial (GC) and to change the Zoning District Map from the Medium Density A (RM-A) District to the General Commercial (CG) District on a 0.66-acre portion of a larger lot;

on certain real property described in Exhibit "A" attached.

WHEREAS, the Planning Commission, after giving the required notice, did on the 17th day of December, 2007 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Act of 1970, the Planning Commission finds that this project is exempt from review;

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

For the Denial of the General Plan Amendment:

1. The long term community and neighborhood values are supported by the current general plan designation. The proposed shared egress with the mobile home park would impact

1 For the Denial of the Zone Amendment:

2 1. The proposed zoning district change to General Commercial (CG) is inappropriate for a
3 site of this size and juxtaposition to the intersection of Douglas Drive and Mission
4 Avenue.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 recommend denial to the City Council of General Plan Amendment (GPA-2-07) and Zone
7 Amendment (ZA-1-07).

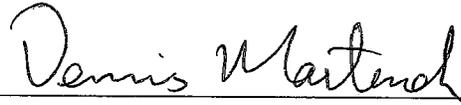
8 PASSED and ADOPTED Resolution No. 2007-P66 on December 17, 2007 by the
9 following vote, to wit:

10 AYES: Martinek, Parker, Neal, Troisi, Balma and Bertheaud

11 NAYES: None

12 ABSENT: Horton

13 ABSTAIN: None

14
15 

16 Dennis Martinek, Chairman
17 Oceanside Planning Commission

18 ATTEST:

19 
20 Jerry Hittleman, Secretary

21 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
22 this is a true and correct copy of Resolution No. 2007-P66.

23 Date: December 17, 2007
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1
2 OCEANSIDE HISTORIC PRESERVATION
3 ADVISORY COMMISSION
4 RESOLUTION NO. 2008-H01

5 A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
6 ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
7 CALIFORNIA RECOMMENDING DENIAL OF A GENERAL PLAN
8 AMENDMENT, ZONE AMENDMENT, CONDITIONAL USE PERMIT,
9 AND HISTORIC PERMIT

10 APPLICATION NO: GPA-2-07, ZA-1-07, CUP-13-08, H-2-08

11 APPLICANT: Cole and Associates

12 LOCATION: Northeast corner of Mission Avenue and Douglas Drive
13 A 0.66-acre portion of the Mission View Manor East Mobile Home Park

14 THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
15 CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

16 WHEREAS, there was filed with this Commission a verified petition on the
17 forms prescribed by the Commission requesting a change to the land use map; a change
18 to the base district's designation from RM-A-H-SMHP to CS-HO-H; a conditional use
19 permit; and historic permit under the provisions of the Historic Preservation Ordinance
20 (82-41), Article 21 of the Zoning Ordinance of the City of Oceanside, and the Mission
21 San Luis Rey Historic Area Development Program and Design Guidelines;
22 on certain real property described in the project description.

23 WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
24 required notice, did on the 3rd day of June, 2008, conduct a duly advertised public hearing as
25 prescribed by law to consider said application.

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

28 FINDINGS:

1. A Special Commercial (SC) Land Use designation would create an opportunity for a land use which does not enhance or promote the Mission San Luis Rey Historic Area goals and objectives as identified within the "Mission San Luis Rey Historic Area Development Program and Design Guidelines."

- 1 2. This proposal does not satisfy the development program and design guidelines of the
2 Mission San Luis Rey Historic Area.
- 3 3. The development program and design guidelines identify desired commercial land uses
4 as restaurant, bakeries, handicraft shops, art galleries/book stores, curio shops/antique
5 shops, bed and breakfast inns, flower shops, and other commercial uses serving the
6 needs of visitors. The proposed land use, 450.CC.5 *Vehicle/equipment sales and rentals*,
7 is not identified as a desired land use within the Historic Core of the "Mission San Luis
8 Rey Historic Area Development Program and Design Guidelines". The proposed land use
9 is not visitor serving.
- 10 4. The proposal does not satisfy the historic area's circulation, parking and paving
11 guidelines; for example, the pedestrian path does not meander within a 25-foot setback
12 along Douglas Drive or Mission Avenue. Street trees are not proposed along Mission
13 Avenue. The model mobile homes are proposed to project into the setback area along
14 Mission Avenue. Special paving materials and street furniture are not proposed.
- 15 5. The project as proposed does not satisfy the historic area's landscape guidelines.
16 Potential to satisfy the landscaping guidelines is limited because of the small area
17 proposed for mobile home sales. The extensive use of turf does not satisfy section 4.d.
18 Historic Core Planting guidelines of the "Mission San Luis Rey Historic Area
19 Development Program and Design Guidelines." It is unlikely that the proposed site
20 design will create the desired "sense of arrival to the historic core" of the Mission San
21 Luis Rey Historic Area.

20 ///////////////
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1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
2 Advisory Commission does hereby recommend denial of General Plan Amendment (GPA-2-
3 07), Zone Amendment (ZA-1-07), Conditional Use Permit (C-13-08), and Historic Permit (H-2-
4 08) to the Planning Commission and the City Council.

5 PASSED AND ADOPTED Resolution No. 2008-H01 on June 3, 2008 by the following
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

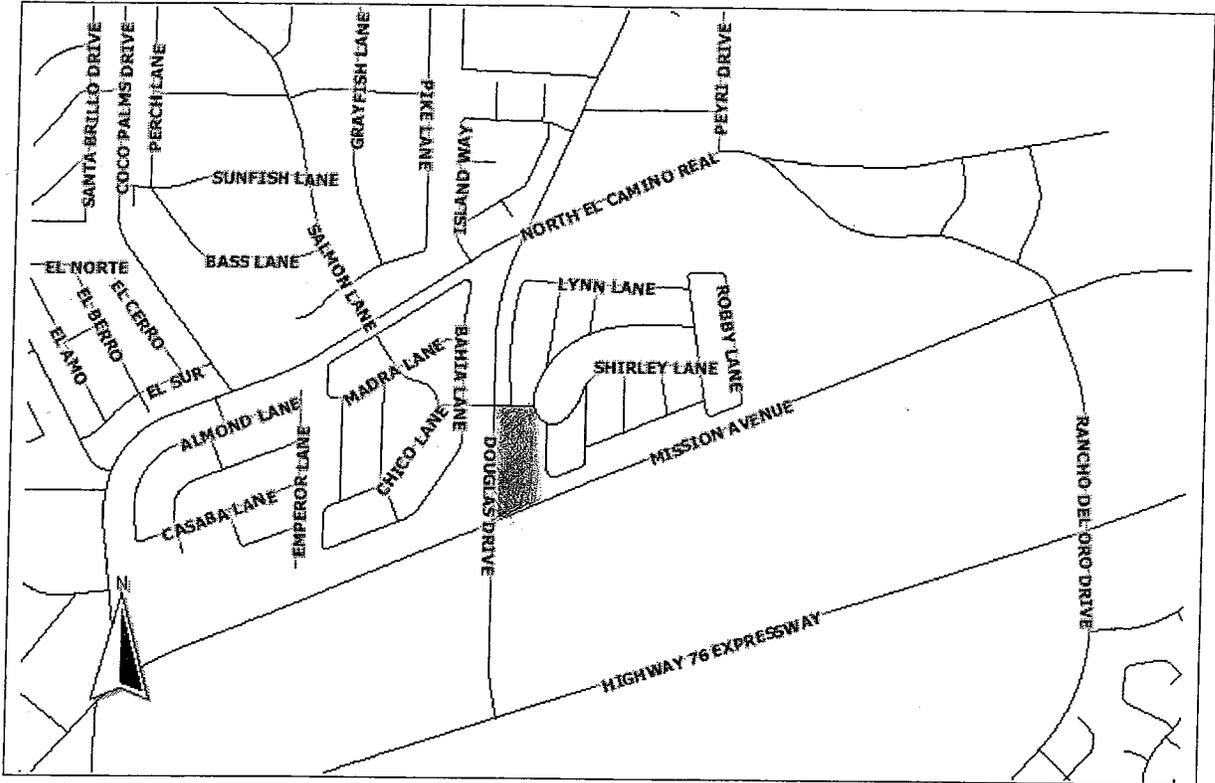
11
12
13 _____
Lynn Paul Shoger
Oceanside Historic Preservation Advisory Commission

