ITEM NO. 18

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 13, 2006

TO: Honorable Mayor and Members of the City Council

FROM: Community Development Department/Planning Division

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING GENERAL PLAN AMENDMENT (GPA-7-05) AND SPECIFIC PLAN AMENDMENT (S-1-84) TO CHANGE THE LAND USE DESIGNATION ON A 28.2-ACRE SITE LOCATED IN THE RANCHO DEL ORO MASTER PLAN AREA, WEST OF COLLEGE BOULEVARD AND NORTH OF OLD GROVE ROAD**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the General Plan Amendment to change the land use designation from office/professional to residential on a 28.2-acre site located in the Rancho Del Oro Master Plan area, west of College Boulevard and north of Old Grove Road.

BACKGROUND

The site is located within the Rancho Del Oro Specific Plan area (S-1-84) and is currently subject to the RDO Industrial Master Plan Development Plan criteria. The site is a vacant parcel located directly west of the College Boulevard and Old Grove Road intersection and is zoned Rancho Del Oro Planned Development (PD-1) within the Ivey Ranch/Rancho Del Oro Neighborhood. This General Plan Amendment will amend the land use designation of the entire 28.2-acre site from 'office/professional' to 'residential' in order to develop a maximum of 339 future residential units.

On June 12, 2006, the Planning Commission held a public hearing regarding the proposed amendment. The Commission recommended denial of the General Plan Amendment by a 7-0 vote.

On August 9, 2006, the City Council held a public hearing regarding the proposed amendment and at the hearing, members of the public expressed concerns regarding traffic and overcrowded school. After the staff presentation, applicant presentation, public input and question-and-answer session by the Council, the Council approved by a 3-to-2 vote the amendment to change the land use designation.

ANALYSIS

The City Council determined that the retention of the office/professional land use designation is not critical at this location and that a residential designation allowing up to 339 homes in this part of the Rancho Del Oro Specific Plan area is more appropriate.

The applicant made an offer of approximately 1.6 gross acres of land within the Pacific Coast Business Park for a future fire station or other use deemed appropriate by the City. The resolution approving this land use change shall not become effective until such dedication is made to the City.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt the resolution approving General Plan Amendment (GPA-7-05) to change the land use designation from office/professional to residential on a 28.2-acre site located in the Rancho Del Oro Master Plan area, west of College Boulevard and north of Old Grove Road.

PREPARED BY

Jerry Hittleman
Acting City Planner

SUBMITTED BY

Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager
Mike Blessing, Deputy City Manager/Community Development

ATTACHMENT:

1. City Council Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING AN AMENDMENT TO THE GENERAL PLAN (GPA-7-05) AND THE RANCHO DEL ORO SPECIFIC PLAN (S-1-84) ON CERTAIN REAL PROPERTY LOCATED WEST OF COLLEGE BOULEVARD AND NORTH OF OLD GROVE ROAD WITHIN THE RANCHO DEL ORO MASTER PLAN AREA (GPA-7-05)

(Applicant: RPRN Land Company LLC)

WHEREAS, an application for a General Plan Amendment (GPA-7-05) has been submitted to amend the Land Use Element of the General Plan and the Rancho Del Oro Specific Plan to change the land use designation on a 28.2 acre site from Office/Professional to Residential and to allow a density transfer of 339 units located west of College Boulevard and north of Old Grove Road, within the Rancho Del Oro Master Plan area;

WHEREAS, the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing, has adopted Resolution No. 2006-P35 recommending denial of GPA-7-05 with certain findings;

WHEREAS, on August 9, 2006 the City Council held a duly noticed public hearing and heard and considered written evidence and oral testimony by all interested parties on the above identified GPA-7-05 application;

WHEREAS, on August 9, 2006 the applicant voluntarily agreed in the future to make an irrevocable offer to dedicate approximately 1.6 gross acres of land within the Pacific Coast Business Park (the "Future Fire Station Site) for a future fire station or any other use deemed appropriate by the City;

WHEREAS, The Planning Division has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has conducted an Initial Study in accordance with CEQA. Based upon the results of the Initial Study, the City's Environmental Coordinator has determined that the project will not result in significant effects on the environment.

WHEREAS, a Mitigated Negative Declaration was prepared by the Resource Officer of the City of Oceanside for the General Plan Amendment pursuant to the California Environmental Quality Act of 1970 and the State Guidelines;

WHEREAS, the City Council does hereby find that the Initial Study/Mitigated Negative Declaration has been prepared in accordance with requirements of CEQA, the State CEQA Guidelines, and the Ordinance 04-OR300-1 of the City of Oceanside adopting procedures and guidelines to implement CEQA, and hereby adopts the Mitigated Negative Declaration and the Mitigation, Monitoring and Reporting Program; and

WHEREAS, based on such evidence and testimony, including but not limited to the report of the Planning Division, the City Council finds that the retention of the office/professional land use designation is not critical at this location and that a residential land use designation in this part of the Rancho Del Oro Specific Plan area is more appropriate.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

SECTION 1. The Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program is hereby adopted.

SECTION 2. General Plan Amendment (GPA-7-05) is hereby approved.

SECTION 3. Notice is hereby given that the time within which judicial review must be sought on this decision is governed Govt.C. Section 65009 and Public Resources Code Section 21167.

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SECTION 4. General Plan Amendment (GPA-7-05) shall not be effective until the applicant executes and delivers to the City an irrevocable offer of dedication (IOD) for the Future Fire Station Site and the City acknowledges the IOD.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of_____, 2006, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY