

AGENDA NO. 4

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: September 19, 2011

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D11-00003) TO AMEND THE RANCHO DEL ORO PLANNED RESIDENTIAL DEVELOPMENT MASTER PLAN AND ADDING VILLAGE XII TO THE DEVELOPMENT STANDARDS FOR THE 28.2-ACRE RESIDENTIAL ZONED PARCEL LOCATED IN THE RANCHO DEL ORO MASTER PLAN AREA, WEST OF COLLEGE BOULEVARD AND NORTH OF OLD GROVE ROAD. THE PROJECT SITE IS CURRENTLY ZONED PD-1 (RANCHO DEL ORO PLANNED DEVELOPMENT) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – RANCHO DEL ORO VILLAGE XII – APPLICANT: RPRN LAND COMPANY LLC**

RECOMMENDATION

Staff recommends that the Planning Commission approve the requested Development Plan by adopting Planning Commission Resolution No. 2011-P29.

PROJECT DESCRIPTION AND BACKGROUND

The project under consideration is an amendment to an existing Rancho Del Oro Planned Residential Development Master Plan in order to add Village XII to the plan and allow modification of some of the development standards to be used for future development proposals. Village XII is a 28.2-acre vacant site located west of College Boulevard and north of Old Grove Road within the central portion of the Rancho Del Oro Master Planned Community and is zoned Rancho Del Oro Planned Development (PD-1) within the Ivey Ranch/Rancho Del Oro Neighborhood and has a Rancho Del Oro Specific Plan (S-1-84) overlay.

The RDO Specific Plan covers approximately 1,950 acres and is a land use plan that allows a variety of uses. The plan establishes the general framework for land use types, circulation, grading, density management and major infrastructure requirements. The plan

was created to further balance the community by dividing the area into 'residential' villages and tracts, industrial areas, office-professional sites, and commercial/retail centers.

The RDO Specific Plan provides general land use regulations for the entire specific plan area and was originally adopted by the City Council on October 15, 1985 by Resolution No. 85-240. In order to develop property within the specific plan, individual master plans were developed. These master plans established use provisions and development standards for each of the land uses within the specific plan area. Under the current residential land use designation the site is subject to the RDO Planned Residential Master Development Plan criteria.

In 2006, a General Plan Amendment to amend the land use designation of the entire 28.2-acre site from 'office/professional' to 'residential', and shifting residential densities of 339 future residential units to the 28.2 acre site was approved by the City Council. While a change in land use was eventually approved and residential densities shifted to the site, the Planned Residential Development Master Plan was never amended to include development standards for the newly created residential village referred to as Village XII.

On February 24, 2011, A Development Plan (D11-00003) application was submitted to the City of Oceanside requesting approval to amend the RDO Planned Residential Development Master Plan and incorporate Village XII into the document; as well as, modifying some of the existing development standards throughout the plan.

Site Review: The subject site is located within the central portion of the Rancho Del Oro Master Planned Community and is situated with industrial land uses to the south and residential land use consisting of single family residence located to the north, down slope and to the east across College Boulevard. The site has been previously graded and slopes gently upward from south to north with a significant down slope at the northern portion of the property.

Project Description: The project application is comprised of one component, a Development Plan.

Development Plan D11-00003 represents a request for the following:

A proposal to incorporate the Village XII site into the RDO Planned Residential Development Master Plan and modify and/or establish development standards to be implemented throughout the Rancho Del Oro Specific Plan area (S-1-84) residential villages.

ANALYSIS

The RDO Specific Plan identifies approximately 11 Residential Villages throughout RDO and the PRD Master Plan establishes development standards to guide future development within any of the villages. In order to ensure proper development of RDO, and enhance and protect its value and that of adjoining properties and uses, the PRD

Master Plan was created. The comprehensive master plan is laid out in a manner that provides for general administration of any future development within RDO, that provides zoning and land use standards including but not limited to product type and development regulations to be used, that identifies the circulation systems necessary to create a safe residential environment, that establishes design standard minimums, and that provides for a cohesive development pattern that in turn will create a sense of community for the residents of Oceanside.

