

AGENDA NO. 1

PLANNING COMMISSION



STAFF REPORT

DATE: January 15, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department-Planning Division

SUBJECT: **WORKSHOP DISCUSSION ON PROPOSED AMENDMENTS TO THE EL CORAZON SPECIFIC PLAN RELATED TO TWO PENDING DEVELOPMENT PROJECTS; ZONE AMENDMENT (ZA) 13-00006, PARK VILLAS AT EL CORAZON (APPLICANT: SHOPOFF LAND FUND I, L.P.) AND ZONE AMENDMENT 14-00001, EL CORAZON SPECIFIC PLAN AMENDMENT-SUDBERRY (APPLICANT: SUDBERRY DEVELOPMENT, INC.)**

RECOMMENDATION

Staff recommends that the Planning Commission provide review comments and policy direction as the Commission deems appropriate with respect to the proposed amendments to the El Corazon Specific Plan.

BACKGROUND:

On June 3, 2009, the City Council adopted Resolution No. 09-R0333-1 which amended the General Plan Land Use Element by incorporating Figure 2-1, Conceptual District Map (El Corazon Specific Plan) and also amended the General Plan Land Use Map to designate the 465-acre El Corazon planning area as Specific Plan (SP-1-09). Prior to that approval, the City Council adopted a resolution certifying a Final Environmental Impact Report (FEIR) for that project.



At that same meeting, the City Council also introduced an ordinance which would amend the Official Zoning District Map to establish the "SP" Zone District designation for the El Corazon Specific Plan area, and would adopt the El Corazon Specific Plan (SP-1-09).

At their subsequent June 17, 2009 meeting, the City Council approved Ordinance No. 09-OR0397-1 which amended the Official Zoning District Map to designate the 465-acre El Corazon planning area as "SP" (Specific Plan) and adopted the El Corazon Specific Plan.

On September 9, 2009, about three months following adoption of the Specific Plan, in response to the recommendation of the San Diego Association of Governments (SANDAG), the City Council approved an amendment to the Specific Plan to allow the potential development of up to 300 residential, mixed use dwelling units (see Attachment 1). The Specific Plan expressly required that such units be developed above first-story commercial space in the Specific Plan's Village Commercial (VC) and Oceanside Boulevard (OB) Zone Districts with the exception of those units specifically designed to meet Americans with Disabilities Act (ADA) requirements. The Specific Plan expressly states, "*Up to 300 total residential units above ground floor retail is allowed within the Village Commercial and Oceanside Blvd. Commercial Districts.*" The amendment sought to incorporate Smart Growth, Transit-Oriented Development (TOD) and Sustainable Design principles within the Specific Plan. The amendment also included design guidelines and development standards for the mixed-use residential use.

PROJECT DESCRIPTIONS:

Park Villas at El Corazon-Shopoff

The proposed Park Villas project consists of the planned development of a 4.68-acre vacant site with 80 single-family attached, townhouse-style, "residential live-work" dwelling units. The opportunity for ground-level, live-work, home offices would be provided with 54 (685) of the proposed 80 dwelling unit (DUs). The project site is General Plan-designated "Specific Plan", the Official Zoning Map designates the property SP-1-09 (El Corazon Specific Plan) and the proposed project is situated in the northern end of the 19-acre Village Commercial (VC) District area. The proposed project requests City approval of several planning applications including the following legislative application:

- A Specific Plan Amendment (SPA) application to amend the El Corazon Specific Plan to create an overlay zoning district on 4.68 acres of the 19-acre Village Commercial (VC) Zone District area which would allow the development of up to 80 "residential live-work" units along with development standards for such development.

Proposed project plans and the "Project Description and Statement of Justification" are provided as attachments (see Attachment 2).

El Corazon Specific Plan Amendment-Sudberry

The proposed Sudberry amendment would revise certain sections of the El Corazon Specific Plan to allow for residential uses to be located on the ground floor within the 19-acre Village Commercial (VC) District and the 25-acre Oceanside Boulevard Commercial (OBC) District to allow horizontal mixed use whereas the Plan presently requires vertical mixed use (residential use on the second floor above commercial use). The proposed amendment only revises those provisions in the Specific Plan which prohibit ground floor residential use. The proposed project does not include project-specific development plans at this time. If the City were to amend the Specific Plan to allow horizontal mixed-use, then future project-specific site development plans would be submitted and subject to separate development review.



The Specific Plan currently allows for the development of up to 300 residential units within the Village Commercial (VC) District and Oceanside Boulevard Commercial (OBC) District as part of vertical, mixed-use developments where residential uses are only permitted above the ground floor. A horizontal, mixed-use development combines single and/or multi-use buildings with a range of commercial and residential land uses in close proximity within a defined development area. The proposed amendment would allow ground floor residential development within the “VC” and “OBC” Districts.

DISCUSSION:

Staff requests that the Planning Commission provide review comments and policy direction on the issues raised by the two proposed Specific Plan amendment applications including those issues identified by staff below. However, the Planning Commission has complete discretion to identify and provide direction on additional policy issues other than those which staff has identified. In providing policy direction, the Commission is encouraged to keep in mind the Vision Statement established by the Specific Plan which is excerpted as follows:

*“C. The El Corazon Vision. The vision for El Corazon is to create a welcoming, pedestrian-friendly atmosphere that captures the character of the City of Oceanside. The Specific Plan Area will become a destination and not just a pass-through location for highway users and visitors. **The Specific Plan Area will be shaped into an identifiable and inviting***

place with an abundance of park spaces and a selection of commercial and community activity. *Intimate streetscapes lined with unique storefronts will characterize the Village portion of the development while a larger scale retail and office complex will anchor the site along Oceanside Boulevard”(emphasis added).*

1. **Financial Support of Public Uses:** The Specific Plan expressly calls for Village Commercial (VC) District uses to be developed to provide the *“financial support of the El Corazon public land use areas and programs”* (El Corazon Specific Plan, p. 2-69).

The Park Villas at El Corazon project is proposed to be comprised exclusively of residential townhouse uses with 54 of the proposed 80 dwelling units providing the option for live-work, home offices on the ground floor. The applicant contends that the project location is not market-suitable for commercial development as envisioned. What are the Commission’s thoughts on the issue of commercial market suitability for this site and the ability of residential uses to generate financial support, and how that should or should not compel amendments to the Specific Plan? If the proposed amendment were structured to provide reasonable assurances to the City that adequate land area were reserved to accommodate future commercial and office development at a level currently envisioned by the Specific Plan, would that be an important and relevant consideration for the Commission?

2. **Horizontal Mixed-Use:** The proposed El Corazon Specific Plan-Sudberry amendment proposes to introduce horizontal mixed-use development into the Village Commercial (VC) District and Oceanside Boulevard Commercial (OBC) District. The Specific Plan presently limits mixed use to a “vertical mixed use” concept and states, *“Residential units shall be provided above ground floor except units for persons with disabilities which may be located on the ground floor...”* (El Corazon Specific Plan, p. 2-73). The applicant contends that “vertical mixed use” is only appropriate in a urban/downtown setting. What are the Commission’s general thoughts and reaction to the concept of amending the Specific Plan to provide for allowing horizontal mixed-use? Should consideration of horizontal mixed use development include Specific Plan provisions to assure a combination of residential, office, and commercial uses?
3. **El Corazon Village Commercial Vision:** The El Corazon Specific Plan’s design standards are based on smart-growth, mixed use and transit-oriented development principles. The El Corazon Vision notes *“Intimate streetscapes lined with unique storefronts will characterize the Village portion of the development...”* (El Corazon Specific Plan, p.2-3). Does the Commission support revising the vision for the Village Commercial area, based on the purported market infeasibility expressed by the developers, as illustrated through their proposals?

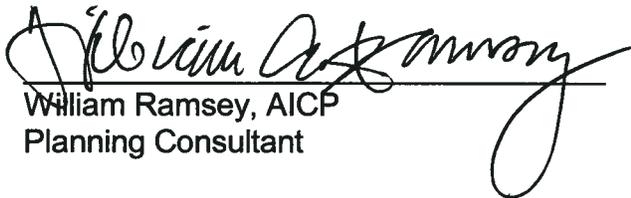
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW:

The Planning Commission's workshop direction is exempt from review under the provisions of the California Environmental Quality Act (CEQA), specifically Section 15061(b)(3), the "general rule" which provides that CEQA only applies to those activities which have the potential for causing a significant effect on the environment.

