

STAFF REPORT
DRAFT



CITY OF OCEANSIDE
DRAFT

DATE: October 17, 2012

TO: Chairman and Members of the Community Development Commission

FROM: City Manager Office

SUBJECT: **RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND APPROVING DEVELOPMENT PLAN (RD12-00001) AND CONDITIONAL USE PERMITS (RCUP12-00001, RCUP12-00008 AND RCUP12-00009) FOR A MIXED-USE COMMERCIAL DEVELOPMENT CONSISTING OF 124-UNIT HOTEL, 90 WORK/LIVE LOFTS AND APPROXIMATELY 8,357 SQUARE FEET OF RETAIL/OFFICE SPACE LOCATED ON ONE CITY BLOCK BOUNDED BY MISSION AVENUE ON THE NORTH, SEAGAZE DRIVE ON THE SOUTH, HORNE STREET ON THE EAST AND CLEMENTINE STREET ON THE WEST – BELVEDERE – APPLICANT: AMIDI GROUP**

SYNOPSIS

Staff recommends that the Commission adopt a resolution adopting a Mitigated Negative Declaration (MND) and approving a Development Plan and Conditional Use Permits for a mixed-use commercial development consisting of 124-unit hotel, 90 work/live lofts and approximately 8,357 square feet of office/retail space located on one city block bounded by Mission Avenue on the north, Seagaze Drive on the south, Horne Street on the east and Clementine Street on the west.

BACKGROUND

On February 23, 2005, the Community Development Commission adopted Resolution No. 05-R0139-3 approving a mixed-use development consisting of 65 residential condominium units, 52 work/live loft units and 26,280 square feet of commercial use at the subject site. The City Council also approved Ordinance No. 05-OR142-1 approving a zone text change to allow heights of buildings to 90 feet with a Conditional Use Permit and to allow food and beverage sales with a Conditional Use Permit. On March 16, 2005, the City Council approved the second reading of the zone text change.

On April 20, 2005, the City Council adopted Resolution No. 05-R0356-1 ordering the vacation of a public street right-of-way for the alley located between Mission Avenue and Seagaze Drive.

On February 14, 2007, the Community Development Commission adopted Resolution No. 07-R0048-3 approving a 2-year Time Extension.

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On June 6, 2007, the Community Development Commission approved a Waiver and Release of Restrictive Covenants from a portion of the Belvedere site.

On July 11, 2007, the City Council adopted Resolution No. 07-R0392-1 approving the final map for the Belvedere project.

On April 16, 2008, the Community Development Commission adopted Resolution No. 08-R0255-3 approving an amendment to the Development Plan. The amended Development Plan consisted of 65 residential condominium units, 8,000 square feet of retail/office space and 28 work/live lofts.

The subject site topography slopes down from east to west with 16-foot grade differential between the highest and lowest points of the site.

The subject site is situated along the Mission Avenue commercial corridor which consists of a mixture of commercial uses including retail, restaurants and offices. North of the site consists of commercial uses including the Mission Square shopping center. South of the subject site (Seagaze Avenue) the land uses transitions into Professional Commercial zone and ultimately into multifamily residential. Oceanside High School is located east of the subject site.

Land Use and Zoning: The subject site is located within Subdistrict 2 of the "D" Downtown District. Subdistrict 2 is primarily intended for providing sites for a financial center, supported by professional offices. Office, retail sales and restaurants are allowed within Subdistrict 2 and the proposed two other uses, hotel and work/live, are allowed upon approval of a Use Permit(s).

Project Description: The project consists of a Development Plan and Conditional Use Permits. The project proposes a 7-story, 124-unit hotel, 90 work/live lofts and approximately 8,357 square feet of office/retail spaces situated on a 66,000-square-foot lot. The building make-up consists of two floors of underground parking, ground floor office/retail/restaurant, the next two floors are the hotel component and the final floors are the work/live lofts. Amenities include pool and spa, 4,500 square feet of meeting rooms, exercise room, four elevators and terraces (for use by both the hotel and work/live guests). In addition, the applicant is currently working with leasing tenant space to a ground floor sit-down restaurant with the provision of providing food for the terrace level via one of the elevators. The project proposes a two-level underground parking garage consisting of 388 parking spaces (includes 56 hotel valet parking spaces). The applicant also will provide a free shuttle service from the Oceanside Intermodal Transportation Center.

The work/live loft units will have minimum interior improvements to allow the greatest possible flexibility to the tenant. The 90 unit work/live lofts range in size from 606 to 1,564 square feet and have a parking space ratio of two (2) parking spaces per unit. These unimproved interiors will have stub-outs for electricity and plumbing, however, the potential purchasers of the units will be allowed to choose sizes and otherwise configure the working and living space to be best designed for each unique business and living situation.

The project has been conditioned to provide for a Management Plan. The Management Plan in conjunction with the Business License Review process will ensure the integrity of the work/live loft unit activities by the following conditions/restrictions:

- . Requiring a business license for each unit to be issued and then annually updated;
- . Developing a process for an annual evaluation and review with the Oceanside Business License Department;
- . Keeping an ongoing list available for the City's review of businesses in the building.

The proposed "U shaped" building design is a Contemporary Urban style with generous use of glass, terraces and decks. The proposed exterior materials are stucco and natural stone facing. The proposed colors are light grey, and sea green glass with green sea foam accents.

The project proposes approximately 14,000 square feet (21 percent) landscaping and hardscape (pool and decking) The project proposes Chinese Flame and Chinese Pistache trees, shrubs include Kangaroo Paws and Dwarf Rosemary, and groundcover consists of several varieties of vines.

Vehicular access to the development will be provided from both Clementine Street and Seagaze Avenue, although the Seagaze access is only for the work/live lofts. Vehicular access on Clementine is limited to right-turn-in and right-turn out due to the Mission Avenue Improvement Plan which calls for Clementine to be one way northbound between Seagaze Drive and Mission Avenue. Pedestrian access will be provided from Clementine Street.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	66,000 s.f.
SETBACKS Front Corner Side Rear	10 feet 10 feet 0 feet	10 feet 10 feet 5 feet
LANDSCAPING	15%	21%
PARKING	Work/Live =180 spaces Hotel =149 spaces Retail = 33 spaces Total 362 spaces	388 spaces (includes 56 valet parking spaces for hotel)
FLOOR AREA RATIO	3.0 (Maximum)	2.3 FAR
BUILDING HEIGHT	90-feet	79-feet

Conditional Use Permit: Use permits are required for the additional building height, work/live and hotel uses.

Environmental Determination: A Mitigated Negative Declaration has been prepared for the project stating that if the conditions of approval are implemented, there will not be a significant adverse impact on the environment (see attached Mitigated Negative Declaration). Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the Mitigated Negative Declaration during its hearing on the project.

Sustainable Development: The project proposes to utilize the following materials to construct an environmentally sensitive project:

- . LED lighting for the parking lot lights;
- . Hydro-scape low emitters irrigation and Native California plant palette;
- . Shuttle service from Oceanside Intermodal Transit Center to reduce fuel consumption;
- . Work/live component encourages people to work from their place of residence to conserve fuel.

ANALYSIS

Staff's analysis focused on the compatibility of the project with existing development patterns of the area and the project's consistency with the underlying General Plan and Zoning Ordinance.

General Plan: Section 1.35 of the General Plan states that the City's objective is to promote the long-term viability and rejuvenation of the Downtown District consistent with the overall policies and improvements of the City. The proposed project is consistent with the objectives of the General Plan in that the project will promote the long term viability of downtown by providing visitor-serving commercial, retail and office uses.

Development Plan: Staff believes that the proposed project conforms to Section 1230 of the Downtown "D" District in that it meets all of the development standards. Staff's concern centered on the bulk and scale of the project and the architectural compatibility of the proposed design with the existing buildings located along the Mission Avenue commercial corridor. The height and scale of the proposed building coupled with the building "U shape" design is compatible with the existing buildings located within the Mission Avenue commercial corridor in that the second through the seventh floor are stepped back at the corners with the use of balconies and terraces which reduces the bulk and scale of the building while still providing for a very pedestrian feel on the ground floor. The proposed building is similar in scale and design to the mixed-use Oceanside Terraces building located at Mission Avenue and Cleveland Streets.