The applicant is requesting to add a new village referenced as RDO Village XII to the RDO Planned Residential Master Development Plan; as well as, modifying the development standards throughout the document that could potentially be used within any portion of the RDO residential tract areas.

Staff does not support all the proposed changes to the RDO Planned Residential Master Development Plan as submitted, but does support adding Village XII to the Master Development Plan subject to the proposed modifications being established solely for Village XII. Furthermore, staff has identified five primary issues that are in need of modification in order to ensure that any future development of the site maintains the original purpose and intent of the Planned Residential Development Master Plan and the RDO Specific Plan Objectives for residential development. The five primary areas that are in need of further modification are (1) Private vs. Public Streets, (2) Open Space Requirements, (3) Reduced Setbacks and Driveway Lengths, (4) Guest Parking Provisions, and (5) Lack of Pedestrian Flow through the site. All five of the issues shall be viewed comprehensively in any future development proposals, and should be modified to ensure that the new village is compatible with existing residential areas; as well as, providing for a safe and attractive environment for future residents of Village XII.

In order to add Village XII to the existing RDO Planned Residential Master Development Plan, staff has conditioned this application to include the following Rancho Del Oro Village XII Vision Statement along with development and design standards that are unique to the newly added village:

Rancho Del Oro Village XII is the last residential village to develop in the Rancho Del Oro Specific Plan area. As such, this village will reflect site planning and product type that is contemporary with current market conditions. With a maximum of 337 units allowed, it is envisioned that Village XII will have a transitional-suburban aesthetic and “feel.” At the same time, however, care will be given to create a unique place that is respectful toward human and environmental needs. Primary roadways will not read as alleys, and building siting, open space and landscape areas, and facilities for vehicles, pedestrians and recreational amenities will be approached in a thoughtful manner that creates a modern, welcoming neighborhood.

1. The first issue identified by staff is the proposal to modify Private Residential Street standards beyond the City standard that requires private streets to be constructed to a public street standard should the average daily trips exceed 500

(ADT). On page 14 of the proposed RDO PRD Master Plan Section 305 (1) Private Residential Streets (28'-0"), the applicant has proposed language that allows for reduced street widths and no provision to ensure adequate on street parking and safe pedestrian flow through any future development.

The applicant has submitted the following language modification with bold lettering denoting added language and strikeout formatting denoting removed language:

305. PRIVATE RESIDENTIAL STREETS (28' pavement)

In single and multiple family detached and attached ~~clusters~~ **developments**, a **minimum** 28- foot wide private street shall be provided with turn arounds for emergency vehicles on portions over 150 feet in length. **Rolled concrete curbs and gutters may be used on any private street. No on street parking is allowed on streets with 28-foot curb-to-curb width. In order to provide any on-street parking, the curb-to-curb street width is required to be increased, and shall be a minimum of 32 feet to allow parking on one side, or 36 feet to allow parking on both sides of the street.**

Staff recommends the above modified language subject to adding the following language to the Private Residential Street Standard:

Private streets with an estimated ultimate 24 hour daily traffic volume greater than 500 ADT (average daily traffic) shall provide on-street parking and a 5-foot sidewalk on at least one side of the street; these streets may be designed to a private street right-of-way width and/or private street curb to curb distance, per the approval of the City Engineer. Parking may be restricted at project entry roads to facilitate circulation and traffic safety.

2. The second issue identified by staff is the applicants proposed language modification to on pages 20-22 and sections 407. Common Open Space and 408. Private Open Space. The applicant has proposed the following amendments to the language of the two sections with bold lettering denoting added language and strikeout formatting denoting removed language:

407. COMMON OPEN SPACE.

Common open space is intended to provide visual relief, ensure adequate light and air, contribute to the quality of development through use of landscaping, and provide areas for localized informal play activity. This could include sitting areas, lawns for informal games, tot lots or similar open space uses. It is not intended that common open space duplicate public recreational facilities for formalized recreational purposes (such as softball, basketball, etc.).

~~Each contiguously zoned PRD area of Rancho Del Oro (Villages I-VII and Villages VIII-X) shall satisfy the common open space criteria of the PRD zone as interpreted by Council policy number 300-09 adopted December 4, 1985. This includes a requirement~~

~~that a minimum of twenty five (25) percent of each contiguous PRD zoned area shall be devoted to common open spaces. Sixty (60) percent of the common open space shall be usable for active and passive recreation and shall be less than fifty (50) percent slopes. The remaining forty (40) percent may be designated as visual open space and may include slopes over fifty (50) percent. To accomplish this, the amount and type of common open space required in a Rancho Del Oro PRD tract will depend on the product type proposed for that tract as specified below. All common open space required by these product type standards shall not exceed 10 percent in grade. Steeper areas of common open space may be provided in excess of these standards as required to meet the criteria of the PRD zone.~~

Single Family Housing (Product Types A-C)

Shall not be required to provide common open space.

Patio Homes and Fee Simple Lots (Product Types D and E)

All Tracts using these product types shall provide a minimum of common usable open space totaling 2.5 percent of the net developable acreage of that tract. This area shall be used exclusively for neighborhood recreational facilities and be distributed throughout the neighborhood tract in areas of at least 4,000 square feet in size, in order to also achieve additional landscaped areas along streets as indicated on the Illustrative Site Plan (Exhibit 14). For those neighborhood tracts with all boundaries more than ½ mile from existing public park or school facilities, an additional 2.5 percent of the net developable acreage of the tract shall be provided as common open space for village recreational facilities. This 2.5 percent shall be aggregated within the tract and may be aggregated with similar open space from other tracts to form a larger community facility provided, however, each individual tract shall still contain its own neighborhood facilities.

Cluster, Townhomes, and Condominiums (Products Types F-K)

~~Common u~~ Usable open space shall be provided within each tract containing these product types at the rate of a minimum of fifteen (15) percent of the net tract area. ~~These areas shall be landscaped and at least 10 feet wide. to include both common and private open space, totaling a minimum of 300 square feet per unit. Common usable open space shall include at least 50% of the Total Usable Open Space requirement in non-street side yards, common recreation areas, and other common areas.~~

Dimensional Requirements for Common Usable Open Space:

- minimum dimension not less than 20 feet
- minimum of 1,000 sf in size
- open to the sky
- designed and accessible for outdoor living and recreation

Common active recreation area(s) shall be provided to meet a portion of this requirement. For projects with 75 units or more this must include a single

common, active recreation area with a minimum size of 8,000 square feet or two separate areas with a minimum of 4,000 sf each.

408. PRIVATE OPEN SPACE.

~~Development types F-K shall provide 200 square feet of~~

Private open space is intended to provide areas for each unit to enjoy private, outdoor activities. These areas are available within private yard areas for Product Types A-E, and no separate quantitative criteria are specified for those uses.

Cluster, Townhomes, and Condominiums (Products Types F-K)

~~Usable open space shall be provided within each tract containing these product types to include both common and private open space, totaling a minimum of 300 square feet per unit. Up to 50% of the Total Usable Open Space requirement may be provided in private open space adjacent to every ground floor dwelling and 50 square feet of private areas.~~

~~Private open space for each dwelling not having ground floor access. Stair wells, intermediate landings, and walkways serving more than one unit, shall not count as provided adjacent to ground floor units, on patios, yards or exclusive easement areas, must have a minimum dimension of 10 feet. Open space provided on private second floor balconies or decks, must have a minimum dimension of 5 feet to be counted towards private open space for those units above the ground floor. Private balconies and entryway landings serving only one unit shall count towards meeting this provision.~~

Staff can not support the language as proposed, but could support the proposal subject to returning the original language that requires 15% of the net tract area being provided in usable open space that is landscaped and at least 10 feet wide, and that eliminates the language that states, "Up to 50% of the Total Usable Open Space requirement may be provided in private open space" and the requirement to provide 200 square feet of private open space for product types F-K return shall be returned.