PUBLIC NOTIFICATION:

Public notice has been provided by e-mail notification to the project applicants, the Friends of El Corazon, and interested parties, and through posting of the Planning Commission meeting agenda.

PREPARED BY:


William Ramsey, AICP
Planning Consultant

SUBMITTED BY:


Jeffrey Hunt
Interim City Planner

Attachments:

1. El Corazon Specific Plan, Figure 1-2 Master Plan Illustrative.
2. City Council Resolution 09-R0605-1, Amending the El Corazon Specific Plan to allow the development of up to 300 mixed use residential dwelling units.
3. Park Villas at El Corazon, Project Plans and "Project Description and Statement of Justification."
4. El Corazon Specific Plan-Sudberry amendment, "Project Description and Statement of Justification."

El Corazon - Specific Plan



Figure 1-2 Master Plan Illustrative

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RESOLUTION NO. 09-R0605-1

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OCEANSIDE APPROVING A SPECIFIC PLAN AMENDMENT
FOR CERTAIN REAL PROPERTY LOCATED NORTHEAST
OF THE INTERSECTION OF EL CAMINO REAL AND
OCEANSIDE BOULEVARD – EL CORAZON SPECIFIC PLAN**

(Applicant: City of Oceanside)

WHEREAS, a request for a Specific Plan Amendment has been submitted to amend the El Corazon Specific Plan (“the project”) that will add design criteria for 300 residential units in the Oceanside Boulevard and Village Commercial Districts of the project site located in the southeastern portion of the Specific Plan area.

WHEREAS, on September 9, 2009, 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 Specific Plan Amendment;

WHEREAS, the Planning Division has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the previously certified Environmental Impact Report prepared in accordance with CEQA is valid and does not need to be modified for the proposed action.

WHEREAS, based on such evidence and testimony, including but not limited to the report of the Planning Division, the City Council finds as follows:

For the Specific Plan Amendment:

1. The proposed design criteria and principles for mixed use development as specified in the attached revised El Corazon Specific Plan will result in development that is compatible with existing and proposed surrounding land uses such as residential to the north and west and industrial/commercial uses to the east and south. In addition, the Specific Plan will be consistent with existing and planned uses within the Specific Plan area such as the recently completed Senior Center, Green Waste Facility, as well as park, open space, and hotel uses.

1 2. The proposed design changes are consistent with Smart Growth and Transit Oriented
2 Design (TOD) principles and would promote future development that would result in
3 sustainable development for Oceanside and the San Diego Region. The proximity of the
4 mixed-use portions of the Specific plan to two Sprinter Light Rail Stations and major
5 bus lines along Oceanside Boulevard are conducive to development of mixed use
6 projects within the Commercial Districts of the Specific Plan.

7 3. Future mixed use developments subject to the added design criteria would need to
8 conform with the El Corazon Specific Plan and would undergo further discretionary and
9 environmental review as appropriate.

10 NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approve the
11 Specific Plan Amendment subject to the following condition:

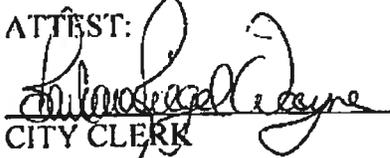
12 **Planning:**

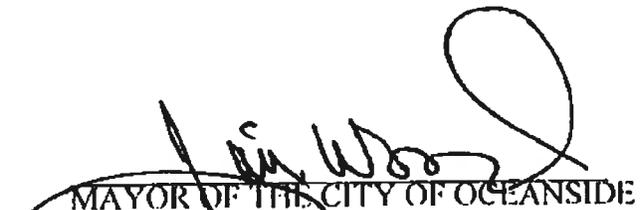
13 1. All mitigation measures in the Final El Corazon EIR dated March 2009 shall be
14 implemented in accordance with the Mitigation Monitoring and Reporting Program and all
15 project conditions related to approval of the El Corazon Specific Plan in Resolution #09-
16 R0333-1 remain in effect.

17 Notice is hereby given that the time within which judicial review must be sought on this
18 decision is governed by Govt. Code Section 65009 (C).

19 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
20 this 9th day of September 2009, by the following vote:

- 21 AYES: WOOD, CHAVEZ, FELLER, KERN
22 NAYS: NONE
23 ABSENT: SANCHEZ
24 ABSTAIN: NONE

25
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27 ATTEST:
28 
CITY CLERK


MAYOR OF THE CITY OF OCEANSIDE
APPROVED AS TO FORM:
 IDCA
CITY ATTORNEY

Park Villas at El Corazon

Project Description and Justification Statement

I. Introduction

The proposed project site is comprised of Parcel 2 of Tentative Parcel Map 13-00001, located in the central portion of the City of Oceanside, approximately three miles southeast of Camp Pendleton Marine Corps Base and one mile northwest of the City of Vista. The project site is approximately one mile south of the San Luis Rey Mission Expressway (State Route 76) and approximately two miles north of the Ronald Packard Parkway (State Route 78). Locally, the project site is located south west of the intersection of Rancho Del Oro Drive and Ocean Ranch Blvd (Refer to Exhibit 1, Local Vicinity). The project site is a 4.68 acre portion of an approved Tentative Parcel Map (P13-00001) which subdivided Lot 13. Lot 13 is comprised of one approximately 11.7-acre lot.

II. Background

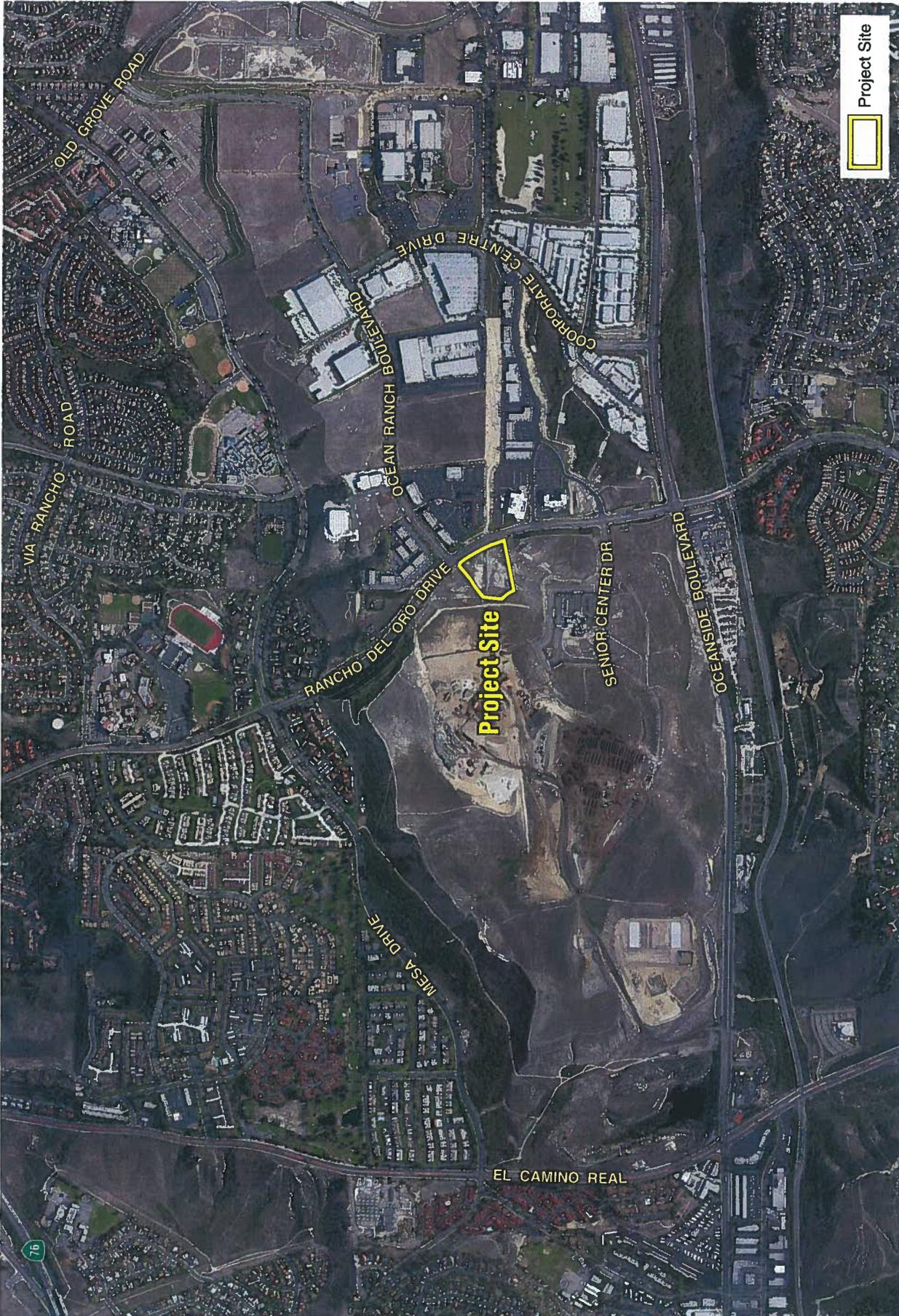
Lot 13 was originally approved as part of the Ocean Ranch Master Development Plan and Master Tentative Tract Map, and under this plan, Lot 13 represented 3.1 acres of industrial land use on the west side of Rancho Del Oro Drive at the intersection of Ocean Ranch Blvd. The land was never developed, and remains in a partially graded condition today. In June 2009, the City of Oceanside approved the El Corazon Specific Plan to implement the community's vision for developing the 465 acre parcel. On September 9, 2009, the City of Oceanside approved a resolution (No. 09-RO605-1), at the recommendation of Planning Commission, approving a "minor" amendment to the El Corazon Specific Plan to add design guidelines and standards for the development of up to 300 vertical mixed-use residential units within the Oceanside Blvd and Village Commercial Districts. El Corazon (the Heart, in Spanish) is a City-owned parcel of 465 contiguous acres located in the center of Oceanside, bounded by Rancho del Oro Drive on the east, Oceanside Boulevard on the south, El Camino Real on the west, and Mesa Drive on the north. An ongoing planning process begun in 2003 will eventually develop El Corazon to contain the following mixture of land uses: parks and recreation (212 acres), habitat (164 acres), civic services (34 acres), Oceanside Boulevard commercial (25 acres), village commercial (19 acres), and hotel (11 acres). Adoption of the El Corazon Specific Plan changed the zoning on Lot 13 from Limited Industrial (IL) to Hotel (H) and Village Commercial (VC).

The El Corazon Specific Plan area encompasses the original Lot 13 and proposed bisecting the lot with a proposed road ("B" Street). Through negotiations between Stirling Development and the City of Oceanside, the two Parties entered an agreement that allowed the boundary for Lot 13 to be adjusted via a Lot Line Adjustment (PLA 10-00002) to encompass approximately 11.7 acres. This adjustment allowed the revised Lot 13 to be subdivided into 2 developable parcels, bisected by the proposed "B" Street which provides access into the El Corazon Specific Plan area, and as a condition of that agreement would be improved by Stirling Development.

In April of 2013, Tentative Parcel Map 13-00001 was approved by the City and subdivided the Lot 13 property into three parcels: two development parcels (Parcel 1 = 4.01 acres, Parcel 2 = 4.68 acres) and a right-of-way parcel (ROW Parcel = 3.03 acres). The proposed project will involve the development of Parcel 2 (4.68-acre) as shown on Exhibit 2, Parcel Map.

ATTACHMENT 3

In October of 2014, Sudberry Properties submitted a Specific Plan Amendment that would allow for residential uses to be developed as part of a vertical or horizontal mixed-use configuration in both Village Commercial (VC) or Oceanside Boulevard Commercial (OBC).



Source: Google Pro Aerial



A Baker Company

not to scale

10/14/13 JN 135897-1981

PARK VILLAS AT EL CORAZON Local Vicinity

Exhibit 1

**TENTATIVE PARCEL MAP
OCEAN RANCH (LOT 13)
CITY OF OCEANSIDE, CALIFORNIA**



LOT AREA SUMMARY

PARCEL 1	4.01 ACRES
PARCEL 2	4.08 ACRES
PARCEL 3 (Public Street)	3.00 ACRES
TOTAL	11.09 ACRES

PLANNED DEVELOPMENT
 PARCELS 1 AND 2: MEDICAL OFFICE
 PARCEL 3: PUBLIC STREET

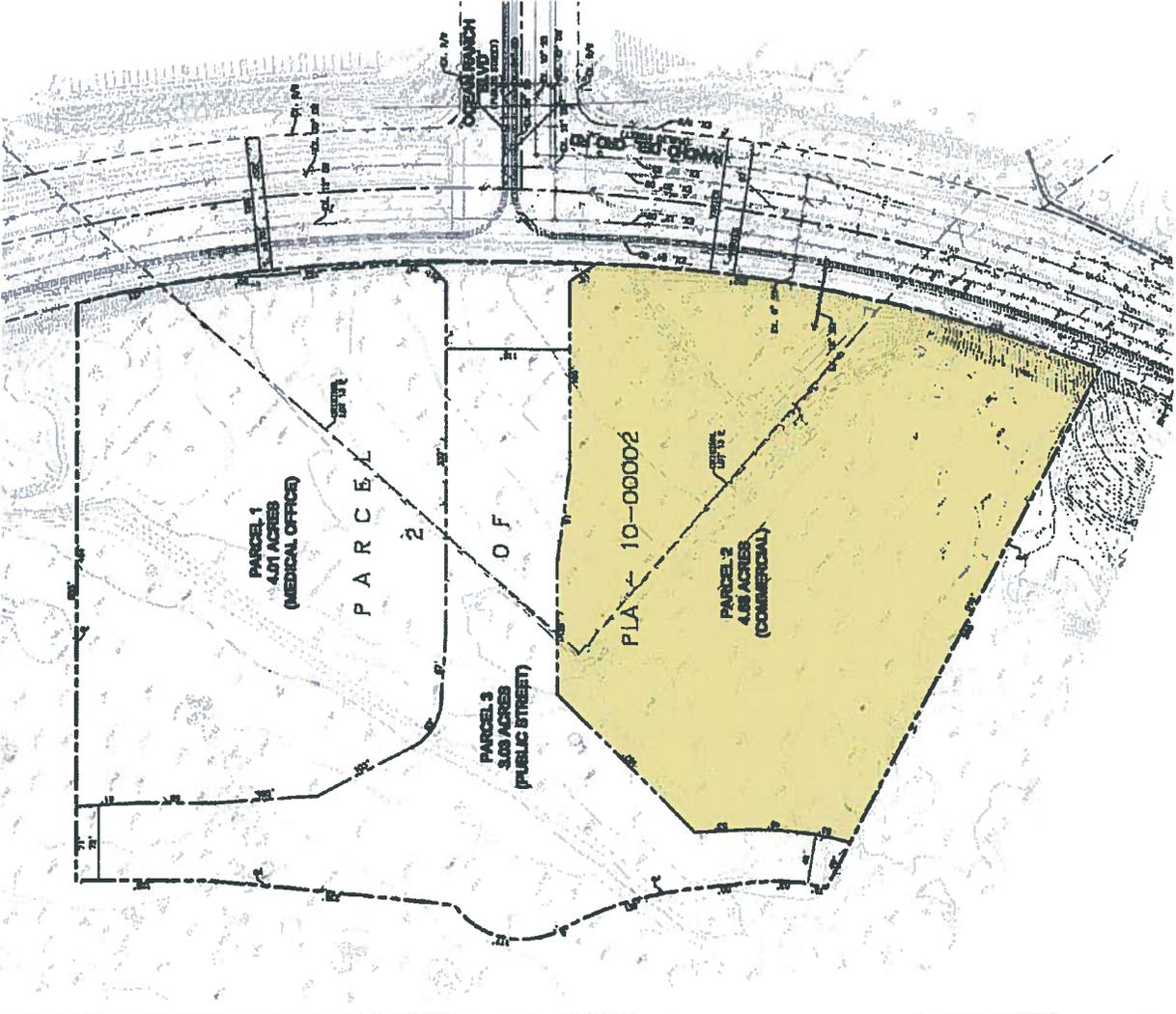
PLANNED ZONING DESIGNATION
 PARCELS 1 AND 2: PD-1 (Professional Office)
 PARCEL 3: PS-1 (Public Street)

UTILITY COMPANIES (CONTACTED)
 TELEPHONE: AT&T/202-774-3333
 ELECTRICITY: SDG&P/310-438-7243
 WATER: CITY OF OCEANSIDE/760-432-2800
 SEWER: SDG&P/310-438-2800

DEVELOPER/OWNER
 1007 BARRON DEVELOPMENT COMPANY
 2000 PLYMOUTH AVENUE, SUITE 200
 OCEANSIDE, CALIFORNIA 92054

LEGAL DESCRIPTION
 A CERTAIN PORTION OF THE UNDIVIDED TRACT OF LAND, MORE OR LESS, DESCRIBED AS LOT 13 OF OCEAN RANCH, TRACT 10-00002, CITY OF OCEANSIDE, CALIFORNIA.

PREPARED BY:
RBF CONSULTING
 1007 BARRON DEVELOPMENT COMPANY
 2000 PLYMOUTH AVENUE, SUITE 200
 OCEANSIDE, CALIFORNIA 92054



III. Project Description

The proposed project, *Park Villas at El Corazon*, consists of an application for a Specific Plan Amendment, a Development Plan and a Tentative Tract Map for condominium purposes for Parcel 2 of Lot 13 (P13-00001). The proposed project would include the construction of 80 medium density single family residential dwelling units in a condominium development. The design concept includes a home-office (Live/Work) emphasis, with home office space on the ground floor and living space on the upper floors.

The 4.68 acre parcel is located within the Village Commercial District of the El Corazon Specific Plan and the allowable land uses include, but are not limited to, commercial, retail, residential, and accommodation uses as described in the Specific Plan. The El Corazon Specific Plan includes 300 residential dwelling units incorporated in a vertical mixed-use configuration with ground floor commercial within the combined Village Commercial and Oceanside Boulevard Districts. The Village Commercial District also includes 248,000 square feet of commercial/office uses, comprised of 168,000 square feet of commercial and 80,000 square feet of second floor office.

The proposed development would include an Amendment to the El Corazon Specific Plan to increase the number of residential units to a total of 380, with 80 Medium Density live/work residential units allowed under a Residential Overlay within the 4.68 acre Park Villas site. The proposed project would not utilize any of the allowable commercial/office intensity allocated to the Village Commercial District, allowing the remaining 14.32 acres of the Village Commercial District to take advantage of the commercial intensity closer to the Sprint station. The 80 live/work units are proposed to be accommodated through the approval of a Development Plan and Tentative Tract Map for Condominium Purposes as described below.

Requested Actions

Stirling Development, as owner and master developer, and Shopoff Land Fund I, L.P., as the applicant, are submitting the following actions to the City of Oceanside for review and approval:

- Specific Plan Amendment
- Tentative Tract Map for Condominium Purposes
- Development Plan

The requested map and permit would introduce medium-density residential development on Parcel 2 of TPM 13-00001 in the undeveloped El Corazon Specific Plan area. The proposed development constitutes Parcel 2, approximately 4.68 acres of the existing 11.7 acres of Lot 13. The requested actions are further discussed below:

- **Specific Plan Amendment:** The adopted El Corazon Specific Plan permits a combined total of 300 residential units in the Village Commercial and Oceanside Boulevard Commercial Districts. These units are presently required to be developed in a traditional vertical mixed-use design, with retail uses on the ground floor level and office and residential units above the ground floor retail uses. The proposed amendment would allow the development of an additional 80 medium density residential units in a stand-alone configuration within the Village Commercial District for a total potential of 380 units in the Village Commercial and Oceanside Boulevard Commercial Districts. To allow the proposed medium

density units, the amendment would add a Residential Live-Work Overlay to the existing Village Commercial District on the subject 4.68 acre Park Villas site.

- **Tentative Tract Map for Condominium Purposes:** The project site is defined as Parcel 2 of approved Tentative Parcel Map 13-00001. The application for a Tentative Tract Map would allow for condominium units within Parcel 2. Recordation of Tentative Parcel Map 13-00001 would be required prior to final map approval for this condominium map. Stirling Development will be responsible for mass grading the site to a new interim condition.
- **Development Plan:** The Development Plan provides the site plan, grading, landscape and architectural components of the proposed project. The project design includes attached residential buildings with an Irving Gill architectural style. The Development Plan incorporates the following design elements:
 - Access is provided in two locations, with these streets and their associated streetscape improvements provided by Stirling under their agreement with the City:
 - Along the proposed “B” Street, at the northern edge of the development, access is provided by a right turn only exit from the development turning east towards Rancho Del Oro Drive, and a right turn only entrance while traveling eastbound on “B” Street;
 - Along the Village Commercial Driveway, at the western edge of the development, an entrance and exit is provided with no turning restrictions.
 - The building design will include 16 residential buildings comprised of three-story townhomes. Each building will incorporate between three and six residential units consisting of three to four bedrooms each, ground floor home office space, and an attached two car garage. The following building design and development regulation standards will be in accordance with the El Corazon Specific Plan:
 - Maximum Building Height: 35 feet
 - Number of residential buildings: 16
 - Range of units in each building: 3 – 6 units/building
 - Gross Unit Size: 1,609 – 2,252 sq. ft.
 - Net Unit Size: 1,472 – 2,065 sq. ft.
 - ADA accessible units: 8
 - Community Building: 990 sq. ft.
 - Irving Gill architectural design concept
 - Ground floor home office to support home occupation uses and limited retail as allowed by the Specific Plan and appropriate for a home-office condition.
 - Parking is provided in accordance with the El Corazon Specific Plan.
 - 160 private side-by-side (no tandem) garage spaces – (one 2-car garage per unit)
 - 18 uncovered guest parking spaces – (0.20 spaces per unit), placed in a central location.



- Parks and Recreation (PR)
- Habitat (HB)
- Civic Services (CS)
- Hotel (H)
- High Density Residential (HDR)
- Village Commercial (VC)
- Residential Overlay
- Roads and Access Points
- Pedestrian Promenade



- An approximately 1,000 square foot community building will be provided. The facility will be centrally-located within the development, incorporating a pool, restroom, and shade structures.
- A 5 foot wide walkway is proposed on the frontage of “B” Street, providing a pedestrian connection between Rancho Del Oro Drive on the east and the planned multipurpose trail connections on Village Parkway.
- The landscape design for the Park Villas at El Corazon will provide a responsible and creative solution while addressing the requirements outlined in the El Corazon Specific Plan. The design will promote a strong connection to the planned adjacent land uses. Pedestrian access points will be made available to the future park to the west and commercial uses to the south. Careful placement of walkways will also allow for pedestrian access to ‘B’ Street and the Village Commercial Drive, ultimately allowing for access to Rancho Del Oro Drive and the future Multi-Use Path. Trees and landscape fingers will be utilized in the parking areas at 1 tree per 4 contiguous parking spaces to help promote a more human-scaled environment and mitigate heat-island effects. A small pool, with related amenities, will be centrally-located near the community building and multiple outdoor seating areas will be located throughout the project to encourage the connection with nature. Enhanced paving consisting of textured concrete or unit pavers will be located at both vehicular access points to help delineate circulation.
- The plant palette for the Park Villas at El Corazon will consist of an appropriate combination of native and adapted species that are well suited to the climate, soils, and water availability. Thoughtful plant selection – through massing, texture, and color – will reinforce the overall project theme and compliment the architectural styling and scale of the buildings. Plants will be utilized to help articulate the building façade, highlight entries and key activity hubs, and screen/promote views where necessary. Trees shall be installed at a minimum size of 24-inch box to maximize shade and appearance. Vegetated treatment basins will be employed to help in the treatment of stormwater run-off.

Park Villas at El Corazon--Project Justification

The proposed residential use on Parcel 2 will retain the mixed-use concept discussed in the El Corazon Specific Plan by proposing residential use with home office uses on the ground floor consistent with the intent of the Village Commercial District. An Amendment to the El Corazon Specific Plan is requested to add 80 Medium Density Live/Work to the 300 unit total in the Village Commercial and Oceanside Boulevard Districts. A new line would be added to Figure 2-2 of the Specific Plan as shown in the Specific Plan Amendment summary which accompanies this submittal, and the development standards for the Village Commercial District would be amended to include specific criteria for this use.

Specific Plan Amendment

The proposed Amendment to the El Corazon Specific Plan is proposed narrowly as an overlay to affect only the 4.68 acre Stirling property within the Village Commercial District. The amendment proposes to allow for residential uses to be developed as part of a vertical or horizontal mixed-use or Live/Work configuration in the Village Commercial (VC) District. The following discussion outlines the rationale for this amendment.

Smart Growth and Specific Plan Consistency

The Design Principles of the El Corazon Specific Plan include both Smart Growth and Mixed Use Development as primary elements. Smart Growth principles include a mix of land uses, compact building design, and a range of housing opportunities. The Smart Growth movement came about, in part, as a result of frustration with development that requires residents to drive long distances between home and jobs. As noted in *This is Smart Growth (Smart Growth Network, www.epa.gov/smartgrowth)*:

"...Americans have a long history of starting their own businesses at home. Small businesses are the principal source of new jobs in the United States, and they often start in inexpensive spaces that people supply for themselves. However, zoning and homeowners' association rules these days often prohibit home-based businesses. As a solution to this problem, developments designed with smart growth principles are providing new opportunity with "live/work" units..."

Land Use Compatibility

Live/Work is a hybrid of a residential and low-impact commercial/office use, bringing low intensity commercial operations combined with a residential architectural character. The combination of ground floor commercial use with residential on upper floors is already assumed in the El Corazon Specific Plan; the proposed live/work residential type is a compatible extension of that concept. The proposed Park Villas Project is compatible with the surrounding uses.

- **Hotel (North):** Located to the north of the proposed project are Hotel Land Uses. The project site is located closest to Hotel Site 2 which will feature a regional hotel. The regional hotel sits on a five acre site and is envisioned to serve the more functional recreational, business and residential land uses of the El Corazon site and surrounding area, including the planned Park Villas project.
- **Retail (East):** Directly east of the project site across Rancho del Oro Drive is a hotel and a retail center. The Park Villas project is located in a position with both vehicular and pedestrian

connections to this existing retail center, providing additional potential customers for this struggling commercial center.

- **Village Commercial (South):** Located to the south of the proposed project is the balance of the mixed use Village Commercial District. The Village area allows for retail shopping, restaurants and other appropriate uses in a mixed use setting with multifamily residential. This mixed-use area is intended to contain specialty retail that is complementary and compatible with adjacent park, community, cultural and surrounding land uses. The Park Villas project is a compatible continuation of the mixed commercial/residential land use pattern of the overall District, however its intended character is a lower intensity home occupation focus in keeping with the project's limited access and visibility from a high volume roadway.
- **Park (West):** Located to the west of the proposed project are Park and Recreation Land Uses. The proposed project would access the park internally by pedestrian paths, including the Pedestrian Promenade. The nearest proposed parkland to the project site is Park 9, with a buffer area to ensure a smooth transition between park uses. The Park Villas is consistent in character with the architecture and mixed land uses of the balance of the Village Commercial District which have been designed for compatibility with the planned park uses.

El Corazon Project Goals

Park Villas furthers and supports El Corazon's initial goals as outlined on Page 1-6 of the Specific Plan.

1) *Provide active and passive recreational facilities and uses.*

The proposed project does not displace any recreation uses. As noted in the Specific Plan, the revenues from the commercial components of the plan were "...in financial support of the El Corazon public land use areas and programs". Per the agreement between Sudberry Development and the City of Oceanside, the City of Oceanside has a 10% participation in gross rents for the properties owned by Sudberry. Therefore, by relocating the allocation of commercial square footage from the Park Villas (Private) portion of Village Commercial to the Sudberry and City of Oceanside (Public/Private) portion of Village Commercial and Oceanside Blvd Commercial, the city would receive 5% more square footage and therefore 5% more revenue (a total of 17,808 square feet of commercial and 8,480 square feet of second floor office). This constitutes additional revenue to be used for the development or maintenance of active and passible recreational facilities and uses.

Park Villas will also contribute approximately \$280,000 in park impact fees which could contribute to the development or maintenance of active and passible recreational facilities and uses.

2) *Provide educational/cultural facilities and uses.*

The proposed project does not displace any planned educational or cultural facilities, and as noted above, will provide the City with additional financial participation as part of the public/private partnership with Sudberry, increasing revenue for the public land areas and programs. Further, the Irving "John" Gill architectural style is a part of the history and culture of the larger San Diego and Southern California area. Park Villas honors that history by proposing an elegant, modern architecture which commemorates the Irving Gill aesthetic and character.

3) *Develop fiscally balanced future uses.*

Park Villas not only proposes to preserve all of the commercial square footage but to improve upon it. Relocating the Park Villas allocation of commercial square footage to the south and into the balance of the Village Commercial and potentially the Oceanside Boulevard Commercial places it in closer proximity of Oceanside Blvd where there is the most traffic. This makes it visible and accessible to the highest number of potential patrons, prerequisites to a viable commercial development. It further increases revenues to the city for use in support of the recreational and other public land uses within the plan, thus providing a more fiscally balanced recreation program.

Park Villas proposes live/work home occupation which offers an inherent job to housing balance, and provides additional “rooftops” to support both the existing and planned commercial uses. Adequate housing supply is a critical component to viable and healthy commercial areas.

Lastly, live/work home occupation is a mixed use, smart growth concept which implements the following planning principles:

- Provide mixed land uses which assist in the promotion of a village-style mix of commercial and multi-family housing;
- Take advantage of compact building design;
- Enhance El Corazon’s unique mixed use identity and development potential through the addition of an alternate type of mixed residential/commercial land use;
- Create more housing opportunities and choices;
- Create walkable neighborhoods, reducing auto dependency and reducing vehicle miles traveled by collocating multiple destinations;
- Foster distinctive, attractive communities with a strong sense of place; and
- Strengthen development within an existing planned mixed use community

4) Retain City ownership of El Corazon.

The Park Villas property is privately owned and outside of the Sudberry agreement with the City. Development of the site does not affect existing city ownership, but enhances the City’s ownership stake in El Corazon by allocating additional commercial square footage to it (see #1 above).

5) Retain portions of El Corazon as open space and habitat.

Park Villas does not result in any impact to planned open space or habitat areas as the property is presently identified for development.

6) Assure compatibility of future uses with surrounding areas.

See land use compatibility discussion above.

7) Allow for compatible public facilities.

The Park Villas project is a private development parcel and not a planned public facility, and as discussed previously is compatible with surrounding land uses.

8) *Emphasize pedestrian or non-vehicular transportation on site.*

Live/Work is an inherently mixed use building type and as such facilitates the reduced reliance on the automobile and reduces the impacts of traffic on its neighbors. Park Villas is an open, un-gated development with strong pedestrian connectivity to multi-use paths and the El Corazon Pedestrian Promenade which provides East to West connectivity from the Village Commercial District to the rest of the park. The project proposes to include a 10-foot wide walkway along B street, providing access to pedestrian walkways on Rancho Del Oro Drive as well as the Pedestrian Promenade.

- Park Villas is a Transit Oriented Development (TOD), with densities and connectivity with future and existing commercial uses, transit routes on Rancho Del Oro Drive, and the Rancho Del Oro station of the Sprinter.
 - Sprinter Station is within .5 miles.
 - The #311 NCTD Breeze Bus line offers bus service along Rancho Del Oro. The bus stop is found on the frontage of Park Villas.

9) *Provide a variety of visitor-oriented land uses.*

The Park Villas Live /Work Home Occupation units provide a unique opportunity to employ professionals and provide a venue for smaller businesses.

10) *Phase the development of the site over time.*

The development of Park Villas will be the mechanism for the development of Street "B" which will provide a secondary access to the larger El Corazon Park. This access will facilitate subsequent phases of development.

11) *Commercial uses should complement other El Corazon uses.*

The concept of live/work is a hybrid of residential and commercial uses. This use provides a transitional land use adjacent to the Village Commercial District's higher intensity retail focus with upper level residential uses outlined in the El Corazon Specific Plan. The home occupation uses are lower intensity commercial uses already allowed under the City's zoning and recognized as a compatible use in a mixed use setting. This use would complement the range of commercial uses currently allowed in the Village Commercial District.

This combination of live and work:

- ...is inherently "mixed use" development;
- ...provides a commercial use on the ground floor with residential units on upper floors;
- ...is compatible with other uses in the Village Commercial District
- ...supports the regional and State goals of reducing vehicle miles traveled (VMT) through virtually eliminating the home/work commute (specifically outlined in SB 743 and SB 375);

- ...implements the Specific Plan goals of sustainable design through reducing vehicle trips. Integrating home and work implement the goal of mixed use development and provides an expanded opportunity for “residents to live, work, and recreate without having to use their vehicles” (El Corazon Specific Plan page 1-15);
- ...assists with achieving jobs-housing balance through reducing the commute trips, which represent more than 20% of total VMT;
- ... will allow residents to have home offices, telecommute, or operate small business from their residence in a home occupation setting with limited retail consistent with the Specific Plan land uses.
- ...is consistent with the demographic makeup of the City of Oceanside, as according to the City’s business license issuance department, 50% of active Oceanside business licenses are home-based businesses.

Marketability

The subject property is small in size (4.68 acres) and in separate ownership from the balance of the Village Commercial District. Its small size does not lend itself to a conventional retail development in part due to constrained access for retail uses, as Street “B” includes a raised median which limits access and the commercial drive access is indirect.

The Market Analysis prepared by The Concord Group and provided to the City in 2013 generated the following conclusions:

- With limited population growth forecasted, there is limited demand for new retail in the Oceanside. Furthermore, new retail development will not be supported in the near-term, as the market requires over 165,000 square feet of net absorption of existing vacant inventory.
- The Project’s poor drive-by visibility, small scale, non-anchored and vertical mixed-use configuration are significant marketing obstacles that will result in limited lease-up opportunities.

Considering the proximity of Parcel 2 to the existing commercial, retail, and office uses to the east along Rancho Del Oro Drive and Ocean Ranch Boulevard, the proposed development provides an appropriate land use because this type of live/work mixed use does not rely upon vehicular or foot traffic, and yet meets the criteria of commercial use on the ground floor.

As noted in the original El Corazon Vision document, “economic and market forces have an important influence on key land use decisions”. Market forces driving land use include the lifestyle preferences of families and individuals, and based on the data for Oceanside, there is a market for the home occupation live/work project proposed by the Park Villas project, as according to the City’s business license issuance department, 50% of active Oceanside business licenses are home-based businesses

Community Benefit

The proposed residential development would benefit the City of Oceanside by providing quality development consistent with the El Corazon Specific Plan and the City's Development Standards. The project would support the continuation of the build out of the Ocean Ranch Master Plan area, provide needed population to support existing and planned retail uses, and provide housing options that will contribute to the City's goal of creating a mixed-use environment in the heart of the City.

As part of the site development plan application, the Park Villas project would not utilize of any of the allowable commercial allocation in the Village Commercial District, leaving the commercial square footage to be allocated on the balance of the Village Commercial District area, or potentially over the remaining Sudberry-controlled lands. The project intent is for the proposed site development plan to provide for a live/work residential project focusing on home occupation-type uses, not displacing any of the 248,000 square feet of commercial and second floor office allowed in the Village Commercial District.

Shifting of Stirling's allocation of commercial and office intensity (a total of 17,808 square feet of commercial and 8,480 square feet of second floor office) from the subject parcel to the remainder of the Village Commercial District pursuant to the Sudberry Agreement would benefit the city through increased lease participation not presently in place for the Park Villas parcel. The fiscal assumptions of the City for the Sudberry component of the plan only accounted for the Sudberry portion of the gross revenues of the commercial rents. The Stirling portion of the commercial area did not participate in this arrangement. By not utilizing the Stirling allocation of commercial intensity in the Park Villas site, City would participate in the gross rents for the entire amount of commercial, a clear fiscal benefit.

Development Plan Findings

Section 4306 of the Zoning Ordinance requires that mandatory findings be made for a development plan. These findings are summarized and discussed below.

- **The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and Conforms to the General Plan.**

The El Corazon Specific Plan serves as the zoning for the property; it is consistent with the Zoning Ordinance and the General Plan. Per the El Corazon Specific Plan, Parcel 2 (4.68 acres) is zoned as Village Commercial District, and under this designation, residential dwelling units designed in a vertical mixed-use design are permitted. The proposed project consists of an application for a Specific Plan Amendment to allow an additional 80 Medium Density Live/Work units, a Development Plan, and Tentative Tract map to allow 80 for-sale condominiums, with home occupation uses on the first level and residential use on upper levels. All development standards such as height, setbacks, parking lot design standards, and required landscaping conform to the El Corazon Specific Plan Standards for this area. The General Plan identifies the site as within the overall El Corazon Specific Plan with no specific land use designations and thus no amendment is required to the General Plan.

- **The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities, and public facilities.**

As shown in the site plan, Parcel 2 (4.68 acres) will be accessed by "B" Street and a commercial access Road (both to be constructed by Stirling under separate agreement with the City), with an entrance along the northern and western boundaries of the site. Existing water, sewer, and storm drain facilities in Rancho Del Oro Drive will be extended to serve the proposed residential dwelling units. Utilities such as cable, internet, and telephone would also be extended as part of project construction.

- **That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.**

Parcel 2 of Lot 13 is located on the eastern boundary of the El Corazon Specific Plan, which is a 465 acre planning area in the heart of Oceanside, and features a blend of land uses. Future Hotel parcels are located to the north of the parcel as part of the El Corazon Hotel District; existing hotels, retail, and commercial uses are located east, across Rancho Del Oro Drive. Areas to the west have been rough-graded and are intended for future recreation uses. To the south are planned commercial/mixed use land uses of the Village Commercial District.

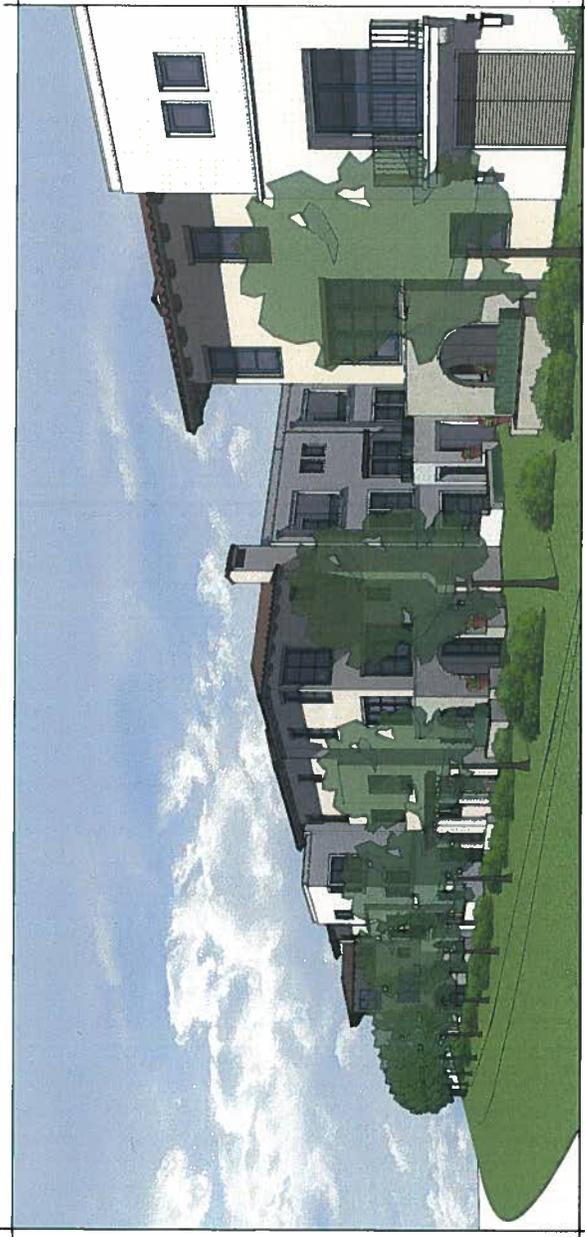
The El Corazon Specific Plan serves as a regulatory and policy document for this area and permits residential uses in a vertical mixed-use design in this location. The proposed Live/Work residential use is a logical and consistent application of the mixed use concept of the Village Commercial District for the subject site, which has constrained road access and poor visibility for retail uses. The residents of the proposed Park Villas may further support the local economy and the planned and existing commercial, retail, and office uses adjoining Parcel 2. Thus, the proposed project is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.

- **That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance.**

The proposed project is located in an area that has already been partially rough-graded for development. Thus, additional or precise grading needed to complete build out on the southern portion of Lot 13 has already been planned for, and is analyzed in the El Corazon EIR. As shown in the attached plans, the site plan is in conformance with required setbacks from adjacent roads. For these reasons, Lot 13 would not be considered a topographic resource or undevelopable land, as discussed in Sections 1.24 and 1.25 of the General Plan; nor would the proposed project violate any of the Hillside Development Provisions contained in Section 3039 of the Zoning Ordinance. Landscape in the proposed parking area and on finished slopes would be included to soften the appearance after construction is completed.

