

AGENDA NO. 4

DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

MEMORANDUM

DATE: July 12, 2010

TO: Chairman and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

SUBJECT: PACIFIC COAST BUSINESS PARK (D-17-04Rev.08)
REVISED CONDITIONS OF APPROVAL - TDM

On November 16, 2009, the Planning Commission adopted Resolution No. 2009-P40 approving a Revision to the Development Plan for Pacific Coast Business Park (PCBP). The Revision allowed for a reduction of industrial park land use from 1,100,000 to 901,500 square feet, the increase of general office use from 400,000 to 518,000 square feet, and the addition of 80,500 square feet of medical office space. At the hearing, the Planning Commission requested that some additional Conditions of approval be added to the project to better implement Transportation Demand Management (TDM) Principles to the remaining portions of the business park. Since that time, City staff has worked with various TDM experts from SANDAG and other jurisdictions, individual planning commissioners, NCTD, and the applicant to create a practical set of Conditions to address the concerns of the Commission.

A full scale TDM Program needs an implementation monitor for consistency and the program needs to be able to sustain itself (i.e. have a significant number of participants and transportation options). A TDM program is generally maintained through a Transportation Management Association or other similar entity. This requires significant funding and a large participation base to be successful. Implementation of a full TDM Program is not practical on the scale of the remaining portions of PCBP to be developed. The location of PCBP is within the larger overall employment area located along Oceanside Boulevard, but, PCBP makes up only a small portion of this whole area (see Exhibit 1). In addition, approximately half of PCBP has already been entitled. There are, however, TDM measures that PCBP can implement to promote the reduction of vehicle trips and an increase in the use of alternative transportation modes mostly for the remainder of the undeveloped lots within the business park without implementing a full-scale TDM Program. These measures include:

- Bicycle racks/lockers/amenities, as part of each project.
- Bike lanes on streets (already exist and are mandatory).
- Preferential parking spaces for car/van pools.
- Promoting staggered work hours to reduce peak hour trip generation and employer sponsored discount transit passes in coordination with NCTD/Transit Providers.
- Employers shall provide information on regional van pools, bus lines, Sprinter and Coaster schedules.
- If requested by the City Council or NCTD, provide information to NCTD regarding employment data that is related to demand for additional transit service.
- Employers shall participate in any future TDM program if one is established for the City of Oceanside, or for the overall industrial parks within the City of Oceanside, and shall provide information to employees so that they have access to the system if desired.
- Employers shall offer participation to their employees in any future shuttle programs that may be available between the business park and the Sprinter stations.

City staff has incorporated those measures into new Conditions of approval numbers 10-14 of Resolution number 2009-P40. In addition, staff has added two other standard Conditions to the "Planning" section of the Resolution that were inadvertently left out of the original version (numbers 8 & 9).

Staff is recommending that the Planning Commission approve the revised Resolution No. 2009-P40.

Attachments:

1. Planning Commission Resolution No. 2009-P40
2. Exhibit 1
3. Planning Commission Staff Report dated November 11, 2009

1 PLANNING COMMISSION
2 RESOLUTION NO. 2009-P40

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 REVISION TO A DEVELOPMENT PLAN ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: D-17-04REV08
7 APPLICANT: Pacific Coast Business Park, LLC.
8 LOCATION: North of Avenida De La Plata, east of Ocean Ranch Boulevard,
south of Old Grove Road, and west of College Boulevard

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a revision to a Development Plan under the provisions of
13 Articles 13, 17 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 a reduction of industrial park land use from 1,100,000 to 901,500 square feet, increasing
15 general office use from 400,000 to 518,000 square feet, adding 80,500 square feet of
16 medical office space, and increases the ADT allocation for the Pacific Coast Business Park
17 from 16,800 maximum ADT to 21,600 maximum ADT;

18 on certain real property described in the project description;

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 16th
20 day of November, 2009 conduct a duly advertised public hearing as prescribed by law to consider
21 said application;

22 WHEREAS, after the public hearing the Planning Commission approved the Revision
23 subject to the specific conditions contained in Resolution 2009-P39 and Resolution 2009-P40,
24 and directed staff to add additional conditions to Resolution 2009-P40, that could potentially
reduce vehicle trips to the site ("TDM" Conditions);

25 WHEREAS, after extensive discussions with various stakeholders, staff has added
26 several conditions to address the concerns of the Planning Commission;

27 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
28 Guidelines thereto; a Supplemental Environmental Impact Report (SEIR) has been prepared
29 stating that Mitigation measures are identified and conditioned to reduce the identified impacts to

1 the extent feasible, but they cannot be reduced to below a level of significance. Therefore, the
2 Planning Commission hereby adopts findings and a statement of overriding considerations, stating
3 that the project benefits (jobs, property tax revenue, etc.) will outweigh any unmitigable
4 cumulative impacts;

5 WHEREAS, the Supplemental Environmental Impact Report (SEIR) together with any
6 comments received, and Mitigation and Monitoring and Reporting Program (MMRP)
7 incorporated into the conditions of approval for the project, were presented to the Planning
8 Commission, and the Planning Commission reviewed and considered the information
9 contained in these documents prior to making a decision on the project;

10 WHEREAS, the Supplemental Environmental Impact Report (SEIR) and Mitigation
11 and Monitoring and Reporting Program (MMRP) have been determined to be accurate and
12 adequate documents, which reflect the independent judgment and analysis of the Planning
13 Commission. On the basis of the entire record before it, the Planning Commission finds that
14 adequate Mitigation measures have been identified and conditioned to reduce the identified
15 impacts to the extent feasible, but they cannot be reduced below a level of significance.
16 Therefore, the Planning Commission will hereby adopt findings and a statement of overriding
17 considerations, stating that the project benefits (jobs, property tax revenue, etc.) will outweigh
18 any unmitigable cumulative impacts;

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

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

23 FINDINGS:

24 For the Revision to Development Plan:

- 25 1. The project land use change for more commercial office and medical office with a
26 reduction in industrial land use is consistent with the Zoning Ordinance and the
27 underlying Rancho Del Oro Specific Plan (PD-1 – light industrial) zone because the
28 project, as designed, meets or exceeds the development standards established in the
29 Pacific Coast Business Park Industrial Master Development Plan for this portion of
Rancho del Oro. The potential increase in ADT allocated to the Business Park is

1 acceptable based on the mitigation measures imposed and the statement of overriding
2 considerations.

- 3 2. The Development Plan is consistent with the General Plan of the City because the entire
4 Rancho Del Oro Specific Plan was originally designed to accommodate office and
5 industrial tenants. The proposal to allow medical office and more commercial office
6 square footage is consistent with the overall Master Plan envisioned for the area and the
7 Pacific Coast Business Park Industrial Master Development Plan.
- 8 3. The project site can be adequately served by existing public facilities, services and
9 utilities since the original Rancho Del Oro Specific Plan and Pacific Coast Business Park
10 Industrial Master Development Plan created the necessary infrastructure and only
11 extensions on-site would be required for any new developments.
- 12 4. The project, as proposed, is compatible with the existing and potential development on
13 adjoining properties and in the surrounding neighborhood because suitable buffer areas
14 exist between properties. In addition, the site has been analyzed to provide additional
15 benefits for the community in terms of developing employment centers, finances, and
16 additional uses to the City of Oceanside, which will ensure compatibility with similar
17 type uses in the Business Park and immediate area.

18 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
19 approve Revision to Development Plan (D-17-04REV08) subject to the following conditions:

20 **Planning:**

- 21 1. This Development Plan Revision approves changes in the Industrial Master Development
22 Plan for Pacific Coast Business park including a reduction of industrial park land use from
23 1,100,000 to 901,500 square feet, increasing general office use from 400,000 to 518,000
24 square feet, and adding 80,500 square feet of medical office space, and increases the ADT
25 allocation for the Park from 16,800 maximum ADT to 21,600 maximum ADT, as shown
26 on the plans and exhibits presented to the Planning Commission for review and approval.
27 No deviation from these approved plans and exhibits shall occur without Planning Division
28 approval. Substantial deviations shall require a revision to the Development Plan or a new
29 Development Plan.
2. The project applicant shall contribute a fair share amount of 3.37 percent (\$3,138) (to
City Account No. 561.2052.03782) toward the cost of future improvements on the east

1 leg of Oceanside Boulevard at College Boulevard. This fair share amount shall be
2 triggered at the time a new project is filed with the City that increases ADT allocated for
3 the Park in excess of 16,800 ADT as shown on the ADT Tracking Form required to be
4 submitted with the new application, and shall be due and payable prior to the project
5 being scheduled for public hearing. This improvement will include modification of the
6 widening of Oceanside Boulevard and existing center median island with additional
7 traffic signal equipment and signal loop detectors to accommodate an additional
8 westbound through lane.