14
15 ATTEST:

16 _____
17 Richard Greenbauer, Secretary

18
19 I, RICHARD GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
20 Commission, does hereby certify that this is a true and correct copy of Resolution No. 2008-
21 H01.

22
23 Dated: June 3, 2008



File No. GPA-2-07, ZA-1-07, C-13-08, H-2-08

Applicant: Cole and Associates

Description: Consideration of a GENERAL PLAN AMENDMENT (GPA-2-07), ZONE AMENDMENT (ZA-1-07), CONDITIONAL USE PERMIT (C-13-08), AND HISTORIC PERMIT (H-2-08) to change the land use designation from MDA-R to SC; to amend the Zoning District Map from RM-A-H-SMHP to CS-HO-H; and to allow Vehicle/equipment sales and rentals on a 0.66 acre portion of a 16.37-acre lot situated on the northeast corner of Mission Avenue and Douglas Drive. -- MISSION VIEW MANOR -- COLE AND ASSOCIATES.

Environmental Determination: The proposal is being reviewed for compliance with the provisions of 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 N. Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
				3/22/07	SN.
Please print or type all information PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	GPA-2-07
Cole and Associates		owner of business		MASTER/SP PLAN	
3. ADDRESS:		4. PHONE/FAX		ZONE CH.	2A-1-07
186 S. Santa Fe., San Marcos, CA 92078		760-598-8686 760-598-8015		TENT.MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	3-7-08
Elizabeth J. Graff, AICP and Bartell and Associates Tim Bartell 3900 Fifth Ave. Suite 140				C.U.P.	C-19-08
6. ADDRESS		7. PHONE/FAX		VARIANCE	
3528 Sea Ridge Road, Oceanside, CA 92054 San Diego 92103		760-231-7459 (both) 619-736-2012 619-736-7215		COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	H-2-08
8. LOCATION : North east corner of Mission Avenue and Douglas Drive				9. SIZE	28.869 sq. ft.
10. GENERAL PLAN	11. ZONING	12. LAND USE :	13. ASSESSOR'S PARCEL NUMBER		
Residential -Medium Density A	RMA	existing vacant, adjacent to mobile home park	152-052-08		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
General Plan Amendment from Medium Density Residential A to General Commercial; and Zone Amendment from Residential Medium A (6-9.9 units per acre) to CG General Commercial District for establishment of a business selling new mobilehomes REV-3/3/08 5/21/08					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
General Commercial	CG-General Commercial	mobile home sales	n/a	n/a	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
n/a	n/a	n/a	n/a		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.S & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	30. FLOOR PLANS AND ELEVATIONS			
<input checked="" type="checkbox"/> 26. 300-FOOT RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNER'S LIST	31. CONSTRUCTION SCHEDULE			
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	32. OTHER, Reduction, neighborhood, History, TRAFFIC.			
PART V - SIGNATURES			SIGNATURES OF ALL OWERS 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).		
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.					
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE			
Elizabeth J. Graff		3-22-07			
Sign: Elizabeth J. Graff		37. OWNER (Print):		38. DATE	
		Steve Epstein		3-19-07	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: Steve Epstein			
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
LINDA COLE		3-2007			
Sign: Linda Cole		40. DATE			

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MAR 22 2007
Planning Department

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MAR 22 2007
JULIANA

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MAY 21 2008
Planning Department

7807542958

Planning

05:04:11 p.m. 13-05-2008

1/9

Application For Historic Commission Hearing
Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2855

STAFF USE ONLY

ACCEPTED BY
Jul 5/14-08

Please Print Or Type All Information

Part I - Applicant Information

1. APPLICANT <i>Cole & Associates</i>		2. STATUS <i>project applicant</i>		HEARING	
3. ADDRESS <i>186 S. Santa Fe, San Marcos 92078</i>		4. PHONE/FAX <i>760-598-8686 760 598-8015</i>		MASTER PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>Elizabeth J. Craff, AICP</i>		7. PHONE/FAX <i>760-231-7459</i>		GPA	
6. ADDRESS <i>3528 Sea Ridge Rd.</i>		9. PHONE/FAX <i>760-598-8686 760 598-8686</i>		ZONE CH.	
8. OWNER <i>Cole and Associates</i>		10. ADDRESS <i>186 S. Santa Fe San Marcos 92078</i>		TENT. MAP	
				PAR. MAP	
				DEV. PL.	
				C.U.P.	
				VARIANCE	
				REQ. COASTAL	
				ORPAC.	<i>H-2-08</i>

PART II - PROPERTY DESCRIPTION

11. LOCATION <i>North East Corner Douglas and Mission</i>		12. SIZE <i>24,869 sq</i>	
13. GENERAL PLAN <i>Med. Dens. Res.</i>	14. ZONING <i>RM-A</i>	15. LAND USE <i>Vacant</i>	16. ASSESSOR'S PARCEL NO. <i>158-052-08</i>

PART III - PROJECT DESCRIPTION

17. GENERAL PROJECT DESCRIPTION *Restore use for mobile home sales*
New landscaping, fencing and signs

18. PROPOSED GENERAL PLAN <i>Comm. Limited-H</i>	19. PROPOSED ZONING <i>CL-H</i>	20. PROPOSED LAND USE <i>mobile home sales</i>	21. NO UNITS <i>n/a</i>	22. DENSITY <i>n/a</i>
---	------------------------------------	---	----------------------------	---------------------------

THE APPLICANT OR HIS 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).

23. APPLICANT OR REPRESENTATIVE <i>Elizabeth J. Craff</i>	24. DATE <i>5-14-08</i>	25. OWNER <i>Linda Cole</i>	26. DATE <i>5-14-08</i>	27. OWNER	DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE		28. OWNER	DATE	29. OWNER	DATE

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DESCRIPTION AND JUSTIFICATION

GENERAL PLAN AMENDMENT (GPA-2-07), ZONE AMENDMENT (ZA-1-07), CONDITIONAL USE PERMIT C-13-08 AND HISTORIC PERMIT H-2-08 FOR MANUFACTURED HOME SALES AT MISSION AND DOUGLAS

May 2008
Cole and Associates

A General Plan Amendment from Residential Medium Density to Special Commercial, a Zoning Amendment from Medium Density Residential to Special Commercial-Limited-Historic, a Conditional Use Permit for vehicle sales and a Historic Permit are proposed for the 28,869 square foot site located at the northeast corner of Douglas Drive and Mission Avenue.