3. The third issue that staff has identified with the PRD Master Plan amendment are the proposed modifications of development standards to be incorporated into Village XII, and that would allow for reduced setbacks and driveway lengths. Please note that not all product types have been included in this portion of staff's analysis, but is similar throughout all product types. The applicant has proposed to modify the setbacks for Village XII, setbacks for all product types, and driveway lengths in the following manner with bold lettering denoting added language and strikeout formatting denoting removed language:

402. SETBACKS:

Townhomes and Condominiums (Product Types H, 1I, J, K)

Front - 10 feet ~~except all driveways shall be a minimum 20~~ **from street rights-of-way, except where garage access is located directly off a private street, the following standards shall apply to the garage and driveways.**

a) **Driveway length and garage setbacks shall be measured from back of sidewalk or, if there is no sidewalk, from back of curb.**

b) **The driveway length shall either be a maximum of 5 feet, OR a minimum 18 feet in length. May vary to promote interesting streetscape.**

Side - |

c) **For units where garage access is provided from private drives or courts, a 5-foot setback from the drive is required.**

Side street for corner properties - 10 feet |

Between buildings - 10 feet

While the proposed minimum standards would be created solely for Village XII and additional language was created to address parking enforcement by the HOA and use of garages for resident parking, staff could only support said language with the addition of language that limits the amount of driveways that are less than 18 feet in length. (i.e.) **The driveway length shall either be a maximum of 5 feet, OR a minimum 18 feet in length, but to promote interesting streetscape and visual relief along interior residential streets no more than 20% of all product that requires driveways can be 5 feet in length and must be alternating in a manner that precludes 5 foot driveways from being adjacent to one another and with no more than 20% of 5 foot driveways being allowed along any single street segment. A street segment shall mean from one cross street to another or where a road loops from radius curve to radius curve or cross street.** Allowance of reduced driveway lengths would allow a minimum standard that could result in a product that is pushed up to the street without any variation in massing along a street frontage and that would eliminate additional off-street parking spaces for guest or temporary parking for residents. The original language and vision of the RDO Planned Residential communities was developed to create a sense of community by designing pedestrian oriented developments that were inviting and open. Reduction of the minimum standards for Village XII would allow development that is inconsistent with the original vision and intent of the overall Planned Community. Staff recommends conditioning the amended document to include the above bold formatted language.

4. The fourth issue that staff has identified with the PRD Master Plan amendment is the proposed guest parking ratio to be applied throughout Village XII. The applicant has provided the following language modifications:

405. PARKING:

Parking shall be provided as specified in this section. Parking space layout shall be reviewed by the Board as part of Development Plan review with bold lettering denoting added language and strikeout formatting denoting removed language.

Product Types A-~~HE~~

Two-car garage for each unit.

Product Types ~~L-K~~ F-I

Two-car garage for each unit. Open guest parking must be provided for these product types, at the rate of one guest space per 20% of the total number of units in the project plus one. Guest parking may be provided in parallel spaces on the street, if adequate width is provided, or in parking bays. Minimum requirements for Guest Parking are identified for each Product Type, but are subject to review and approval by the Planning or Engineering Department. Detailed parking studies may be required.

Staff has conducted extensive review of surrounding jurisdictions and identified similar developments throughout Oceanside that have incorporated similar guest parking ratios and development standards. Results of this research have revealed that the guest parking ratio of 20% per unit plus 1 does not adequately provide sufficient guest parking on site. Ultimately the proposed guest parking ratio could result in spill over to surrounding land uses and onto public streets in close proximity to the site referred to as Village XII. Staff could support the proposed language, subject to requiring a detailed parking study for any proposed development on the site referred to as Village XII and adding that any unit over 2500 square feet in size shall provide a 3-car garage. This proposed language coupled with the modifications to driveway lengths and private street standards would ensure that sufficient guest parking is provided and lowering the potential of off site impacts to the surrounding residential and light industrial land uses.

5. The fifth issue that staff originally identified with the PRD Master Plan amendment was adequate pedestrian flow through the site. Staff has determined that subject to the recommendations noted previously and with proper incorporation into the document, staff would have the ability to ensure that this issue is addressed during the development review process for any future project.

ENVIRONMENTAL DETERMINATION

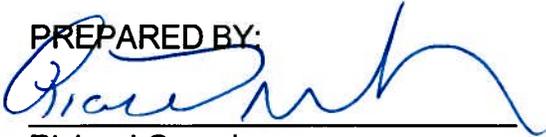
A Mitigated Negative Declaration (MND) was prepared and adopted for General Plan Amendment (GPA-7-05) that Amended Specific Plan 86-1 and allowing a shift in residential densities. The proposed project to add Village XII to the Planned Residential Development Master Plan and modify development standards for the site is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

SUMMARY

Staff has reviewed all proposed amendments to the RDO PRD Master Plan necessary to add Village XII, and have determined that the proposed modifications could be supported subject to some additional changes to the final document denoted above; therefore, staff recommends the Planning Commission action should be as follows:

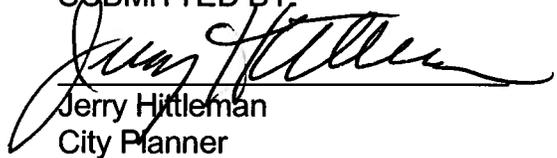
- Move to approve Development Plan (D11-00003) and adopt Planning Commission Resolution No. 2011-P29, subject to conditions.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

RG/fil

Attachments:

1. RDO PRD Master Plan Dated August 2011
2. Planning Commission Resolution No. 2011-P29

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P29

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

6 APPLICATION NO: D11-00003
7 APPLICANT: RPRN Land Company LLC
8 LOCATION: Northwest Corner of College Boulevard and Old Grove Road

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 Development Plan under the provisions of Articles
13 10, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 amendment of the RDO Planned Residential Development Master Plan in order to
15 incorporate Village XII into the document and modifying and/or establishing development
16 standards to be implemented in future development of the 28.2 acre site include as part of
17 the Rancho Del Oro Specific Plan area (S-1-84) residential villages;

18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 19th
20 day of September, 2011 conduct a duly advertised public hearing as prescribed by law to consider
21 said application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; A Mitigated Negative Declaration (MND) was prepared and adopted for
24 General Plan Amendment (GPA-7-05) that Amended Specific Plan 86-1 and allowing a shift in
25 residential densities. The proposed project to add Village XII to the Planned Residential
26 Development Master Plan and modify development standards for the site is consistent with the
27 extent of the initial CEQA review; therefore, further environmental review is not required at this
28 time.;

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

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

3 FINDINGS:

4 For the Development Plan:

- 5 1. The Development Plan conforms to the General Plan of the City, because the minor text
6 amendments to the approved RDO Planned Residential Master Development Plan to
7 incorporate the Village XII site into the RDO Planned Residential Development Master
8 Plan and modifications and/or establishment of development standards to be
9 implemented on any future project within Village XII are consistent with the Rancho Del
10 Oro Specific Plan area (S-1-84) for residential villages and the General Plan Amendment
11 that amended the land use designation of the entire 28.2-acre site from
12 'office/professional' to 'residential', and shifted residential densities of 339 future
13 residential units to the 28.2 acre site.
- 14 2. The project site is located within the central portion of the Rancho Del Oro Master Planned
15 Community that has developed over the years and that has added public facilities, services,
16 and utilities throughout the surrounding area, and the minor text amendments to establish
17 and create development standards for Village XII is consistent with the underlying zoning
18 designation and does not require additional public facilities, utilities, or services as part of
19 this text amendment.
- 20 3. The text amendments as proposed are compatible with the existing development on
21 adjoining properties or in the surrounding neighborhood, in that the proposed text
22 amendments are consistent with the Rancho Del Oro Specific Plan area (S-1-84) for
23 residential villages and will not be detrimental to the welfare of persons or properties
24 working, residing, or otherwise existing in the adjacent neighborhood areas.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 approve Development Plan (D11-00003), subject to the following conditions:

27 Planning:

- 28 1. This Development Plan approves only minor text amendments to the previously
29 established RDO Planned Residential Master Development Plan as denoted by exhibits
presented to the Planning Commission for review and approval. No deviation from these

1 approved exhibits shall occur without the City Planner approval. Substantial deviations
2 shall require a revision to the Development Plan or a new Development Plan.

3
4 2. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
5 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
6 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
7 annul an approval of the City, concerning Development Plan D11-00003. The City will
8 promptly notify the applicant of any such claim, action or proceeding against the City
9 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
10 of any such claim action or proceeding or fails to cooperate fully in the defense, the
11 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
12 City.

13 3. All of the conditions of City Council Resolution No. 85-240 shall continue to apply. In the
14 event of a direct conflict between a condition of approval for Resolution No. 85-240 and
15 this resolution, the provisions of this resolution shall apply.

16 4. The Draft Rancho Del Oro Planned Residential Development Master Plan dated August
17 2011 shall be further amended to include the following language changes:

18 a) Village XII shall be added to the Rancho Del Oro Planned Residential
19 Development Master Plan as a stand alone document crafted solely for use
20 on the 28.2 acre parcel referred to as Village XII, and shall include the
21 following Vision Statement: Rancho Del Oro Village XII is the last
22 residential village to develop in the Rancho Del Oro Specific Plan area.
23 As such, this village will reflect site planning and product type that is
24 contemporary with current market conditions. With a maximum of 339
25 units allowed, it is envisioned that Village XII will have a transitional-
26 suburban aesthetic and "feel." At the same time, however, care will be
27 given to create a unique place that is respectful toward human and
28 environmental needs. Primary roadways will not read as alleys, and
29 building siting, open space and landscape areas, and facilities for

1 vehicles, pedestrians and recreational amenities will be approached in a
2 thoughtful manner that creates a modern, welcoming neighborhood.
3

4 b) Page 14 section 305. PRIVATE RESIDENTIAL STREETS (28'
5 pavement) shall be revised as follows: In single and multiple family
6 detached and attached developments, a minimum 28- foot wide private
7 street shall be provided with turn arounds for emergency vehicles on
8 portions over 150 feet in length. Rolled concrete curbs and gutters may be
9 used on any private street. No on street parking is allowed on streets with
10 28-foot curb-to-curb width. In order to provide any on-street parking, the
11 curb-to-curb street width is required to be increased, and shall be a
12 minimum of 32 feet to allow parking on one side, or 36 feet to allow
13 parking on both sides of the street. Private streets with an estimated
14 ultimate 24 hour daily traffic volume greater than 500 ADT (average
15 daily traffic) shall provide on-street parking and a 5-foot sidewalk on at
16 least one side of the street; these streets may be designed to a private
17 street right-of-way width and/or private street curb to curb distance, per
18 the approval of the City Engineer. Parking may be restricted at project
19 entry roads to facilitate circulation and traffic safety.

20 c) Page 21 shall be revised in a manner that returns the original language
21 that requires 15% of the net tract area being provided in usable open
22 space that is landscaped and at least 10 feet wide, and page 22 shall be
23 revised in a manner that eliminates the language that states, "Up to 50%
24 of the Total Usable Open Space requirement may be provided in private
25 open space" and the requirement to provide 200 square feet of private
26 open space for product types F-K return shall be returned.

27 d) Page 16 of section 402. SETBACKS shall be revised to include The
28 driveway length shall either be a maximum of 5 feet, OR a minimum 18
29 feet in length, but to promote interesting streetscape and visual relief
along interior residential streets no more than 20% of all product that

1 requires driveways can be 5 feet in length and must be alternating in a
2 manner that precludes 5 foot driveways from being adjacent to one
3 another and with no more than 20% of 5 foot driveways being allowed
4 along any single street segment. A street segment shall mean from one
5 cross street to another or where a road loops from radius curve to radius
6 curve or cross street.

7
8 e) Page 18 section 405. PARKING all product types with units 2,500 square
9 feet or greater shall provide a 3-car garage, and a detailed parking study
10 shall be required for any proposed development.

11 5. A covenant or other recordable document approved by the City Attorney shall be prepared
12 by the applicant and recorded within 60 days of final approval. The covenant shall
13 provide that the property is subject to this resolution, and shall generally list the
14 conditions of approval.

15 6. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
16 written copy of the applications, staff report and resolutions for the project to the new
17 owner and or operator. This notification's provision shall run with the life of the project
18 and shall be recorded as a covenant on the property.

19 7. Failure to meet any conditions of approval for this development shall constitute a
20 violation of the Development Plan.

21 8. The approval of this project constitutes the applicant's agreement with all statements in
22 the Description and Justification, Rancho Del Oro Planned Residential Development
23 Master Plan and other materials and information submitted with this application, unless
24 specifically waived by an adopted condition of approval.

25 ///

26 ///

27 ///

28

29

1 9. Within 30 days of the final approval date of this amended Planned Residential
2 Development Master Plan, the applicant shall submit a final copy to the City Planner for
3 review and approval as to form and content. All conditions of approval that results in
4 further document language changes shall be incorporated into said plan.

5 PASSED AND ADOPTED Resolution No. 2011-P29 on September 19, 2011 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 _____
12 Tom Rosales, Chairman
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2011-P29.

19 Dated: September 19, 2011

20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees
21 may be required as stated herein:
22

23 _____
24 Applicant/Representative:

Date:



File Number: D11-00003

Applicant: RPRN Land Company LLC

Description:

DEVELOPMENT PLAN (D11-00003) an amendment to the Rancho Del Oro PRD Master Plan to add RDO Village XII and to establish development regulations for residential uses on the approximately 28-acre subject property located at the northwest corner of College Boulevard and Old Grove Road. – **RANCHO DEL ORO VILLAGE XII MASTER PLAN AMENDMENT**

Environmental Determination:

An Initial Study/Mitigated Negative Declaration was 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 was adopted along with a Mitigation, Monitoring and Reporting Program prepared for General Plan Amendment (GPA-7-05) changing the Land Use Designation from Office Professional to Residential and the proposed project to establish development standards for the site is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

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



Application For Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY	
ACCEPTED	BY
<i>Feb 24 2011</i>	
CITY OF OCEAN VIEW	

Please Print Or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT RPRN Land Company LLC		2. STATUS Owner	GPA
3. ADDRESS 7717 Herschel Avenue La Jolla, CA 92037		4. PHONE / FAX / E-mail 858-551-4390 phone 858-551-4388 fax rodstone@monarchgroup.com	MASTER/SP.PLAN ZONE CH. TENT. MAP PAR. MAP
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group - c/o Ann Gunter			DEV. PL <i>D11-0003</i> C.U.P.
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008		7. PHONE / Fax / E-mail 760-692-1924 phone 760-692-1935 fax ann@lightfootpg.com	VARIANCE COASTAL O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION Within Rancho Del Oro (RDO) Specific Plan at the northwest corner of College Boulevard and Old Grove Road, designated as RDO Village XII.			9. SIZE 28.2 acres
10. GENERAL PLAN RDO Specific Plan S-1-84 Residential	11. ZONING PD-1 RDO Sp Plan Residential	12. LAND USE Vacant	13. ASSESSOR'S PARCEL NUMBER 161-511-16

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Amendment of the PRD Master Plan document to incorporate development regulations for RDO Village XII. (Resubmittal for purposes of new hearing to correct defect in notice.)				
15. PROPOSED GENERAL PLAN No Change	16. PROPOSED ZONING No Change	17. PROPOSED LAND USE Multi-Family Residential	18. NO. UNITS Per Specific Plan - no change with this application	19. DENSITY Per Specific Plan
20. BUILDING SIZE Not Applicable	21. PARKING SPACES Not Applicable	22. % LANDSCAPE Not Applicable	23. % LOT COVERAGE or FAR Not Applicable	

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM (prev. MHD)	<input checked="" type="checkbox"/> 29. PLOT PLANS (illustrative in PRD Master Plan doc)
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): The Lightfoot Planning Group Ann Gunter	34. DATE <i>2/18/11</i>	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).
--	----------------------------	--

Sign: <i>Ann Gunter</i>	37. OWNER (Print) RPRN Land Company LLC	38. DATE
-------------------------	--	----------

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	Sign: <i>[Signature]</i>
--	--------------------------

Rancho Del Oro Village XII
PRD Master Plan Amendment
[S-1-84 rev./ D-5-84 rev.2005(2011)]

Description and Justification
February 22, 2011

RECEIVED
FEB 24 2011
PLANNING DEPARTMENT

This application is for an amendment to the Rancho Del Oro PRD Master Plan to add RDO Village XII, and to establish development regulations for residential uses on the approximately 28-acre subject property (APN 161-511-16).

Per City Council Resolution No. 06-R0595-1, the property's land use designation was changed in 2006 to allow residential uses. The same PRD Master Plan revisions proposed in this action were included in the application at that time, but City staff has determined project approvals were insufficient to effect the amendment because of a noticing defect. This application provides the materials to allow re-hearing and action on the previous application.