Conditional Use Permits: Use permits are required to allow for the additional height, the work/live and the hotel uses.

Height: Within Subdistrict 2, buildings above 65 feet, up to 90 feet in height, are allowed upon approval of a Use Permit. The proposed building is 79 feet high (above existing grade), and therefore, is well below the 90-foot maximum building height. It should be noted that the "step backed" building coupled with the "U shaped" design reduces both the bulk and scale of the building.

Work/Live: The work/live use requires approval of a Use Permit. The Zoning Ordinance already recognizes the appropriateness of work/live lofts in Oceanside in accordance with Section 3035 of the Zoning Ordinance. Although this section was originally written for the conversion of existing commercial buildings, this project will expand upon the original intention by prescribing urban uses within a new building. The existing regulations were written for "artists, artisans, including individuals practicing one of the fine arts or performing arts, or skilled in applied arts or crafts. This project proposes to expand the use of the word "artisan" to allow 21st century "workmanlike" and skilled occupations such as engineers, consultants, computer specialists, interior designers, in addition to the more traditional hand manufacturing uses. The work/live lofts are an appropriate use for the Downtown Project Area in that it allows for the greatest flexibility in urban living.

Hotel Use: The hotel use also requires approval of a Use Permit. Staff believes that the proposed hotel use is consistent with both the work/live and office/retail uses. In addition, the project has been conditioned to provide a Management Plan to ensure compatibility of all the uses.

In conclusion, staff believes that the project meets the intent of the General Plan and the underlying subdistrict goals, which encourage the development of commercial mixed-use projects and brings much-needed new office-retail space as well as visitor-serving commercial uses to the downtown area. The design of the project is consistent in both height and scale to similar developments located within the Mission Avenue/Coast Highway commercial corridors. In addition, staff believes the quality of design of the proposed building is consistent with the quality of design of the newer developments located within the surrounding area such as Oceanside Terraces and the CityMark project.

COMMISSION OR COMMITTEE REPORTS

On September 26, 2012, the project was reviewed by the Downtown Advisory Committee (DAC). The result of their review will be presented orally at the public hearing.

FISCAL IMPACT

The \$31 million development is projected to provide 150 temporary construction jobs and 270 permanent jobs. In addition, the project is also projected to provide approximately \$600,000 annually in Transient Occupancy Tax, approximately \$500,000 in annual retail sales tax revenues and approximately \$300,000 in new property taxes.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt a resolution adopting a Mitigated Negative Declaration (MND) and approving a Development Plan and Conditional Use Permits for a mixed-use commercial development consisting of 124-unit hotel, 90 work/live lofts and approximately 8,357 square feet of office/retail space located on one city block bounded by Mission Avenue on the north, Seagaze Drive on the south, Horne Street on the east and Clementine Street on the west.

PREPARED BY:

SUBMITTED BY:

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Associate Planner

Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager _____
Kathy Brann, Downtown Development Manager _____

EXHIBITS/ATTACHMENTS

- 1. Resolutions
- 2. Site Plan
- 3. Mitigated Negative Declaration



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PROPOSED MIXED-USE DEVELOPMENT
801 MISSION AVENUE, OCEANSIDE, CA

MPCORP LP
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Land Use (Entitlement) Modification
March 2012
3D Render 01

A102

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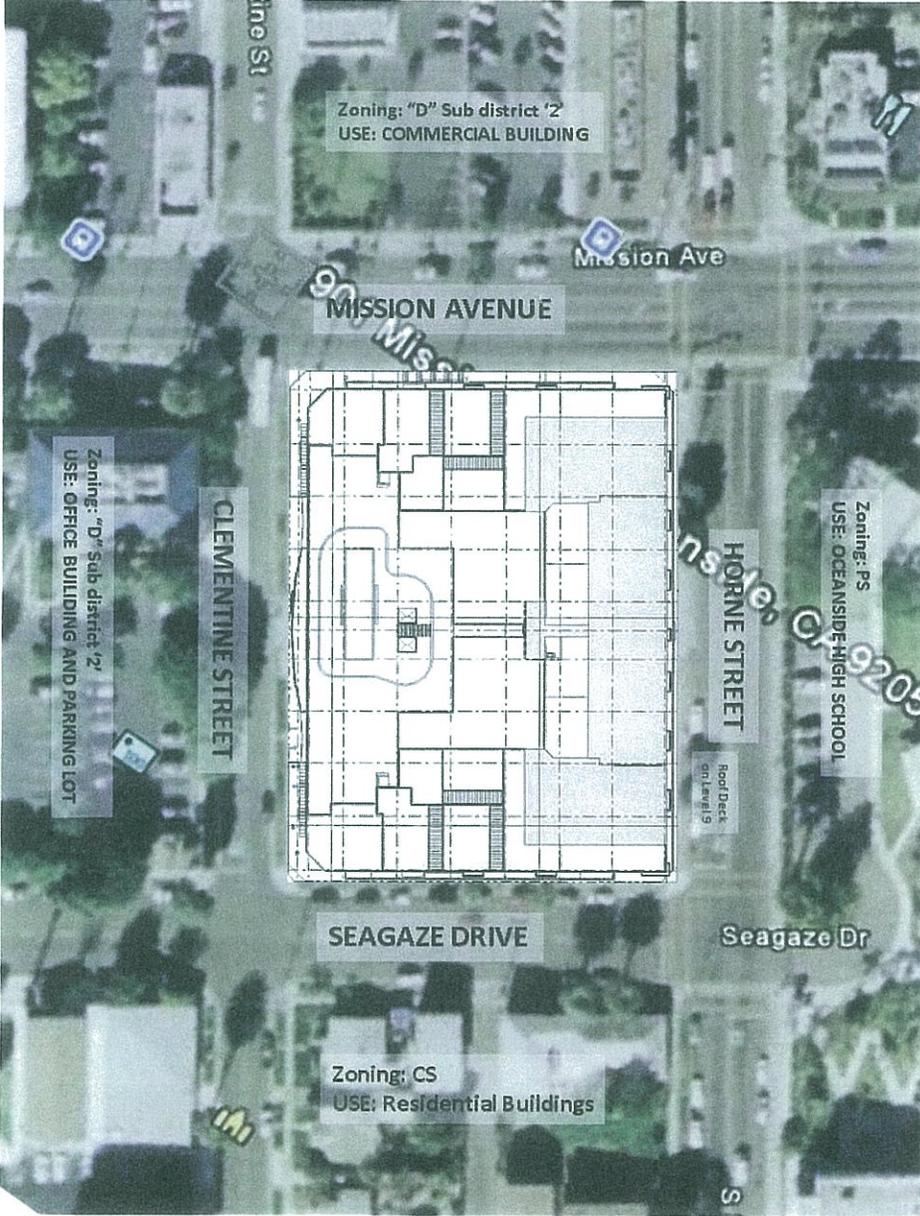