New landscaping, new fencing on the perimeter, and new signs are proposed to improve the site's appearance at the northeast corner of Douglas Drive and Mission Avenue. The applicants plan is to place four manufactured homes for sale on the site.

The property is part of the Mission View Manor East Mobile Home Park. It was, as part of that park, once used for mobile home sales, but has been vacant for many years. It is unattractive without any landscaping. It is flat and covered with asphalt.

Some History of the Site

The property is adjacent to and was once part of what is now known as Mission View Manor East Mobile Home Park. The request is to change the General Plan Land Use Category from its present designation of Medium Density Residential A to Commercial Special – Limited -Historic and the Zoning from RMA (Residential Medium Density) to CS-L-H (Special Commercial-Limited- Historic). It is and would remain in the Historic District with an H Designator on the General Plan and Zoning.

The applicants, Cole and Associates wish to restore the site to a mobile home sales location. There is an existing small building that was once used for mobile home sales. Four modern mobile homes could be placed on the site and made available for sales to residents of this project as well as many other parks in the area and for others in local parks.

The site is the only corner of the intersection that is not now commercially designated or used. Across Mission to the south are two large shopping centers also in the CS-H category and zone, which this site would continue. These were constructed during the last 20 years. To the West also facing Mission is an older gasoline station with related services. To the north of the site (northerly of the existing mobile home park) in the CS-H designation and zoning continues which has some scattered commercial development.

The Special Commercial Land Use Category and matching zone amendment are requested because the City of Oceanside's Zoning Ordinance defines mobile home sales in the same category: as "Vehicle Equipment Sales and Rentals," although the

activities associated with mobile or modular homes are different from the sale of other vehicles.

The Special Commercial category was applied to this neighborhood to protect the San Luis Rey Mission. This new project on the site will provide attractive new landscaping and signage in conformance with the Mission area.

The site access is shared with the mobile home park; and additional access is not requested for this use. A traffic study was prepared indicating that the additional traffic that would be generated (20 extra trips per day over what the existing designation would generate) by the use would be minimal during regular business hours and nonexistent during peak traffic hours. Common sense tells us that mobile home shoppers would in all probability visit the site during weekdays or on weekends and not during the morning and afternoon work trip peak hours.

This is one of the older mobile home parks developed in the 1960's and is characterized by a number of older units. The market for these units is shifting as baby boomers reach their senior years and many are looking for this type of living style but would like a more modern unit. The replacement of existing mobile homes in the park would be based on market demand. Those wishing to remain in their existing homes or purchase and live in the older ones would be free to do so.

This application would not affect the park's status when it comes to the City's Rent Control Ordinance.

According to City records the existing park was approved in 1960. The one across the road to the West may have been approved slightly earlier than this one. Several old documents and copies of resolutions have been submitted to the staff. The general descriptions of the old project match the resolutions, but the files for the project did not contain many of the materials that more recent files have such as detailed site plans.

The site was once used for mobile home sales, it appears into the late 70's or early 80's, however there are no files to indicate how this was approved or licensed by the City. This is why it cannot be restored to that use without some action from the City. The staff has indicated that the preferred vehicle for allowing this use is to "clean up" the General Plan and Zoning designations.

The site is paved with asphalt, surrounded by a concrete block wall and there is a small office building that was used previously for the sales operations.

The applicants met with the neighborhood in early 2006. Comment sheets and sign up sheets have been submitted to the City. Many of the residents were in favor of "cleaning up" the parcel and of having an opportunity to see new units in their park.

The major concerns were those that usually accompany a request for any change relating to Commercial development: traffic and security. There was also some concern raised that the new homes would affect the ability of those living in the older units to sell those older units. Some were concerned that the Commercial designation could be used for more traditional small commercial developments such as a minimart.

The applicants commissioned a traffic study for this site which indicated that there would be about 20 additional nonpeak trips per day generated in addition to those which would be normally generated.

In commenting on the proposal some of the residents indicated concerns about their property values. They were concerned that it might both lower property values and increase prices.

There is no published data about the economic impact on existing 40+-year-old units in the park and their salability. However, the Coles have had many years of experience in the sales of mobile homes and their observation is that there always is a market for small older homes for people who wish to and are able to purchase them and a different market for the larger newer ones. As the existing population moves away for various reasons there will be both types of opportunities for buyers. There may be some increase in value of some of the existing homes because of a general upgrade to the overall community.

This project will not affect the City's Rent Control Ordinance. It will only allow those who wish to purchase the newer units to do so.

Drainage

A drainage plan for dealing with storm water and cleaning up any runoff has been prepared. The new landscaping would not only significantly improve the appearance of what is now an unsightly property, but with the removal of some of the asphalt and the addition of grasscrete and other lawn, the drainage would be improved and the runoff from the site would be clean.

The applicants anticipate that the four manufactured homes shown for sale would be rotated every several months as sales progress and models change. The site has been designed with grasscrete and other landscaping arranged to provide for that movement which would be accomplished during off peak hours.

Development Standards

The Use Permit is required because this use is most closely defined as vehicular sales under the Oceanside Zoning Ordinance.

Below is a Development Standards Chart for this site:

Development Standards Chart FOR CS-L (Historic) Zone

STANDARD	REQUIRED	PROPOSED
LOT AREA	10,000	28,869 (exists)
LOT WIDTH	None specified	
Front yard	15	15
Side yard	None	15
Corner side yard	10	10
Side yard adjacent to residential	15	15
Height	50	Less than 15
Lot Coverage	50 %	Less than 6 per cent

FAR	One to one	Less than 5 per cent for permanent structure
	50	
Fences	Reduced height in setbacks	42 inches high
Signs	Conformance to sign ordinance and Historic Guidelines	Applicants will present a sign package in conformance with these regulations.
Screening of Mechanical Equipment	Required	No mechanical equipment proposed

Traffic Counts

According to a traffic report prepared by the applicants at the time the underlying General Plan Amendment was processed, this use would generate less than 20 trips per day more than the existing use designation. This is less than that which would be generated by any other use.

Parking

The Zoning Ordinance does not specify a parking requirement for this type of use. Because the use, for purposes of a hearing and approval, this activity is defined as vehicle sales, but it is not a typical vehicle sales use. After conferring with staff, the applicant is providing six spaces near the sales office, with additional shared parking available on an as needed basis.

Access

The access to the site is a two-way driveway from Douglas Drive with wide returns. It appears to be working well with adequate stacking capacity from the site for cars turning out and enough room to turn into the site. No changes are proposed with this application.

Operations

The business would be operated only during daylight hours seven days a week. (There are no utilities or water services to the site.) There would always be personnel on site during any open times. A gate could be provided if necessary which could be closed when there is no operation.

Findings

For the Conditional Use Permit:

1. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.

The landscaping and new fence proposed for the site will improve the appearance of the Mission Historic Area without increasing traffic or noise.