9 3. The project will be required to contribute 9.66 percent of \$2,228,438 (\$215,366) (to City
10 Account No. 561.2052.03780) to be applied toward future capacity enhancement
11 measures on College Boulevard between Thunder Drive and Aztec Street. This
12 contribution shall be triggered at the time a new project is filed with the City that
13 increases ADT allocated for the Park in excess of 16,800 ADT as shown on the ADT
14 Tracking Form required to be submitted with the new application, and shall be due and
15 payable prior to the project being scheduled for public hearing.

16 4. Failure to meet any conditions of approval for this development shall constitute a violation
17 of the Development Plan Revision.

18 5. This Development Plan Revision shall be called for review by the Planning Commission, if
19 complaints are filed and verified as valid by the Code Enforcement Office concerning the
20 violation of any of the approved conditions or assumptions made by the application.

21 6. All mitigation measures identified in the Final Supplemental Environmental Impact
22 Report Addendum to the Pacific Coast Business Park EIR shall be complied with, and
23 as stated in that document, includes the measures listed below:

24 a) The impact to these roadway segments on College Boulevard between Old Grove
25 and Avenida de la Plata and between Avenida de la Plata and Oceanside
26 Boulevard will be mitigated by contributing a fair share towards implementing
27 widening/capacity enhancements along College Boulevard between Avenida de la
28 Plata and Olive Drive (detailed above in condition 3), and by contributing a fair
29 share towards widening the westbound approach of Oceanside Boulevard to the
intersection of Oceanside Boulevard and College Boulevard (detailed above in
condition 2).

- b) This project shall provide bicycle parking amenities for developments, to include a minimum of five percent of the required automobile spaces (i.e. one bike rack space per 20 vehicle/employee parking spaces).
- c) The project revision is to implement water saving irrigation systems for all new developments and the associated landscaping.
- d) Install drought resistant plants in lieu of turf where feasible and appropriate to the satisfaction of the City Engineer.

7. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning this Development Plan Revision (D-17-04Rev08). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

8. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to issuance of any future building permits in the business park. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

9. All other Conditions of the original Approval contained in Planning Commission Resolution No. 2005-P45 remain in full force and effect. In a case where there is a conflict between the Resolutions, the new Resolution 2009-P40 shall rule.

TDM Measures:

10. The remaining portions of the Pacific Coast Business Park still to be entitled are required to incorporate Transportation Demand Management (TDM) measures as part of implementing future Development Plan approvals including the following:

- a) If formed, participate in a City-wide/regional TDM program when established for the City of Oceanside or Transportation Management Association, including additional transit routes and shuttle service from the Sprinter stations and subsidy to users of public transit or vanpools.

- b) Provide bicycle facilities/amenities, such as bike racks, bike lockers, shower facilities, as part of each project within the business park to the satisfaction of the City Planner.
- c) Promote TDM principles such as peak hour trip reduction, staggered work hours, ride sharing, telecommuting, use of public transportation, discount transit passes, or other appropriate measures to incentivize alternate modes of transportation.
- d) Establish and/or participate in existing vanpool/carpool programs, and provide designated preferential parking for carpools and vanpools as part of each project within the business park to the satisfaction of the City Transportation Engineer.
- e) Orient future building entrances near transit stops, to the maximum extent practicable, and to provide bicycle and pedestrian access/linkages from transit stops and sidewalk areas to each project within the business park to the satisfaction of the City Transportation Engineer and City Planner.

Mitigation Measures:

11. The conditions and mitigation measures in this resolution are supplemental to those of the original Development Plan and Environmental Impact Report approvals for the Development Plan (D-17-04) as reflected in Planning Commission Resolution Nos. 2005-P45 and 2005-P46. All conditions and mitigation measures identified and approved on August 22, 2005 with the original Environmental Impact Report for the Development Plan (D-17-04) remain in effect.

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1 12. All conditions and mitigation measures associated with this Development Plan Revision
2 are applicable to the remaining portions of the Pacific Coast Business Park still to be
3 entitled/developed as of the effective date of this Resolution.

4 PASSED on November 16, 2009 by the following vote, to wit:

5 AYES: Troisi, Balma, Martinek, Bertheaud, Rosales and Scrivener

6 NAYS: Neal

7 ABSENT: None

8 ABSTAIN: None

9 ADOPTED Resolution No. 2009-P40 on July 12, 2010.

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
Claudia Troisi, Chairperson
Oceanside Planning Commission

15 ATTEST:

16 _____
17 Jerry Hittleman, Secretary

18
19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2009-P40.