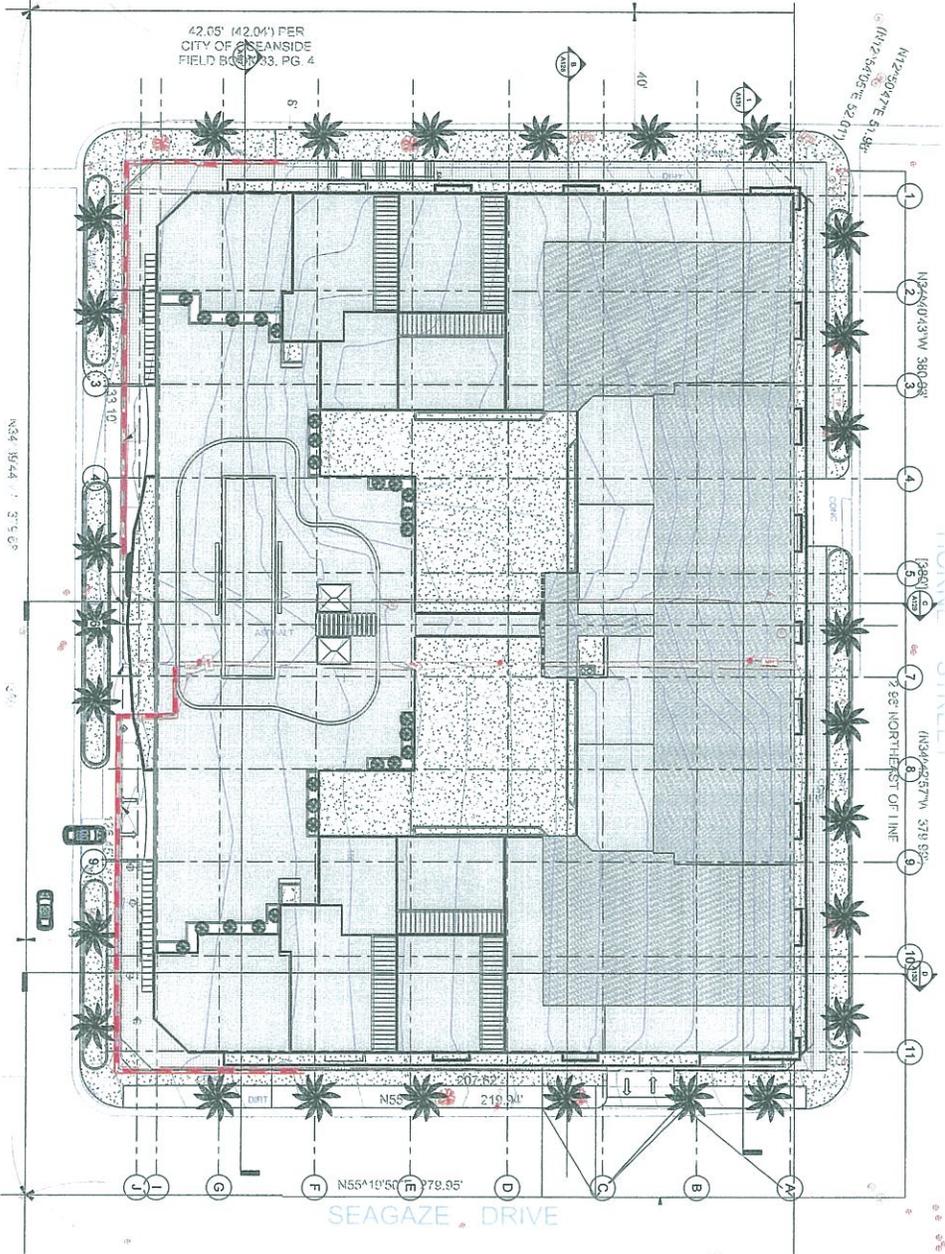
PROPOSED MIXED-USE DEVELOPMENT
901 MISSION AVENUE, OCEANSIDE, CA



Land Use (Entitlement) Modification
March 2012
Top View Streets

A105





SITE PLAN
OVERLAYED ON THE RECORDED MAP

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Land Use (Entitlement) Modification
March 2012
Site Plan

A108



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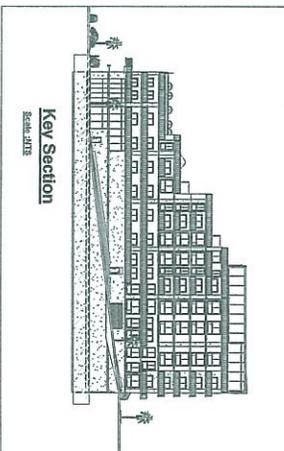
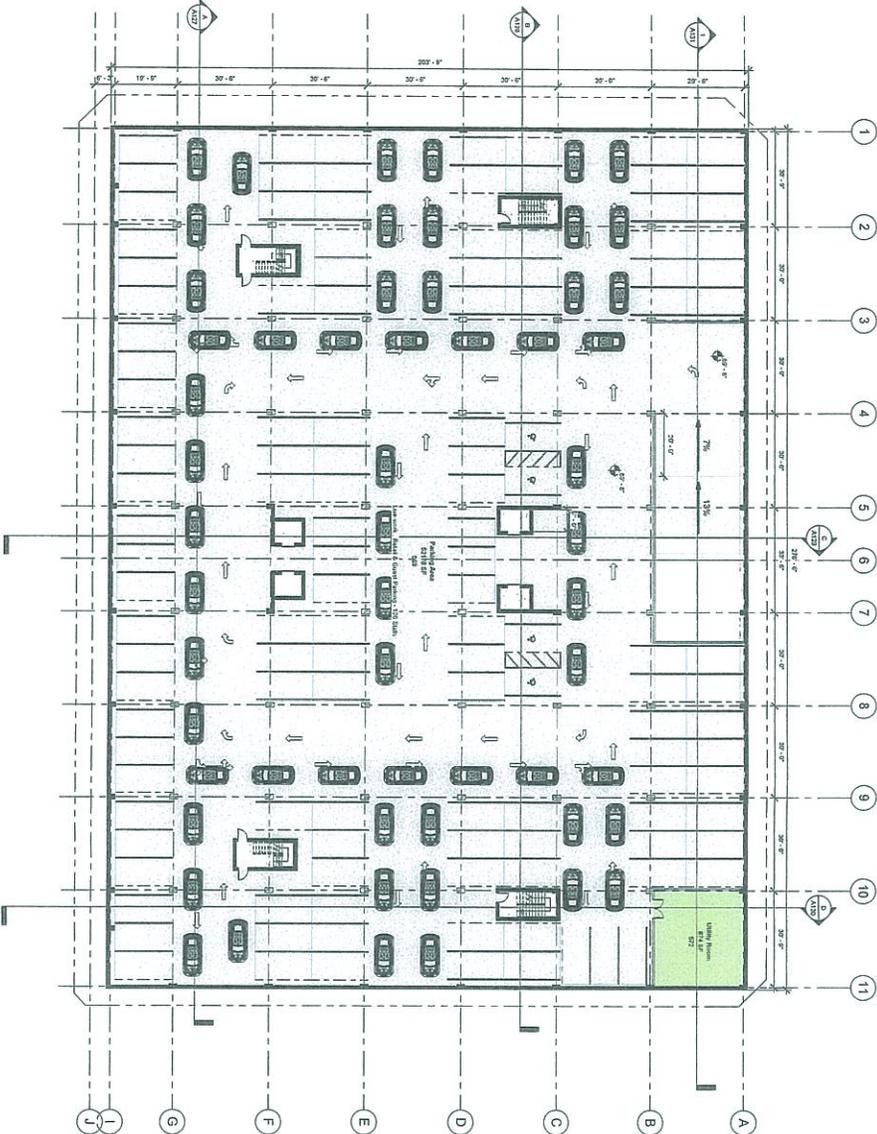


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Land Use (Entitlement) Modification
March 2012
3D Render 04

A111



North

Level P1 - Floor Plan

1/16" = 1'-0"