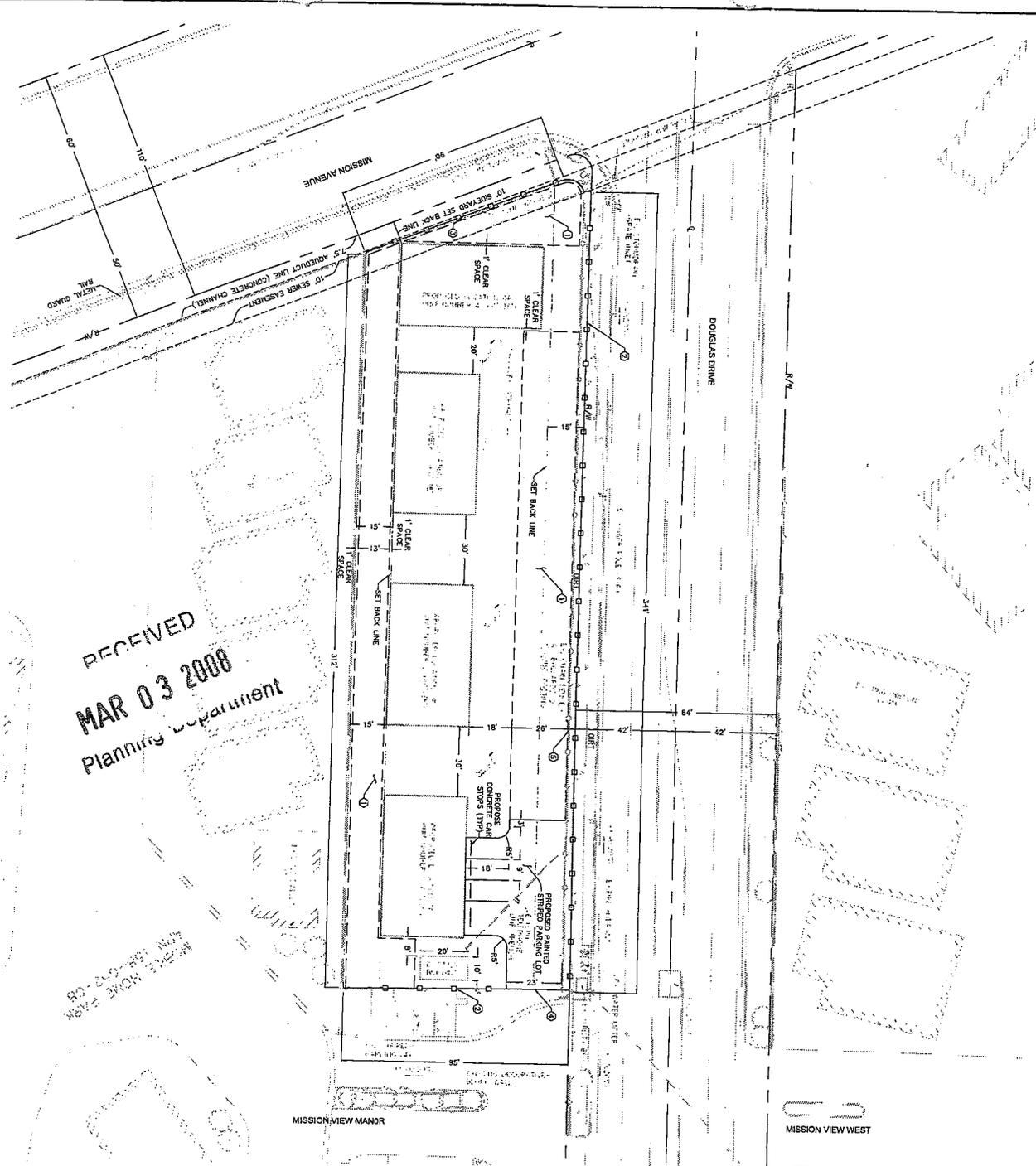
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The project will have a low impact on the area as far as activity, noise or other effects. It will improve the appearance of the area.

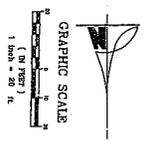
3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

The standards for development including setbacks, height and lot coverage are met by this project

In summary, there are a number of mobile homes in nearby parks that are about 50 years old and as the population ages; some seniors may be looking for this type of housing. Additionally, the sale of these units generates sales taxes as vehicles; and the City of Oceanside would get its share of these revenues.



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- CONSTRUCTION NOTES**
1. SAWCUT AND REPAIR EXISTING ASPHALT PAVING
 2. PROPOSED WROUGHT IRON FENCE (BY OTHER)
 3. PROPOSED WROUGHT IRON FENCE ON EXISTING BLOCK WALL (BY OTHER)
 4. PROPOSED GATE (BY OTHER)
 5. REMOVE EXISTING UTILITY POST, CONCRETE FOOTING, AND CHAIN FENCING

LEGEND

SYMBOL	DESCRIPTION
(Symbol: Dashed line)	PROPERTY LINE
(Symbol: Solid line)	CENTERLINE
(Symbol: Dashed line)	EASEMENT LINE
(Symbol: Dashed line)	RIGHT OF WAY
(Symbol: Dashed line)	LAINT OF SAWCUT
(Symbol: Dashed line)	SETBACK LINE
(Symbol: Dashed line)	PROPOSED WROUGHT IRON FENCE
(Symbol: Dashed line)	EXISTING CONTOURS
(Symbol: Dashed line)	EXISTING PAVEMENT
(Symbol: Dashed line)	EXISTING POWER POLE
(Symbol: Dashed line)	EXISTING HOUSE
(Symbol: Dashed line)	EXISTING OVER HEAD
(Symbol: Dashed line)	EXISTING SEWER MANHOLE
(Symbol: Dashed line)	EXISTING CHAIN FENCE W/ ROLLINGS
(Symbol: Dashed line)	EXISTING WATER VALVE
(Symbol: Dashed line)	EXISTING FRIE HYDRANT
(Symbol: Dashed line)	EXISTING WALL
(Symbol: Dashed line)	EXISTING TURN SIGNAL LIGHT
(Symbol: Dashed line)	EXISTING TREE

DEVELOPMENT PLAN and CONDITIONAL USE PERMIT FOR DOUGLAS AT MISSION WITH CONCEPTUAL SITE PLAN

DESIGNED BY: [Blank]
 DATE: 10-18-07
 DRAWN BY: JLS
 SCALE: AS SHOWN
 SHEET NO. 2 OF 2
 SHEET DATE: 10-18-07

DEVELOPMENT BY:
LINDA COLE ASSOCIATES
 186 SOUTH SANTA FE ROAD
 SAN MARCOS, CA 92078

CORNERSTONE ENGINEERING, INC.
 1160 THURLOW AVENUE, SUITE 400
 SAN MARCOS, CA 92078
 TEL: (941) 322-4142
 FAX: (941) 322-8828

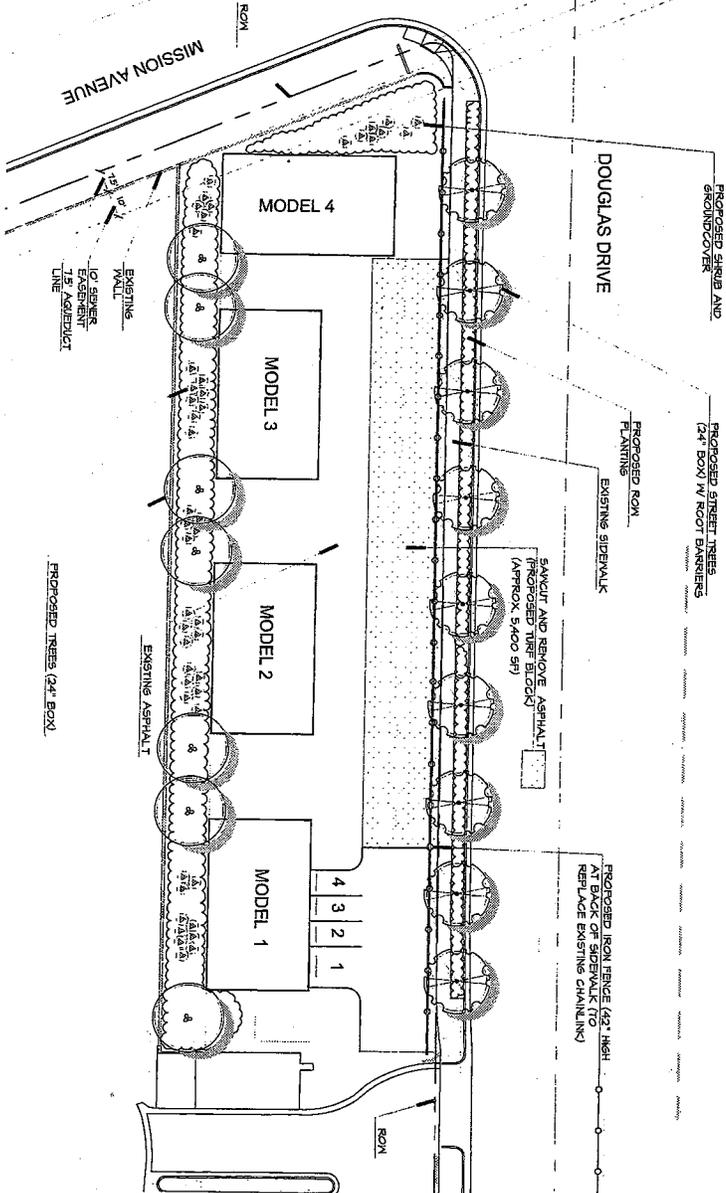
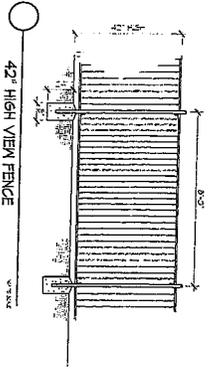
630 MISSION AVENUE
 OCEANA, CA 92556
 TEL: (941) 222-2222
 FAX: (941) 222-2222

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING
www.cornerstoneeng.com

NO.	DATE	REVISION	BY:

LANDSCAPE CONCEPT PLAN

Cole & Associates

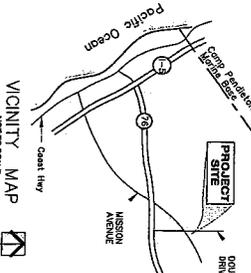


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Planning Department



NO.	APPROVED CHANGES	APPROVED	DATE
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10 <td></td> <td></td> <td></td>			

PROJECT NO.	2008-001
DATE	02/20/08
DESIGNED BY	PLM/SLB
CHECKED BY	PLM/SLB
APPROVED DATE	02/20/08
APPROVED SIGNATURE	Anthony S. Coleman



GENERAL NOTES
All landscaping will be in accordance with the City of OceanSide Landscape Design Guidelines.

IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide adequate coverage for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic, cold water, polyethylene pipe. All components shall be of non-corrosive materials. All components shall be adequately filtered and regulated per the manufacturer's recommended design parameters. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of OceanSide Zoning Ordinance section 3019 and the City of OceanSide Landscape Design Guidelines.

PLANTING NOTES
Generally, planting within the project will be a drought tolerant combination of southern California natives and ornamental species. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site.

CONCEPTUAL PLANT PALETTE

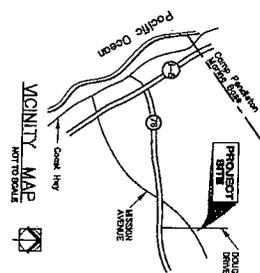
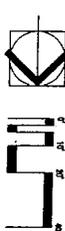
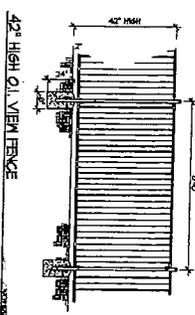
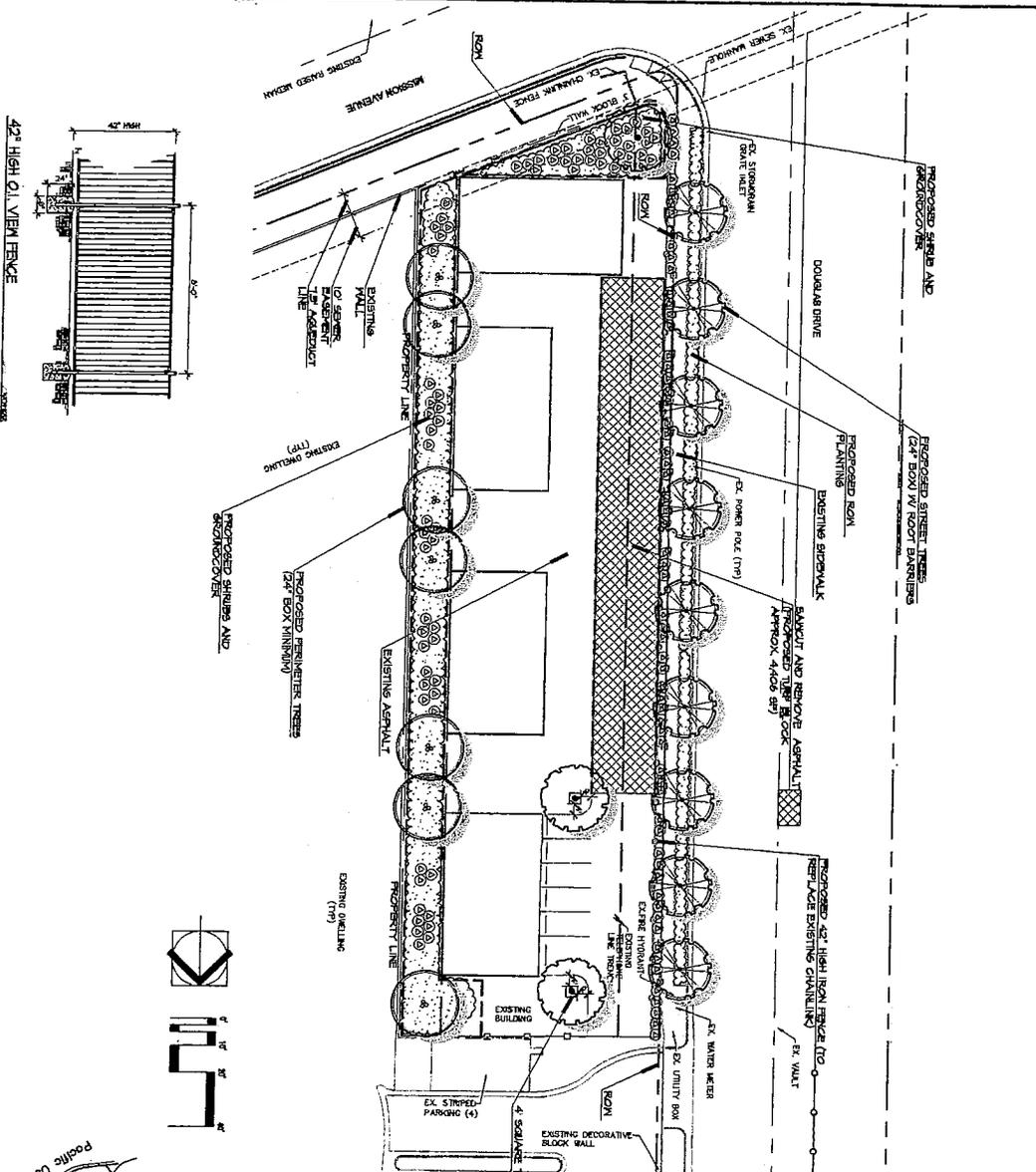
- STREET TREES**
(15 gal minimum)
Magnolia grandiflora (Southern Magnolia)
Tristania conferta (Brisbane Box)
PERIMETER TREE
(15 gal minimum)
Quercus agrifolia (Coast Live Oak)
Platanus racemosa (California Sycamore)
Alnus rhomboides (White alder)