21
22 Dated: July 12, 2010

23
24 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
25 be required as stated herein:

26 _____
27 Applicant/Representative

26 _____
27 Date

LEGAL DESCRIPTION

**Pacific Coast Business Park
Revised Development Plan
July 2008**

LOT "A" OF RANCHO DEL ORO-MASTER SUBDIVISION MAP EAST, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11409, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1985.

APN: 161-512-06 & 09

RECEIVED
JUL 17 2008
Planning Department

RECEIVED
JUL 17 2008
Planning Department



EXHIBIT 1

Source:
SanGIS 4-09

AERIAL EXHIBIT



AMB DFS PACIFIC COAST LLC



AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: November 16, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN REVISION (D-17-04REV08) FOR MODIFICATIONS TO A PREVIOUSLY APPROVED PROJECT TO ALLOW ADDITIONAL COMMERCIAL AND MEDICAL OFFICE USE AND REDUCE THE INDUSTRIAL USE ALLOCATION WITHIN THE PACIFIC COAST BUSINESS PARK. THE PROJECT SITE IS ZONED PD-1 (RANCHO DEL ORO PLANNED DEVELOPMENT) (LIGHT INDUSTRIAL) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – PCBP REVISION – APPLICANT: AMB DFS Pacific Coast LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Resolution 2009-P39 approving certification of Final Supplemental Environmental Impact Report including findings and the Statement of Overriding Considerations.
- (2) Approve Development Plan (D-17-04REV08) by adopting Planning Commission Resolution No. 2009-P40 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site is the Pacific Coast Business Park that was previously approved by the Planning Commission on August 22, 2005. Planning Commission Resolution No. 2005-P45 and Resolution No. 2005-P46 approved a Master Development Plan (D-17-04) and Parcel Map (P-8-04) for subdividing a 127-acre parcel into 30 industrial lots and certified an Environmental Impact Report. The original Tentative Parcel Map and Master Development Plan established the original pad area and the criteria for each future phase and/or lot proposed development, which is regulated by the Pacific Coast Business Park Industrial Master Development Plan and the Oceanside Zoning Ordinance for Light Industrial (LI). The Zoning Ordinance and/or the General Plan regulations would apply where the adopted Master Development Plan is silent.

The Pacific Coast Business Park is partial built out with several industrial and office developments that have been recently approved by Planning Commission within the last three years; such as the 20 unit industrial buildings on parcel A, B, and C, the approximate 60,000 square foot Pacific Marine office and Bank building, the 11 medical office buildings on Parcel 27, 28, and 29, and the proposed Fire Station Eight is proposed at Parcel 11.

Site Review: The project site is located at north of Avenida De La Plata, east of Ocean Ranch Boulevard, south of Old Grove Road, and west of College Boulevard. The original Pacific Coast Business Park project was approved in 2005, and the site has been graded, subdivided into multiple parcels, with streets and infrastructure in place to facilitate development of the industrial lots.

The property is located within the Rancho Del Oro Specific Plan Area, and is immediately north of the original Rancho del Oro Technology Park with the Ocean Ranch Industrial Development adjacent to the west. Residential single-family planned communities exist to the north of the site, and directly across College Boulevard to the east.

The subject site is Zoned PD-1 (Rancho Del Oro Planned Development Industrial) and the General Plan Land Use Designation is S-1-84 (Rancho Del Oro Industrial). Land uses for the site were originally regulated through the Rancho Del Oro Industrial Master Development Plan, adopted in 1982, prior to the City's current zoning regulations. A new Industrial Master Development Plan for the Pacific Coast Business Park was approved for the Pacific Coast Business Park project in 2005. Changes from the original Rancho Del Oro Master Development Plan were made to reflect the changes in the industrial and business park market, the evolution of land use regulations for industrial and business parks since 1982, and design goals for the Pacific Coast Business Park project.

The Pacific Coast Business Park project was fully analyzed in a Final Environmental Impact Report (FEIR) that was certified for the entire PCBP project in August of 2005. The FEIR allowed for the development of a Master Planned Industrial park for industrial development and commercial offices, and made assumptions regarding the allocation of industrial and office space throughout PCBP. Since 2005, the anticipated allocation of uses has shifted due to market conditions and a revision in the use allocation is necessary to provide an ample amount of commercial office and medical office space. In order to evaluate these changes, a Supplemental Environmental Impact Report is necessary. The proposed revisions are consistent with the City of Oceanside's General Plan and will implement the zoning requirements with the Industrial Master Development Plan.