The project site is located in the central portion of the City of Oceanside, west of College Boulevard, and north of Old Grove Road. The property is in the Ivey/RDO neighborhood. Land uses immediately surrounding the site include residential uses to the north (Rancho Del Oro Village III), residential uses to the east (Rancho Del Oro Villages I and II), existing and future business and industrial uses in Rancho Del Oro Technology Park, Pacific Coast Business Park and Ocean Ranch to the south and southwest, and multi-family residential uses to the west.

The subject property is currently zoned PD-1 in the City Zoning Ordinance, which reflects the Specific Plan designations and Master Plans for each use within the RDO Specific Plan. The designation within the Specific Plan for this site is now residential, and land uses for the site are to be regulated through the Rancho Del Oro PRD Master Plan. The approved density range for this site is 10.5 to 12.0 units per developable acre, with a maximum yield of 339 units.

The project proposes changes to the Rancho Del Oro PRD Master Plan to identify the site as RDO Village XII. Additional revisions in the PRD Master Plan include changes to various product type descriptions, and development standards for those product types, to reflect more current zoning standards for these uses.

Village XII is designated for development at a mid-range density, intended to accommodate a variety of for-sale residential units. The product types identified include townhomes, carriage units or stacked flats in combination with townhomes, and detached or attached condominiums/garden homes. Ownership may be condominium, airspace or fee lots, or a combination thereof, as suited to the final unit configuration. Village XII will be developed as a single tract, with the ability to use one or more of these product types for the site plan.

Development standards, including setbacks, height and open space requirements, will be as specified in the PRD Master Plan for these product types. The units will all take access from private streets or private drive courts that may provide access to individual building/unit clusters. Each home will have a two-car garage, and guest parking will be provided either on the private streets or in parking bays. Common area open space and recreational amenities will be required for all units, to be owned and maintained by the HOA and shared by all of the homeowners within Village XII. In addition to common area open space, private open space will be provided for each unit. This will include patios and balconies or small private yards for attached units, and fenced side and rear yards for detached units.

No grading, mapping or site development is proposed with this application. Site development would be associated with future tentative maps and development plans, which will be subject to separate development review.

No changes in the circulation patterns of the property and vicinity are proposed. College Boulevard is the eastern boundary of the project site, and Old Grove Road is the southern boundary of the site. The project site will have access from Old Grove Road, via two future signalized entries to be aligned with existing intersections at Avenida del Oro and Trestles Street.

The project's proposed revisions in the PRD Master Plan will provide updated development standards and guidelines for future residential use of this site, within the framework of the RDO Specific Plan.

Rancho Del Oro Village XII
PRD Master Plan Amendment

Legal Description

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

LOT B 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.

TOGETHER WITH THAT PORTION OF OLD GROVE ROAD, VACATED AND CLOSED TO PUBLIC USE PURSUANT TO RESOLUTION NO. 08-R0171-1, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-0204463 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OLD GROVE ROAD AND OCEAN RANCH BOULEVARD AS SHOWN ON MAP NO. 14832 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 30, 2004 AS INSTRUMENT NO. 2004-0612825; THENCE ALONG SAID CENTERLINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST 361.27 FEET (RECORD PER MAP 11409, SOUTH 53°12'06" EAST) THENCE LEAVING SAID CENTERLINE, NORTH 36°39'10" EAST, 50.00 FEET TO THE NORTHERLY LINE OF OLD GROVE ROAD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST, 15.81 FEET TO A TANGENT 1,050.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC DISTANCE OF 329.20 FEET (RECORD PER MAP 11409: CENTRAL ANGLE OF 17°57'49", ARC DISTANCE OF 329.20 FEET); THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 35°23'00" EAST (RECORD PER MAP NO. 11409: SOUTH 35°23'17" EAST), 15.81 FEET TO THE CUSP OF A 1,150.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID CURVE BEARS NORTH 54°37'00" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'50", AN ARC DISTANCE OF 360.56 FEET TO THE TRUE POINT OF BEGINNING.

APN: 161-511-16-00

Source: First American Title Insurance Company, Order Number: NCS-432768-SD, April 7, 2010