- SHRUBS**
(60% 1 gallon & 40% 5 gallon)
Agave attenuata (Foxtail agave)
Agave americana (Century plant)
Arenaria californica (Coastal Seagabranth)
Buxus japonica (Japanese boxwood)
Callistemon c. Little John (Dwarf Bottlebrush)
Ceanothus japonica (Camellia Lily)
Dieris repens (Fringed Lily)
Eubium fissipes (Field of Malesia)
Encelia californica (Fescella)
Gardenia jasminoides (Gardenia)
Heterocallis hybridus (Dorjilly)
Heteromeles arbutifolia (Troyan)
Mulinella aurantiaca (Bush Monkey Flower)
Nerium oleander (Oleander)
Phormium tenax (New Zealand Flax)
Pittosporum tobira (Evergreen)
Plumbago auriculata (Cape Plumbago)
Salvia olevaridii (Sage)

- VINES AND GROUND COVER**
(flats & 1 gallon minimum)
Baccharis pilularis (Coyote Bush)
Bougainvillea species (Bougainvillea)
Gazania spp. (Gazania)
Trachelospermum jasminoides (Star Jasmine)
Rosmarinus officinalis (Rosemary)

LANDSCAPE CONCEPT PLAN

Cole & Associates
 GR-2-07, ZA-1-07, D-7-08, C-13-08



- GENERAL NOTES:**
1. Landscape plan is in accordance with the City of Oceanside's Landscape Design Guidelines.
 2. Final landscape plan shall be submitted for review and approval by the City of Oceanside.
 3. Landscaping shall be installed in accordance with the City of Oceanside's Landscape Design Guidelines.
 4. All required landscape areas shall be maintained by Owner. The landscape shall be maintained per City of Oceanside requirements.

IRRIGATION NOTE:

1. An automatic irrigation system shall be provided to provide coverage for all planting areas shown on the plan. Low pressure irrigation equipment shall provide sufficient water for plant growth with a minimum water loss due to water runoff. The system shall be designed to provide adequate water to all plants, shrubs, and groundcovers. All irrigation systems shall use high quality, automatic control valves, controllers, and other necessary irrigation equipment. All irrigation systems shall be designed to provide adequate water to all plants, shrubs, and groundcovers. All irrigation systems shall be designed to provide adequate water to all plants, shrubs, and groundcovers. All irrigation systems shall be designed to provide adequate water to all plants, shrubs, and groundcovers.

PLANTING NOTES:

1. Generally, planting within the project will be a drought tolerant combination of southern California native and ornamental species. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soil report from an agricultural sustainability soil sample taken from the site. Groundcovers or bark mulch shall be installed to a 3\"/>

CONCEPTUAL PLANT PALETTE

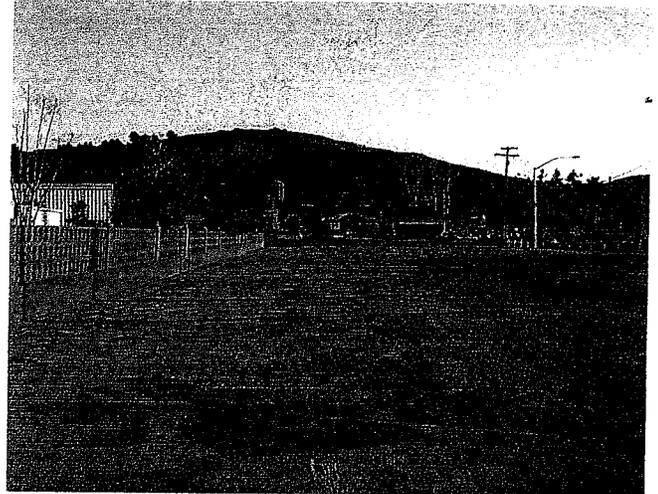
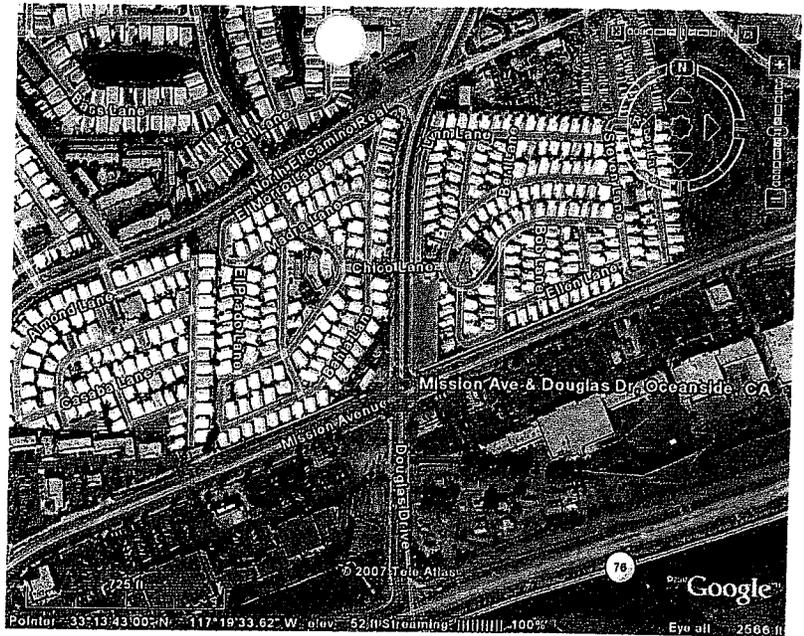
- Plants such as:
- STREET TREES**
 - 24\"/>
 - PERIMETER TREES**
 - 24\"/>
 - SHADE TREES**
 - 24\"/>
 - SHRUBS**
 - (60% 1 gallon & 40% 5 gallon)
 - Agave attenuata (Fox tail agave)
 - Agave americana (Century plant)
 - Buxus japonica (Japanese Boxwood)
 - Callistemon c. Little John (Dwarf Redbacked)
 - Ceanothus japonicus (Ceanothus)
 - Diospyros (Portlight Lily)
 - Echinops (Echinops)
 - Gardonia jasminoides (Gardonia)
 - Hemerocallis hybrid (Day Lily)
 - Hesperaloe parviflora (Toyon)
 - Melaleuca alternifolia (Eucalyptus)
 - Nerium oleander (Nerium)
 - Platanus (Platanus)
 - Platanus auriculata (Cajuput)
 - Santalum (Santalum)