Project Description: The application consists of a revision in the Industrial Master Development Plan for the Pacific Coast Business Park (PCBP) Development Plan (D-17-04REV08) for the following:

- a) Reduction of Industrial Park land use from 1,100,000 to 901,500 square feet (-198,500 square feet).
- b) Increase in General Office use from 400,00 to 518,000 square feet (+118,000 square feet).
- c) Addition of 80,500 square feet of Medical Office space (+80,500 square feet).

The proposed revisions to land use allocation do not expand the development area of the previously approved Pacific Coast Business Park. This project is for adjustments to the land use mix only.

The allocation of uses assumed in the original traffic study and EIR was not specified in the original Industrial Master Development Plan. The revised Industrial Master Development Plan includes a specific requirement for the use allocation and trip tracking to be submitted with each individual project proposed within PCBP. The revised text documents this tracking as part of the development plan review process.

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

- 1. General Plan
- 2. Zoning Ordinance
- 3. Land Use Compatibility
- 4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Rancho del Oro Specific Plan (S-1-84). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element I

Goal 1.11 Balanced Land Use

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

Policy A: 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.

The project analyzed in this SEIR is the revision to the Industrial Master Development Plan for Pacific Coast Business Park. The property is currently graded and divided into 30 industrial parcels, with major streets, internal roadways and infrastructure in place to facilitate pending build out. A portion of the property is already developed with industrial and office buildings. The Pacific Coast Business Park site is designed to accommodate a broad range of product types in the business market, from multi-tenant and small single-user buildings to larger manufacturing and warehouse uses. The proposed reduction in industrial park use from 1,100,00 to 901,500 square feet, the increase in general office use from 400,00 to 518,000 square feet and the addition of 80,500 square feet of medical office space will provide a well balanced range of goods, services and employment that would benefit the City of Oceanside. The proposed balance of uses would not only provide employment opportunities, but would provide services that would bring additional revenues through business taxes that would provide a financial benefit to the city.

Policy 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 proposed project has been reviewed for impacts to the City's circulation system. It has been determined through analysis in the Traffic Study and the FSEIR that the additional project traffic associated with the proposed re-allocation of uses will contribute to significant and unmitigable cumulative level of service impacts on College Boulevard in the year 2010, and to both College Boulevard and Oceanside Boulevard by the year 2020. Mitigation measures for the cumulative project impacts were identified and are included as project conditions. The mitigation measures will reduce impacts, but not to a level that is less than significant. The project will be required to participate in the City's fair share payment program for the following improvements:

1. Widening/capacity enhancements along College Blvd. between Olive Drive and Avenida de la Plata; and
2. Widening of the westbound approach on Oceanside Blvd. at College Blvd.

B. Land Use Element II

Objective 2.1 Industrial Development: To promote industries which are consistent with community enhancement and provide stable tax bases and a balance of employment opportunities.

Policy A: Industrially designated lands shall be devoted to industrial uses for the preservation of the City's economic future, employment opportunities, and general welfare.

Policy C: Ancillary commercial, office, and recreational uses may be permitted when clearly oriented to support the industrial development and serve its population.

The proposed change in land use allocation to reduce the industrial square footage, while increasing the commercial office square footage, and adding 80,500 square feet of medical office space is consistent with the Pacific Coast Business Park Industrial Master Development Plan and the Light Industrial zone regulations. It is anticipated that this change in the allocation of land uses will benefit the City of Oceanside because it will provide services to many of the residents living in the area and will specifically provide employment and additional revenue for the City.

2. Zoning Ordinance Compliance

This Pacific Coast Business Park project is subject to the regulations of the Pacific Coast Business Park Industrial Master Development Plan. There is no development associated with this entitlement request for changes in land uses square footage allocation, but as future development occurs, individual Development Plans will be required for each application and each project would be subject to the development standards per the Pacific Coast Business Park Industrial Master Development Plan.