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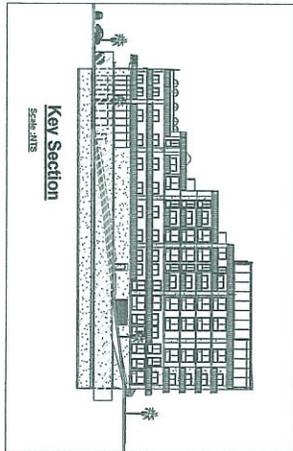
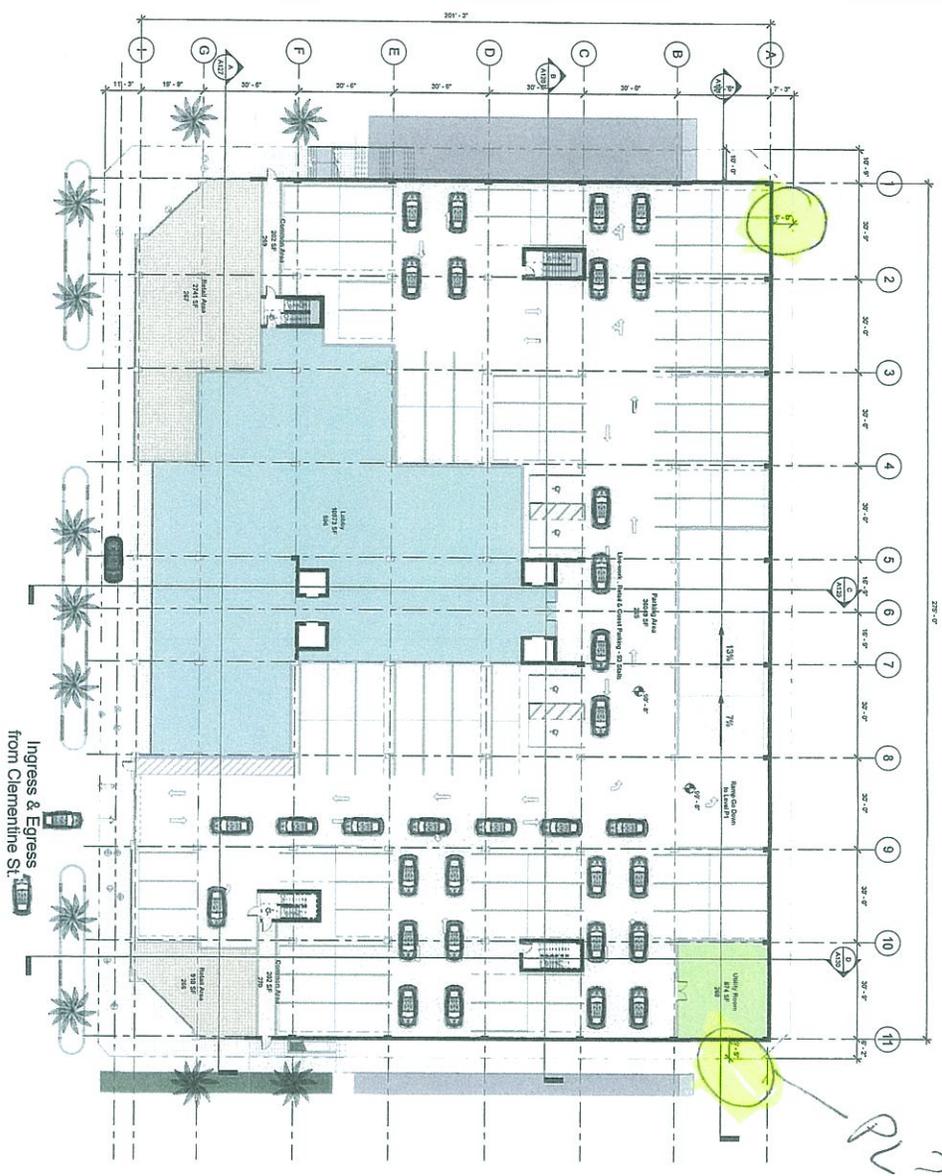


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Land Use (Entitlement) Modification
 March 2012
 Level P1

A112



North

Level L1 - Floor Plan
1/16" = 1'-0"

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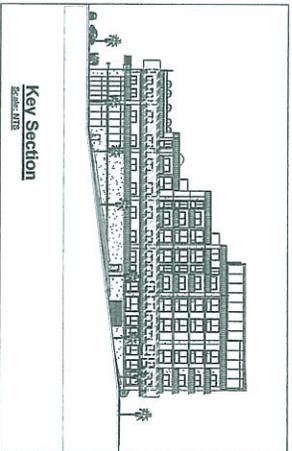


PROPOSED MIXED-USE DEVELOPMENT
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Land Use (Entitlement) Modification
March 2012
Level 01

A113



North

Level L4 - Floor Plan
1/16" = 1'-0"

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Land Use (Entitlement) Modification
March 2012
Level 04

A116

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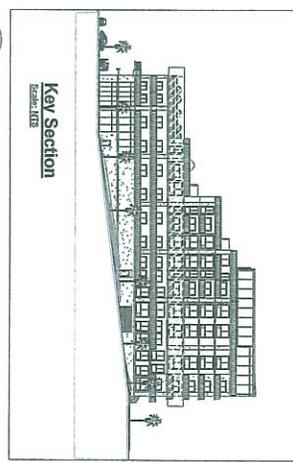
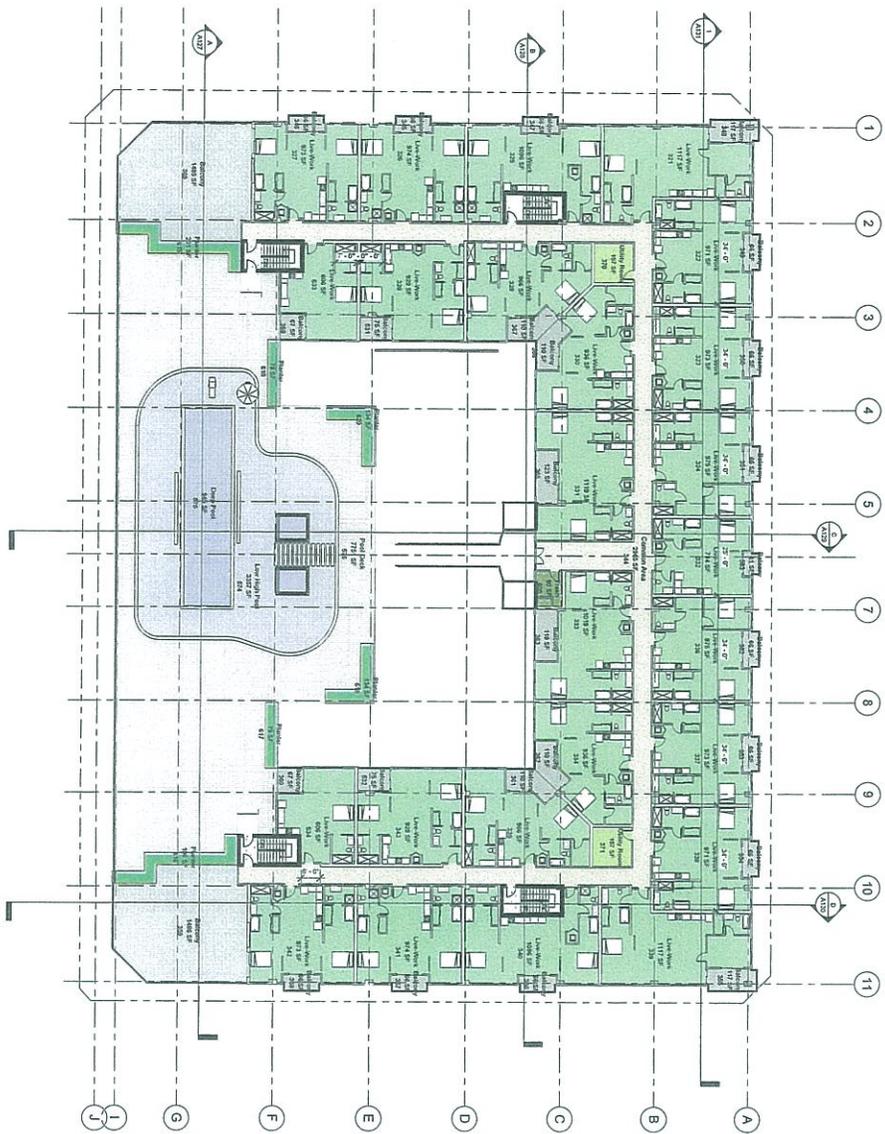


PROPOSED MIXED-USE DEVELOPMENT
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Land Use (Entitlement) Modification
 March 2012
 Level 05

A117



Level L5 - Floor Plan
 1/16" = 1'-0"

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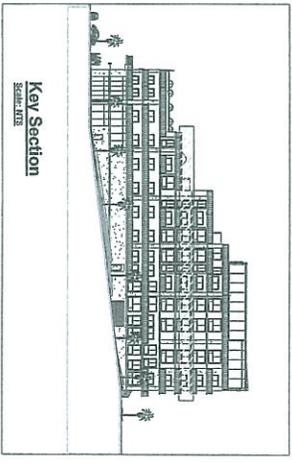
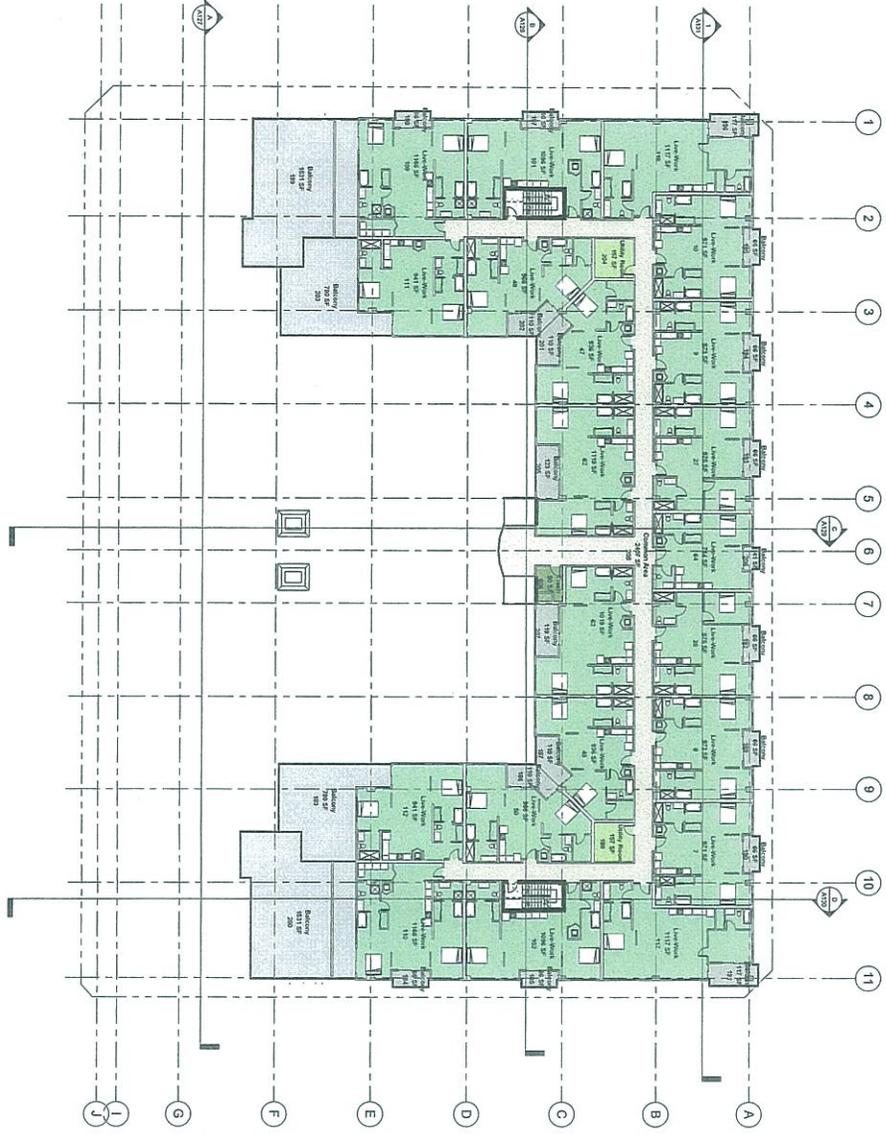


PROPOSED MIXED-USE DEVELOPMENT
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Land Use (Entitlement) Modification
March 2012
Level 06

A118



North

Level L6 - Floor Plan
1/16" = 1'-0"

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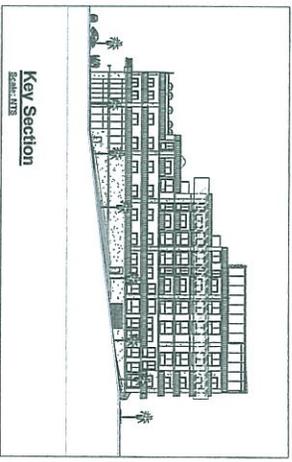
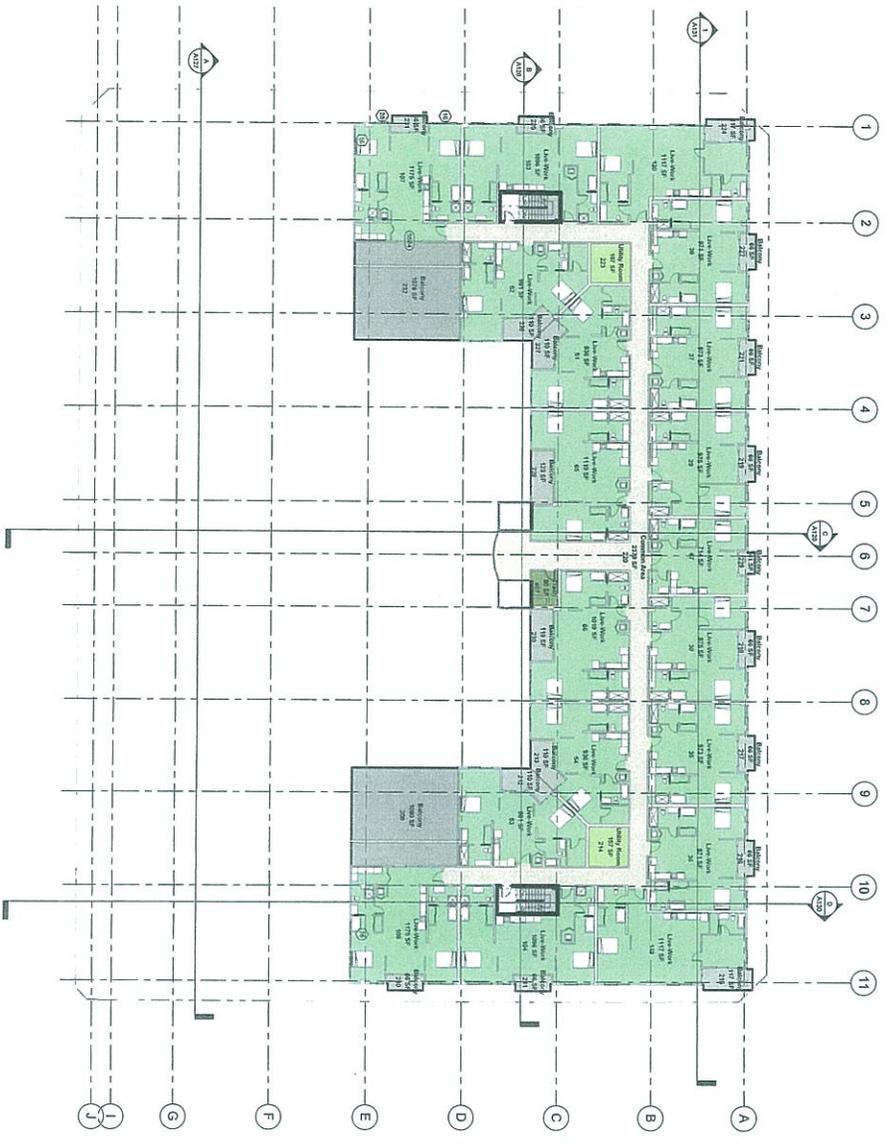


PROPOSED MIXED-USE DEVELOPMENT
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Land Use (Entitlement) Modification
March 2012
Level 07

A119



North
Level L7 - Floor Plan
1/16"=1'-0"

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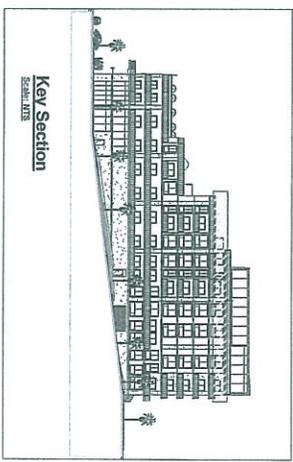
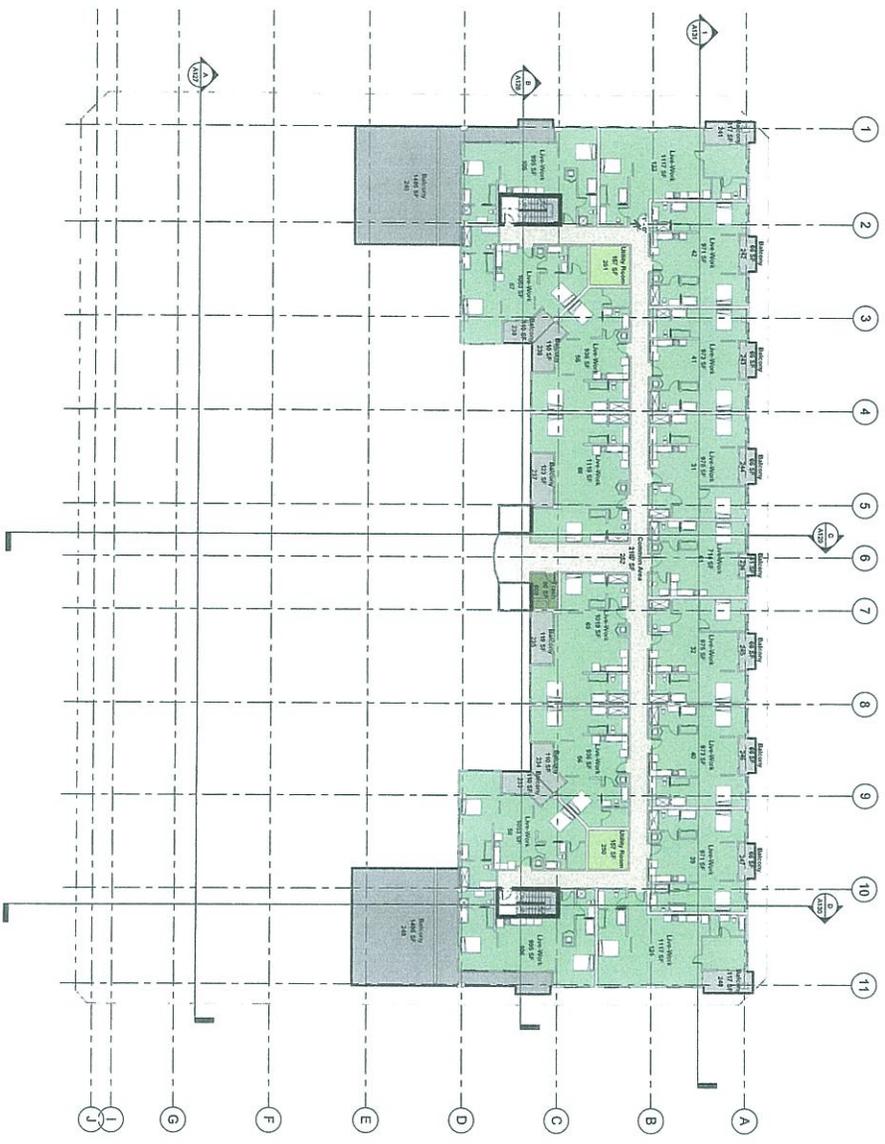


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Land Use (Entitlement) Modification
 March 2012
 Level 08

A120



Level L8 - Floor Plan
 1/16"=1'-0"

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PROPOSED MIXED-USE DEVELOPMENT
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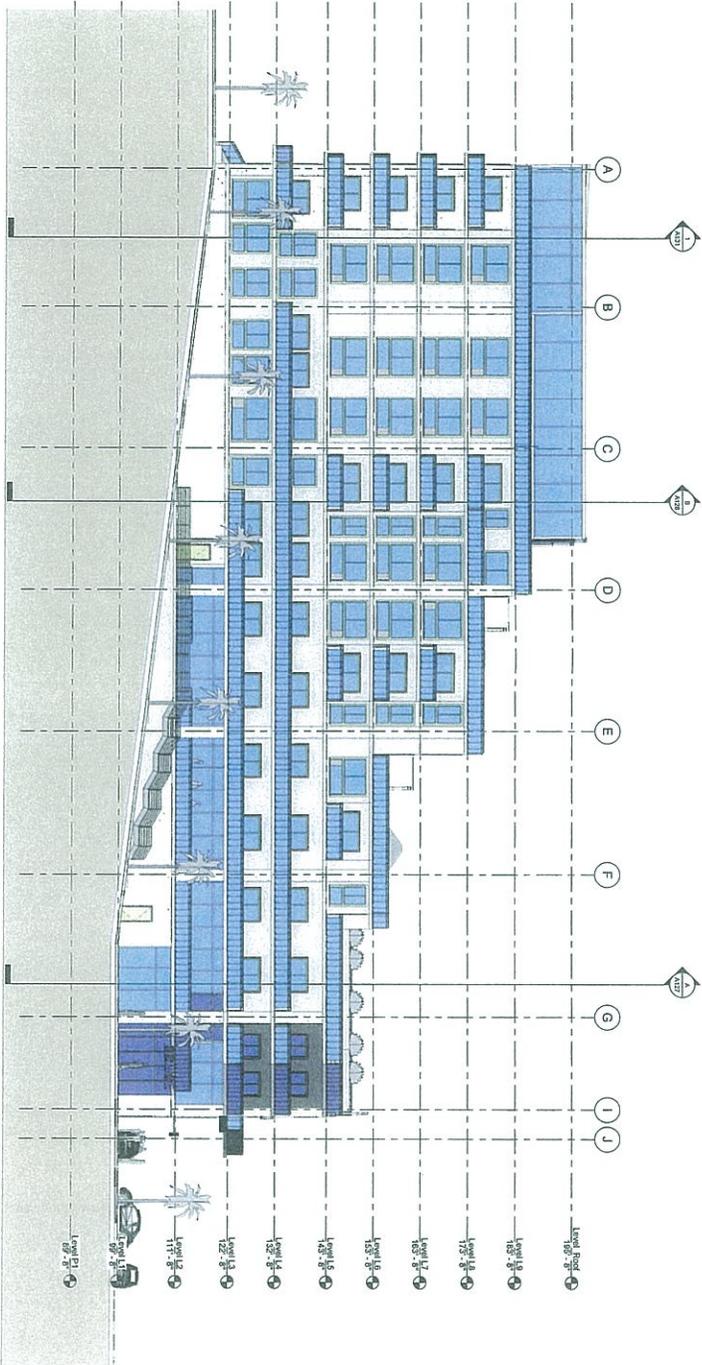
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Land Use (Entitlement) Modification
 March 2012
 North Elevation

A124

North Elevation
 3/32" = 1'-0"





West Elevation

3/32" = 1'-0"

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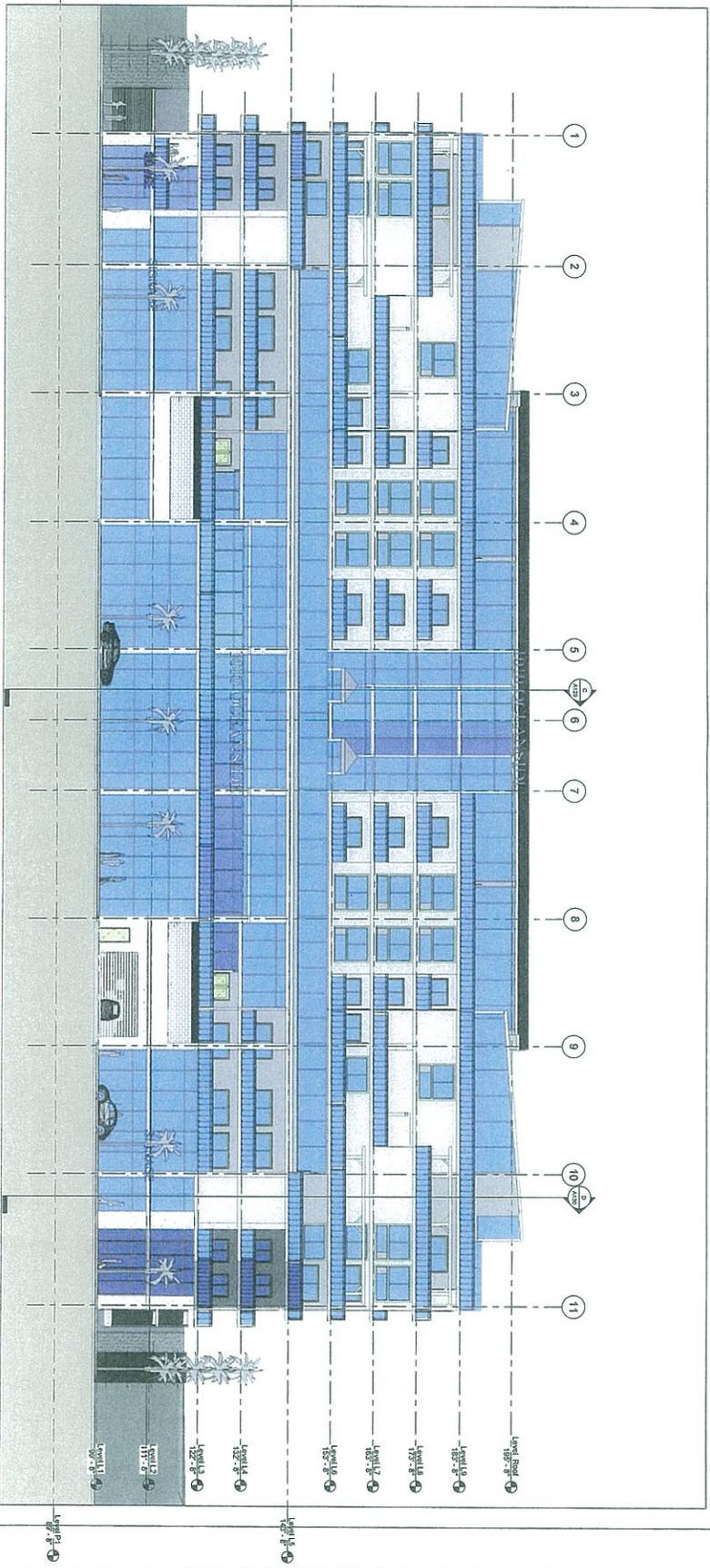


PROPOSED MIXED-USE DEVELOPMENT
901 MISSION AVENUE, OCEANSIDE, CA



Land Use (Entitlement) Modification
March 2012
West Elevation

A125



South Elevation
3/32" = 1'-0"

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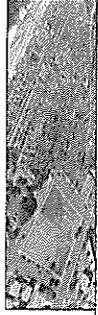
PROPOSED MIXED-USE DEVELOPMENT
901 MISSION AVENUE, OCEANSIDE, CA

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Land Use (Entitlement) Modification
March 2012
South Elevation

A126

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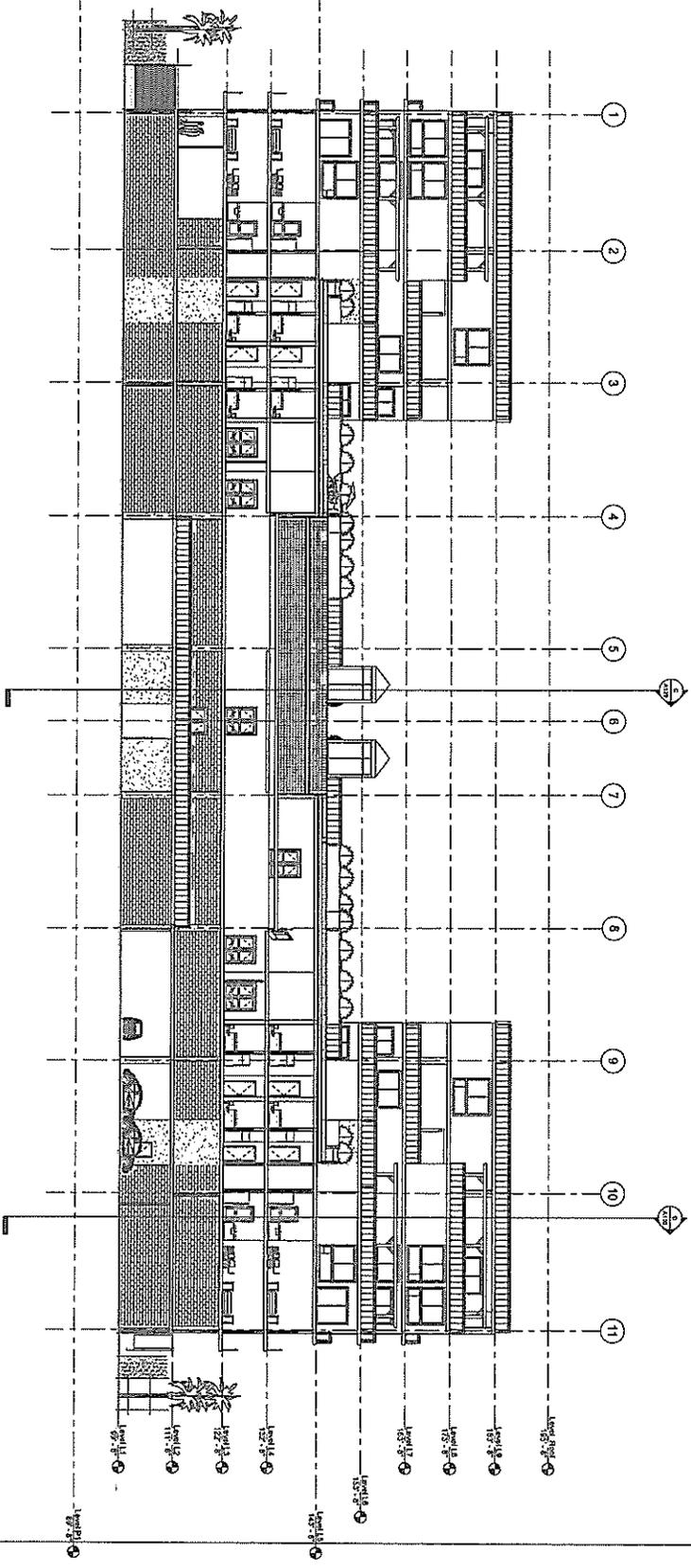
PROPOSED MIXED-USE DEVELOPMENT
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Land Use (Entitlement) Modification
March 2012
Section A

A127

Section A
3/32" = 1'-0"