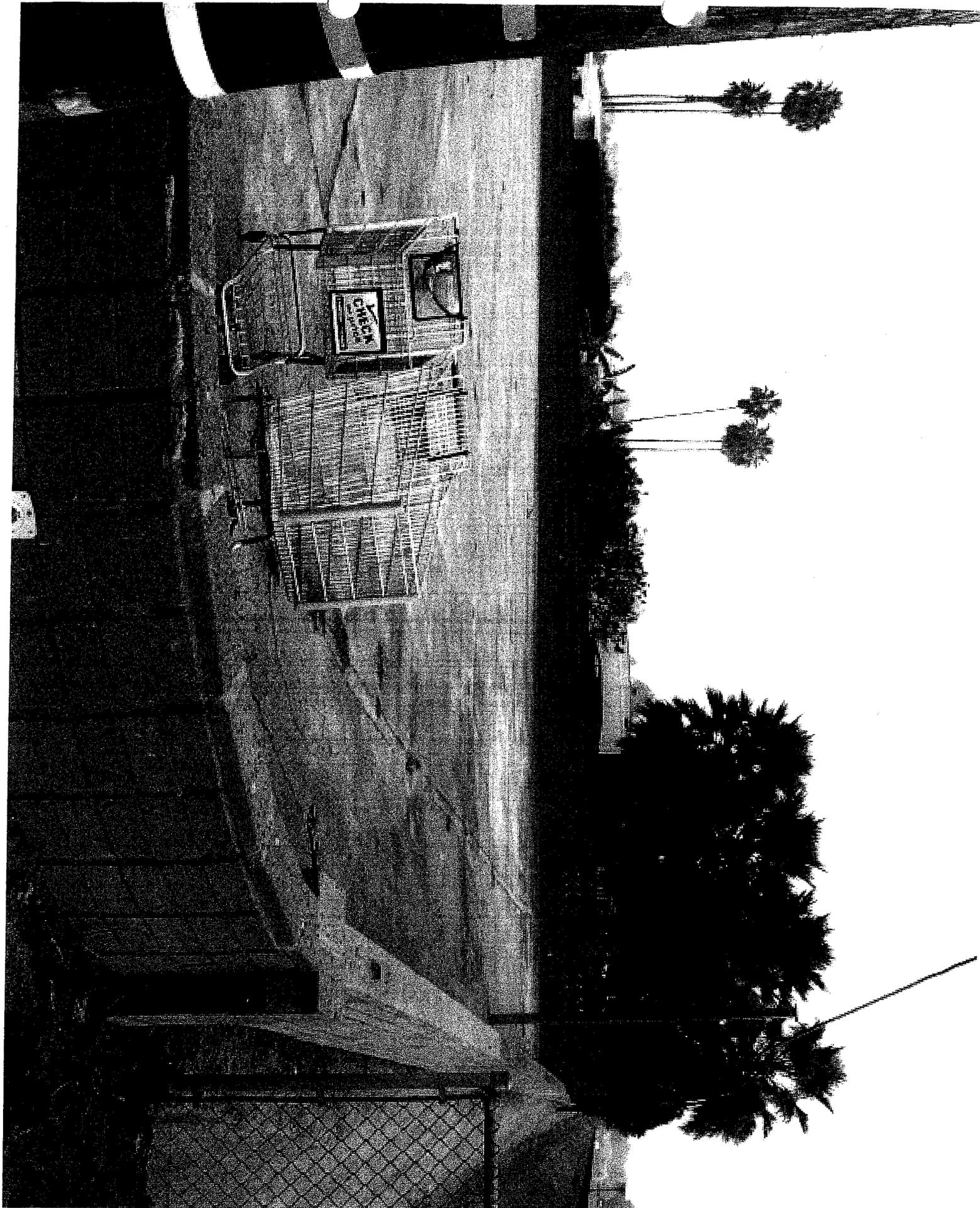
VINES AND GROUNDCOVERS
 (10% & 1 gallon minimum)

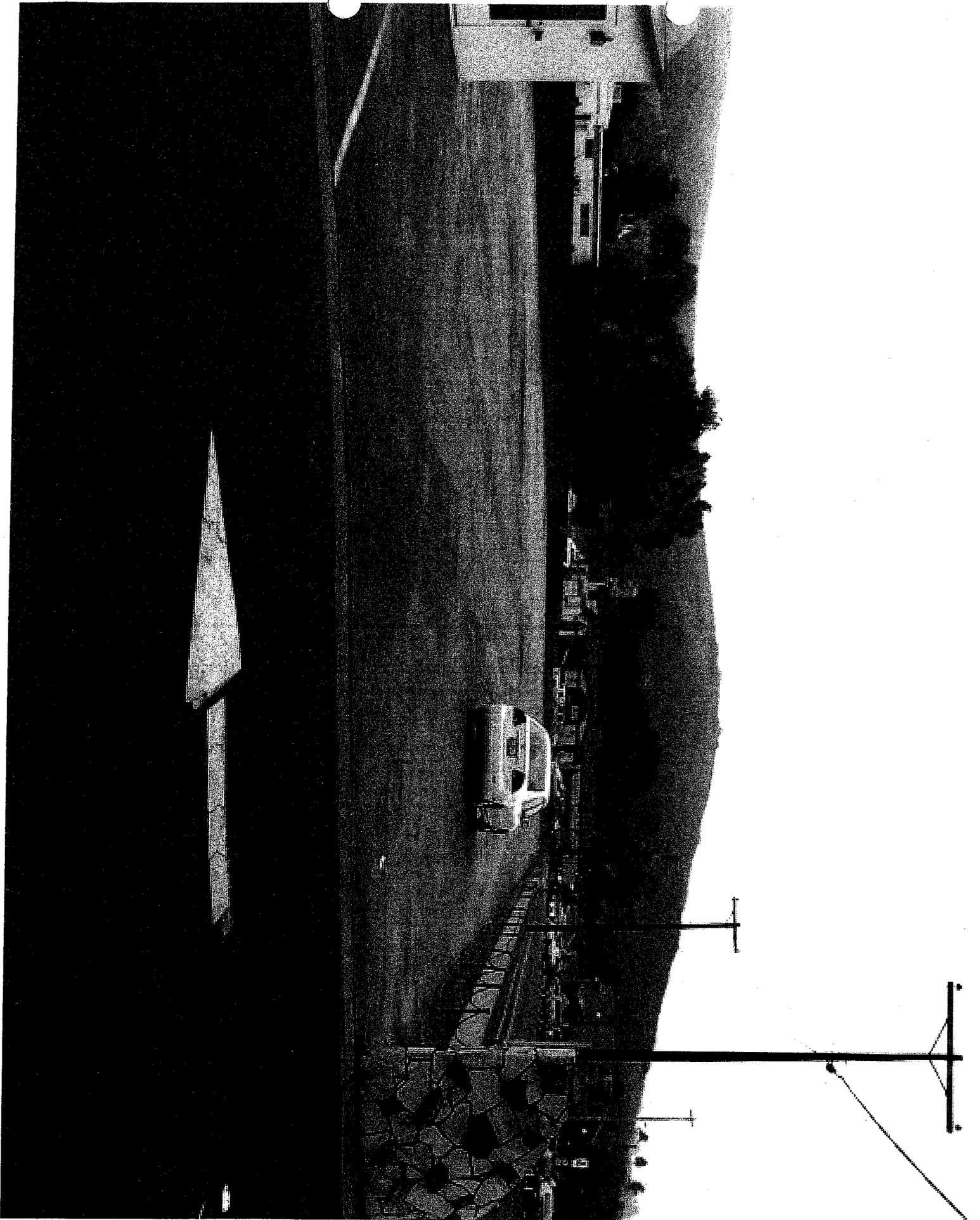
- Baccharis patula (Coyote Bush)
- Bougainvillea species (Bougainvillea)
- Guzmania spp. (Guzmania)
- Tradescantia virginiana (Star Jasmine)
- Tournefortia bicolor (Pinks)