3. Land Use Compatibility with Surrounding Developments

The Pacific Coast Business Park is located within the Rancho del Oro Specific Plan (S-1-84) and Planned Development (PD-1) zoning district. The zoning provisions that apply to industrial sites, including the subject project site, are those of the Rancho del Oro Industrial Master Industrial Development Plan and the Rancho del Oro Business and Industrial Park. These documents permit and encourage land uses such as the proposed commercial office, medical office and industrial uses. Listed below is the table that describes the property and the surrounding land uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 PCBP Master Development Plan	Light Industrial
North of Subject Property	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Planned Residential Development Master Plan	Undeveloped Multi-Family Residential
East of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Planned Residential Development Master Plan	Single Family Residential
South of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Industrial Master Development Plan	Undeveloped Light Industrial
West of Subject Property:	Light Industrial	IL	Light Industrial (Ocean Ranch)

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed project revision consisting of a decrease in industrial square footage from 1,100,000 to 901,000 square feet, an increase in general office use from 400,000 to 518,000 square feet, and the addition of 80,500 square feet of medical office space would be compatible with the light industrial type developments in the surrounding area, and the existing and future residential areas located to the east and north. The neighboring industrial properties to the west (Rancho Del Oro and Ocean Ranch Industrial Community) allow similar industrial type developments; such as, office and medical office uses.

Recommendation: Staff finds that the overall intent of the change in land use mix is compatible with the existing and undeveloped areas adjacent to the site and within the site, and no known opposition to the project has been noted. Potential traffic impacts have been analyzed through the traffic study and Final SEIR that there will be no new direct impacts from the proposed land use change. The traffic impacts are incremental and the surrounding intersections have been shown to fail with or without the project in the future. The applicant has agreed to contribute a fair share of percent toward the cost of future improvements on the east leg of Oceanside Boulevard at College Boulevard and contributions applied toward future capacity enhancements measures on College Boulevard between Thunder Drive and Aztec Street.

The Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970 (CEQA), and State Guidelines thereto; a Final Supplemental Environmental Impact Report (SFEIR) was prepared for the Pacific Coast Business Park Master Development Plan Revision (D-17-04rev08), to inform public decision makers, interested agencies, and the general public of potential environmental effects of the proposed project. The Pacific Coast Business Park project was fully analyzed in a Final Environmental Impact Report that was certified in 2005. In accordance with CEQA guidelines Section 15163, this Supplement to that EIR contains the additional information necessary to update the 2005 FEIR to assure CEQA compliance by fully disclosing any changes in impacts that may occur as a result of modifications to the project since its certification.

A Notice of Preparation identifying the scope of issues for the SEIR was circulated by the City for public review between May 29, 2009 and June 29, 2009. The Draft SEIR public review period extended from July 24, 2009 to August 24, 2009. Three comment letters were received during the public review period, and two additional comment letters were received well after the close of public review. Copies of all the letters, along with written responses to each comment, are included in the FSEIR.

The FSEIR for the proposed project addresses traffic and cumulative impacts, including potential greenhouse gas impacts. Mitigation measures are identified and conditioned to reduce the identified impacts to the extent feasible, but they cannot be reduced below a level of significance. The Planning Commission will need to adopt findings and a statement of overriding considerations, stating that the project benefits (jobs, property tax revenue, etc.) will outweigh any unmitigable cumulative impacts. An attached economic study by ERA includes a detailed analysis of the economic benefits of the proposed project.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

SUMMARY

The proposed Development Plan (D-17-04REV08), as revised and conditioned, is consistent with the requirements of the Zoning Ordinance, the Pacific Coast Business Park, the Rancho del Oro Specific Plan, and the land use policies of the General Plan. The project has been designed and conditioned to meet development standards and ensure that no additional impacts are created due to the land use mix change. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Certify the Final Supplemental Environmental Impact Report (FSEIR) and associated findings, statement of overriding considerations, and mitigation monitoring and reporting program by adopting Planning Commission Resolution No. 2009-P39.
- Approve the revised Development Plan (D-17-04REV08) by adopting Planning Commission Resolution No. 2009-P40 with findings and conditions of approval attached herein.

PREPARED BY:


Scott Nightingale
Acting Associate Planner

SUBMITTED BY:


Jerry Hittleman
City Planner

JH/SS/fil

Attachments:

1. Planning Commission Resolution No. 2009-P39
2. Planning Commission Resolution No. 2009-P40
3. Final Supplemental Environmental Impact Report (FSEIR)
4. Revised PCBP Industrial Master Development Plan (D-17-04REV08)
5. Economic & Fiscal Impact Report
6. Statement of Overriding Considerations