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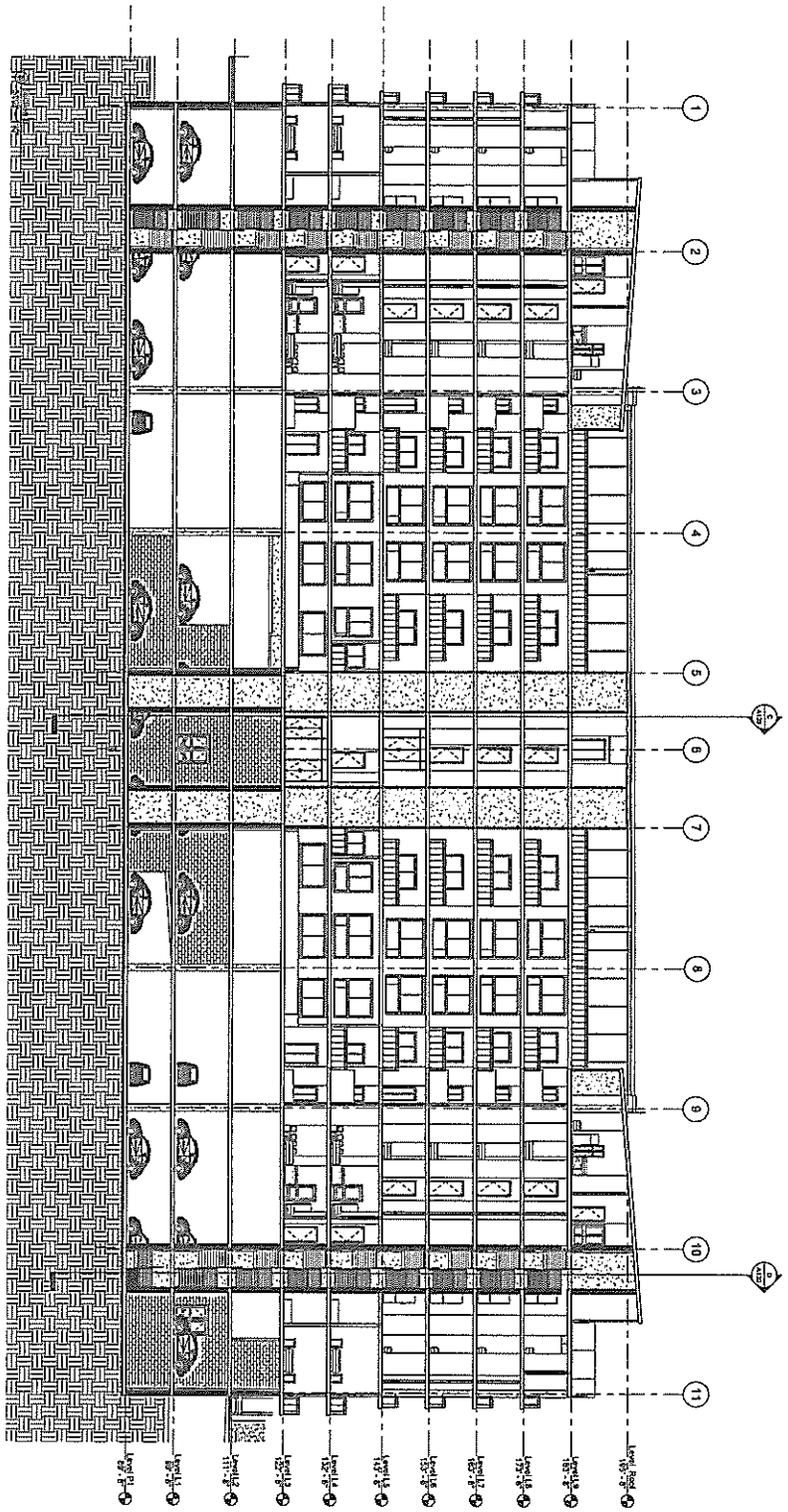
PROPOSED MIXED-USE DEVELOPMENT
901 MISSION AVENUE, OCEANSIDE, CA

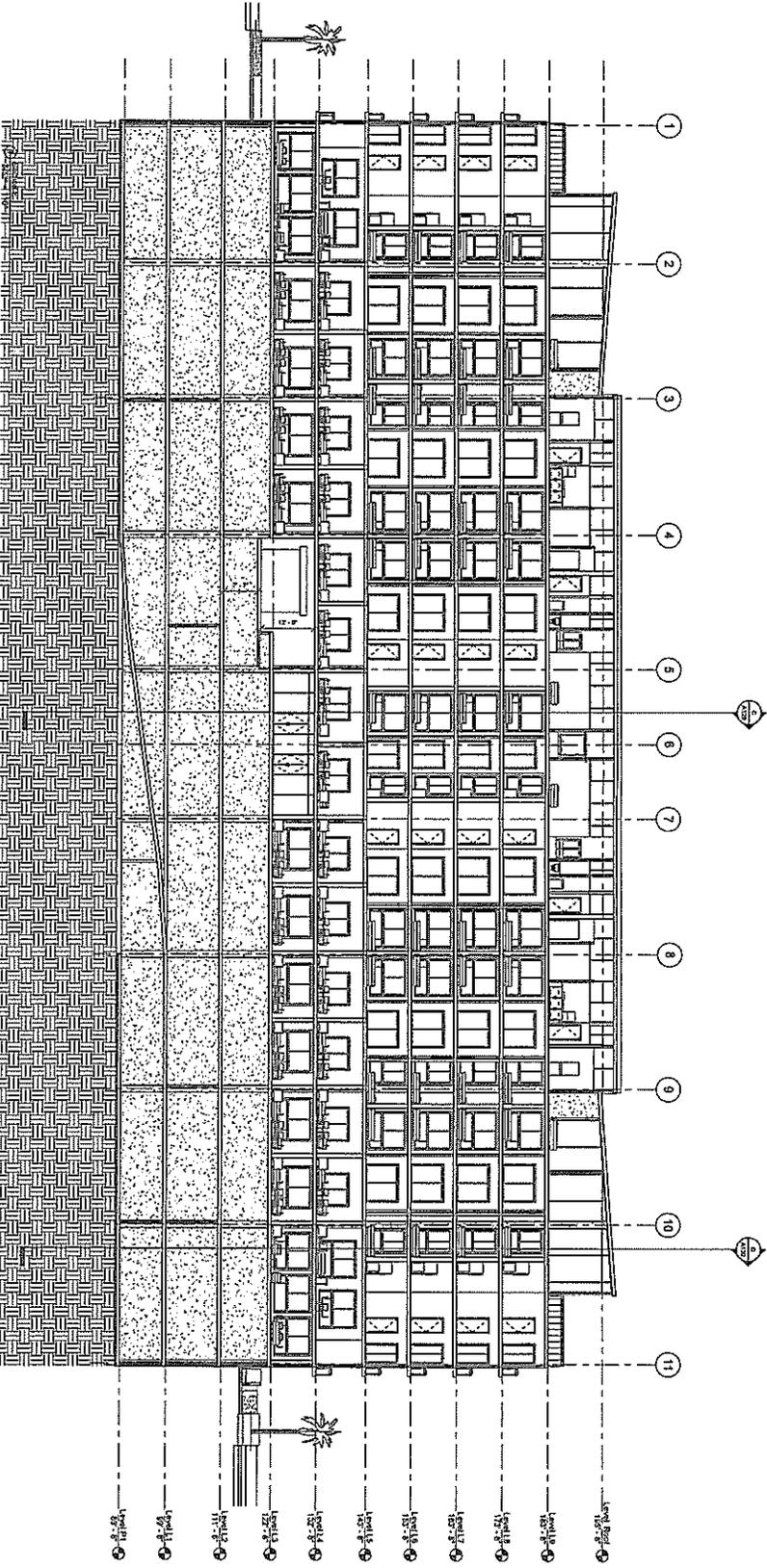
PROPOSED
ARCHITECT
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SAN FRANCISCO, CALIFORNIA 94102

Land Use (Entitlement) Modification
March 2012
Section B

A128

Section B
1/16" = 1'-0"





Section E
3/32" = 1'-0"

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PROPOSED MIXED-USE DEVELOPMENT
901 MISSION AVENUE, OCEANSIDE, CA

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Land Use (Entitlement) Modification
March 2012
Section E

A131