ADL
 PLANNING ASSOCIATES
 LANDSCAPE ARCHITECTS
 3075 STATE STREET, SUITE 200
 CARLSBAD, CA 92008
 (760) 431-1117 (760) 431-1111

Cole and Associates



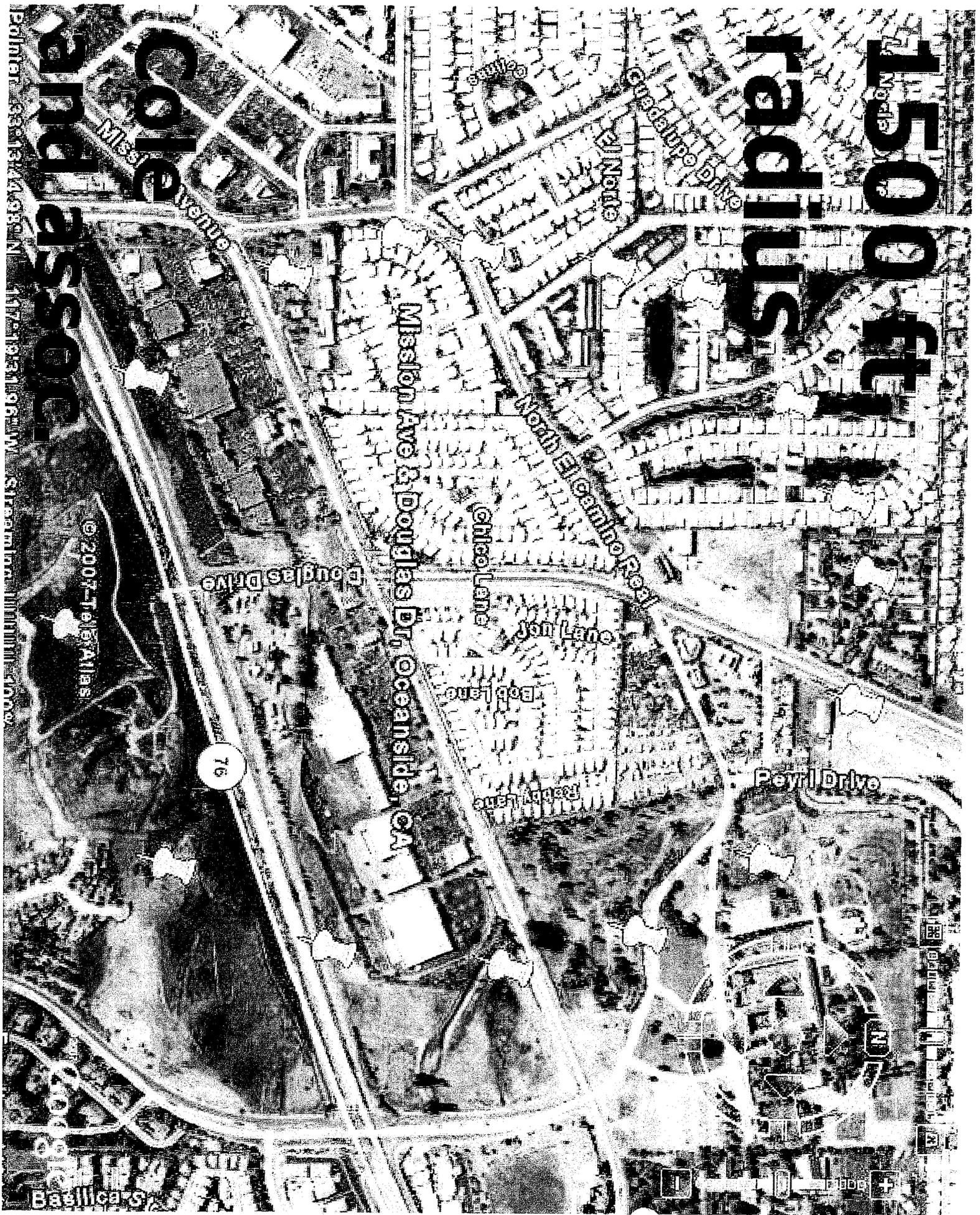






For Sale
Hill Country
Real Estate
Hill Country
Real Estate

1500 FT radius



Colton Avenue
Mission Ave

ASSOCIATES

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Mission Ave & Douglas Dr, Oceanside, CA

Baellica's

Point: 33.13498 N, 117.183196 W, Stream: 10/10/11 10:00



Point: 33.1443, 100.00° N 117.1933, 62° W elev: 52 ft, streaming: 100%

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Google

Ever Alt 2566 ft



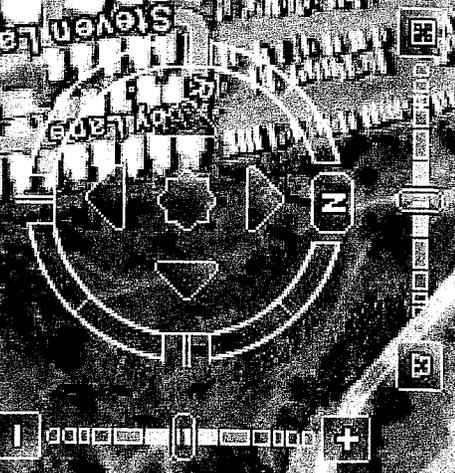
Point: 33°13'43.00"N 117°19'33.62"W elev: 52 ft Stream: 0 ft 100%

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Context

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Google





CITY OF OCEANSIDE

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION

NOTICE OF APPLICATION

RECEIVED
MAR 31 2008
Planning Department

As a property owner or tenant within 1,500 feet of the exterior boundary of the project site or person who has requested notice, you should know that an application has been filed with the City of Oceanside for a General Plan Amendment, Zone Amendment, Development Plan and Conditional Use Permit to restore 28,869 square feet of vacant, paved property at the northeast corner of Mission Avenue and Douglas Drive to a mobile home sales location.

PROJECT NUMBER:	GPA-2-07, ZA-1-07, D-7-08, C-13-08
PROJECT NAME:	<u>MISSION VIEW MANOR LOT</u>
CONTACT NAME:	JIM BARTELL/BARTELL & ASSOCIATES 619-756-7012
NEIGHBORHOOD:	SAN LUIS REY NEIGHBORHOOD
PROJECT PLANNER:	Juliana von Hacht, Associate Planner
DIVISION PHONE NUMBER:	(760) 435-3520

The decision to approve or deny this application will be made at a public hearing by the Planning Commission. You will receive another notice informing you of the Planning Commission's date, time, and location of the public hearing.

You may review the file relating to this project at the Planning Division, 300 North Coast Hwy., during regular weekday office hours of 7:30 a.m. to 5:00 p.m. (Monday – Thursday), 7:30 a.m. to 4:00 p.m. (alternate Friday).

If you have any questions regarding this application after reviewing this information, please contact the City of Oceanside Planner listed above.

Planning Commission,

Currently the Valley View Casino Bus and the Senior Citizens who come in Cars Park there all day till the bus returns. Bus arrives 9:30 a.m. Returns at 4:30 p.m. Those Drs. 50-90yrs who no longer drive & live in the MVM Park have no other recreation available. They say N/C