PARK VILLAS AT EL CORAZON

JZMK JOB 13038
13 MAY 2014



LOCATION:
OCEANSIDE, CA

SIZE:
4.68 ACRES

OWNER:

IVEY RANCH, INC.
DOUGALL AGAN
27422 PORTOLA PARKWAY, SUITE 300
FOOTHILL RANCH, CA 92610

APPLICANT:

SHOPOFF LAND FUND I, L.P.
BRIAN RUPP
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614

PREPARED BY:

JZMK PARTNERS
BRYAN STADLER, LEED AP
3080 BRISTOL STREET, SUITE 650
COSTA MESA, CA 92626
T: 714.426.6900

J Z M K
P A R T N E R S

SHEET INDEX

A00	COVER SHEET
A01	ARCHITECTURAL SITE PLAN
A02	EMERGENCY ACCESS PLAN
A03	BUILDING PERSPECTIVES
A04	ENLARGED PERSPECTIVE
A05	ENLARGED PERSPECTIVE
A06	ARCHITECTURAL DETAILS
A07	RESIDENCE 1 & 2 PLANS
A08	RESIDENCE 3 PLAN
A09	RESIDENCE 4 PLAN
A10	RESIDENCE 5 PLAN
A11	BUILDING 100 PLANS
A12	BUILDING 100 ELEVATIONS
A13	BUILDING 200 PLANS
A14	BUILDING 200 ELEVATIONS
A15	BUILDING 300 PLANS
A16	BUILDING 300 ELEVATIONS
A17	BUILDING 400 PLANS
A18	BUILDING 400 ELEVATIONS
A19	BUILDING 500 PLANS
A20	BUILDING 500 ELEVATIONS
A21	RECREATION BUILDING PLANS
A22	RECREATION BUILDING ELEVATIONS

A00

SITE SUMMARY

SITE AREA: 4.68 AC
 TOTAL UNITS: 80 UNITS
 DENSITY: 17.1 DU/AC
 PAR: 0.80, 1.0 MAX

PROJECT SUMMARY

BUILDING HEIGHT: 38' 50" MAX ALLOWABLE
 DIST. BETWEEN BUILDINGS: MIN. 10'
 DIST. BETWEEN GARAGES: MIN. 30'
 NUMBER OF BUILDINGS: 17 BUILDINGS
 RANGE OF BUILDING SIZES: 3, 4, 5, 6 UNIT BLDGS.
 ADA ACCESSIBLE UNITS: 8 UNITS

SETBACKS

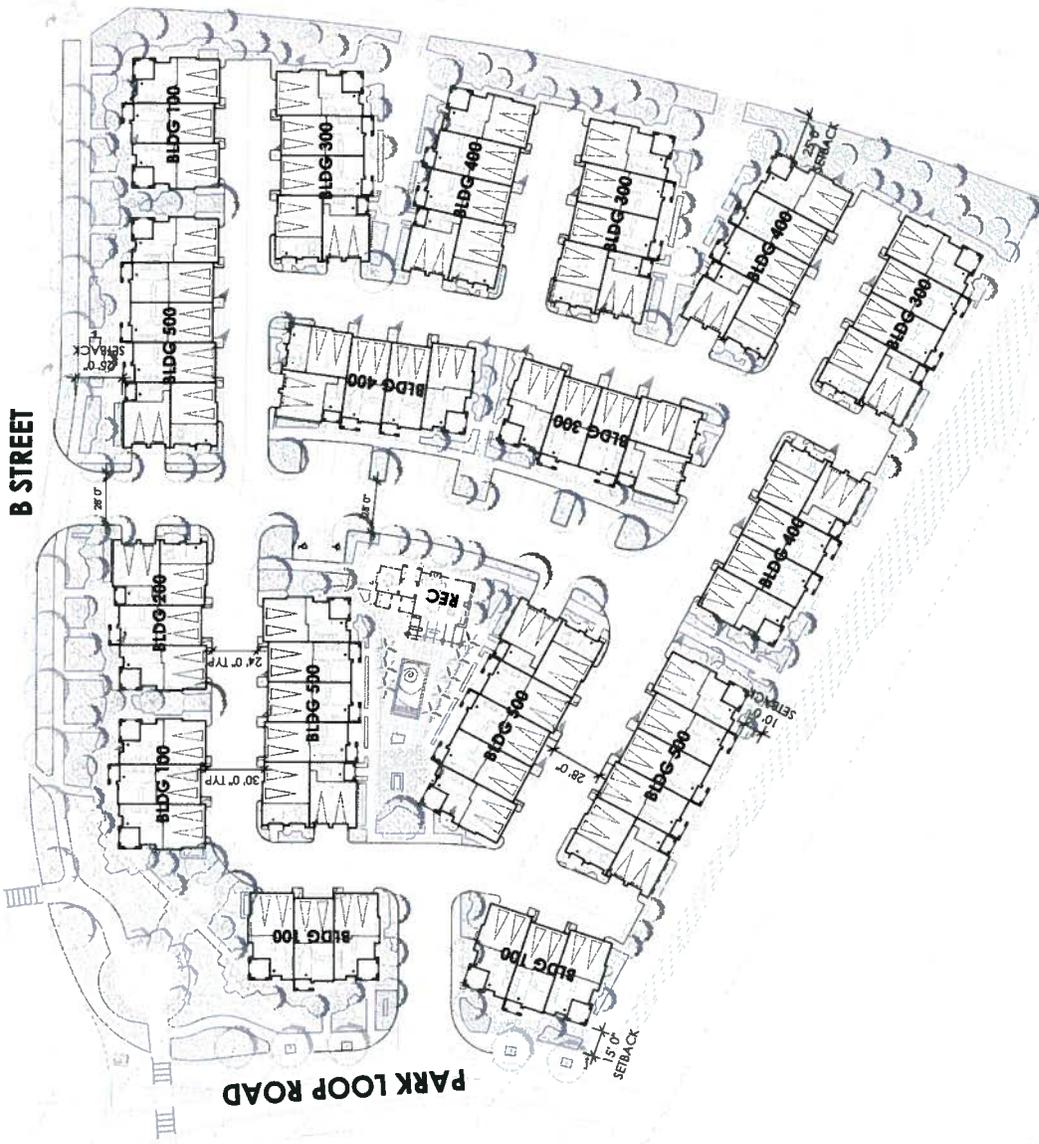
PARK LOOP ROAD: 15'
 B STREET: 25'
 RANCHO DEL ORO DRIVE: 25'
 SOUTH: 10'

PLAN SUMMARY

UNIT	NET UNIT GROSS UNIT	NET AREA	NET FLOOR
NO.	NO.	(SQ. FT.)	AREA (SQ. FT.)
UNIT 1	1,472	1,459	19,136
UNIT 2	1,554	1,679	20,202
UNIT 3	1,960	2,109	25,480
UNIT 4	2,056	2,252	43,176
UNIT 5	2,065	2,211	41,300

PARKING SUMMARY

GARAGE: 80 PROVIDED, 80 REQ'D
 GUEST: 17 PROVIDED, 17 REQ'D
 TOTAL: 97 SPACES



PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

ARCHITECTURAL SITE PLAN



A01

J Z M K
 PARTNERS

13100 001 4/2008



LEGEND

-  FIRE LANES, MINIMUM 28' WIDE, VERTICAL CLEARANCE 14'
-  FIRE TRUCK
-  FIRE HOSE PULL (MAXIMUM 150')



PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

EMERGENCY ACCESS PLAN



A02

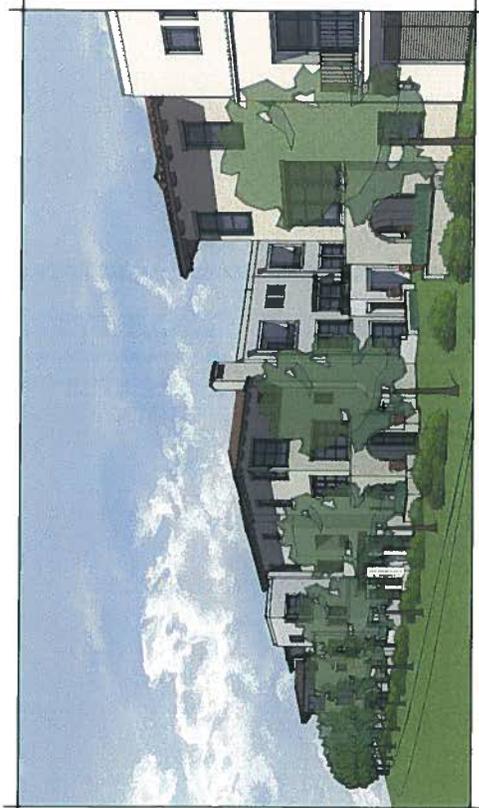


J Z M K
PARTNERS

13 MAY 2014



VIEW AT CORNER OF LOOP ROAD AND B STREET



VIEW AT RANCHO DEL ORO ROAD



VIEW AT B STREET



DETAIL OF BUILDING FACADE



PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

A03

J Z M K
P A R T N E R S

12.2018



PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

ENLARGED PERSPECTIVE

A04

J Z M K
P A R T N E R S
EST. 1988

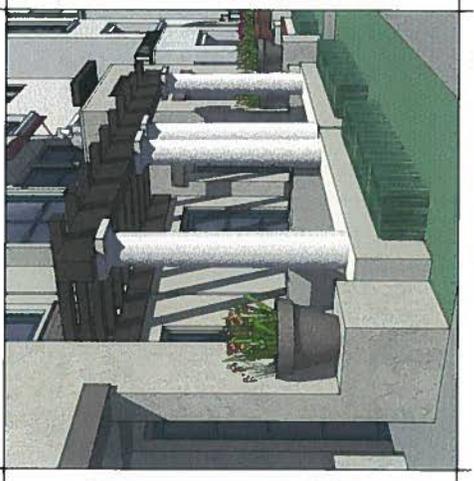


A05
J Z M K
P A R T N E R S
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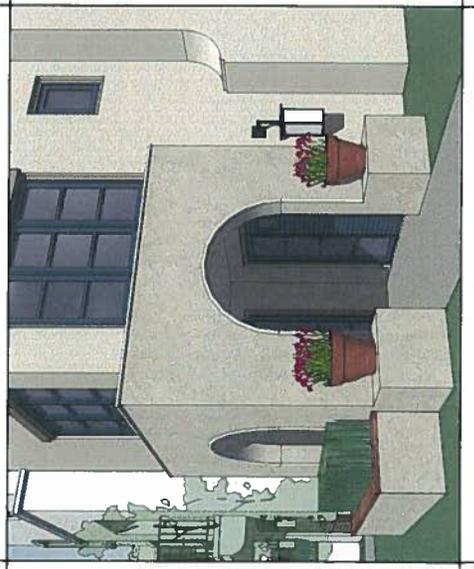
ENLARGED PERSPECTIVE

PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

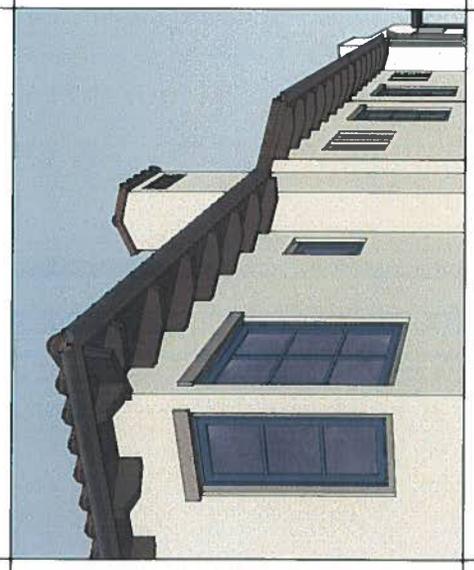




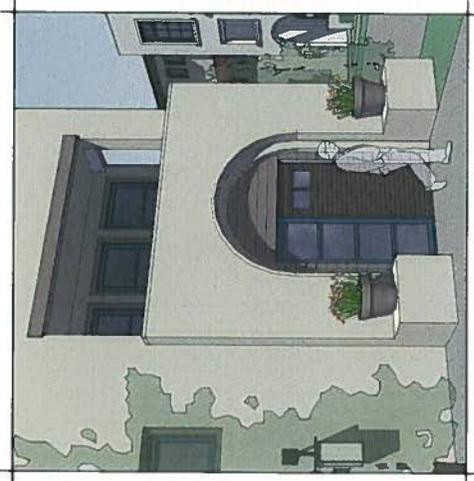
WOOD TRELLIS AND COLUMNS



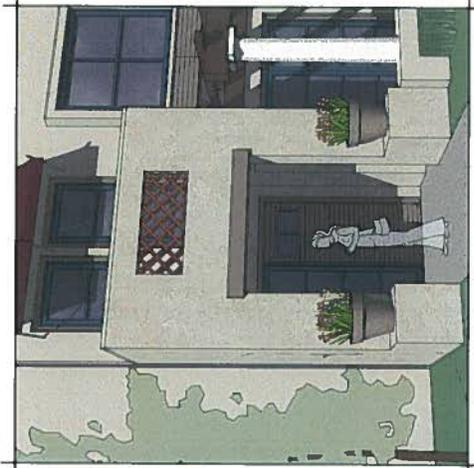
CORNER ENTRY



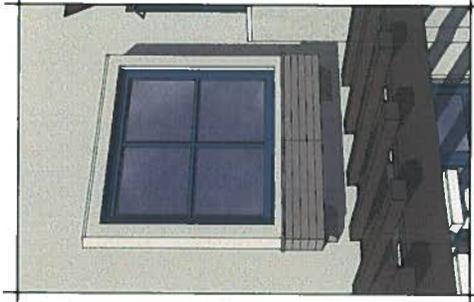
EAVE DETAIL



ENTRY AND BALCONY



ENTRY AND BALCONY



BAY WINDOW



CANTILEVERED BALCONY



PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

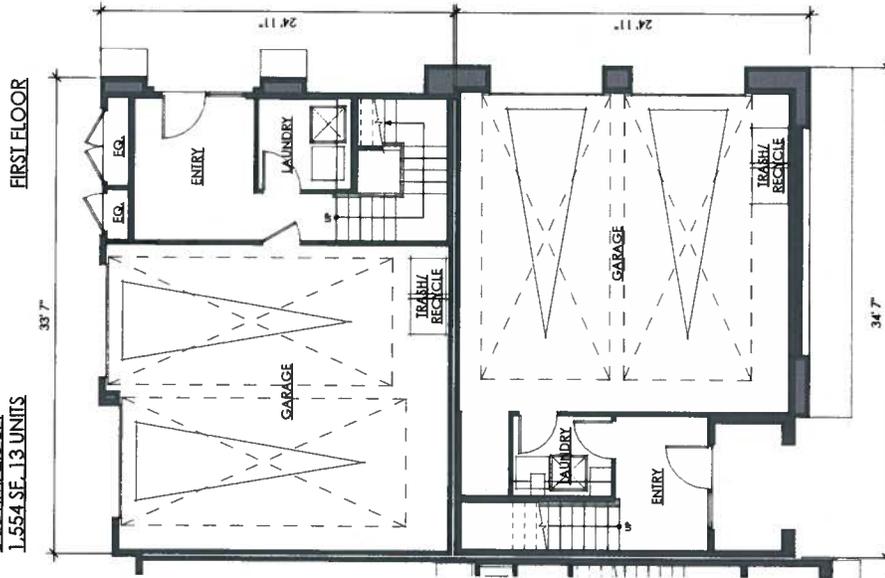
ARCHITECTURAL DETAILS

A06

J Z M K
P A R T N E R S

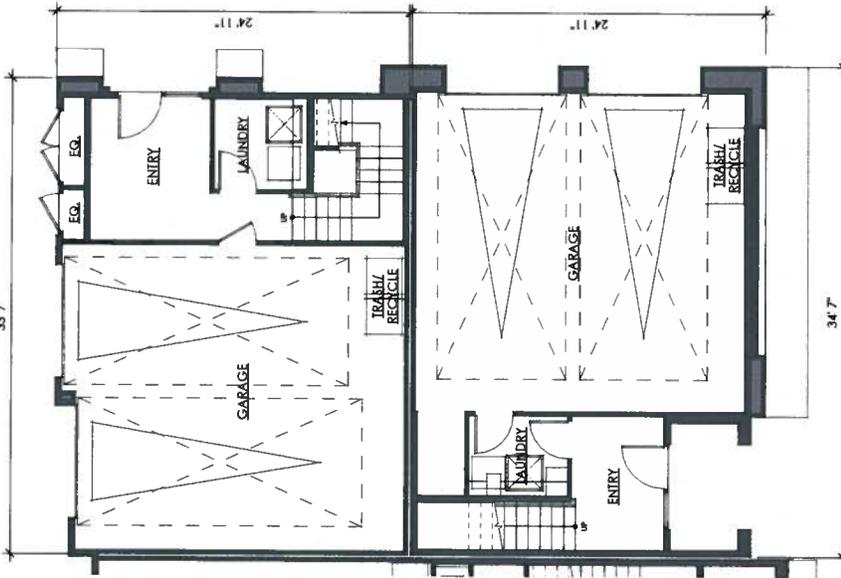
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PLAN 2
 3 BDRM. 2.5 BA
 1,554 SF. 13 UNITS



FIRST FLOOR

PLAN 1
 3 BDRM. 2.5 BA
 1,472 SF. 13 UNITS



FIRST FLOOR

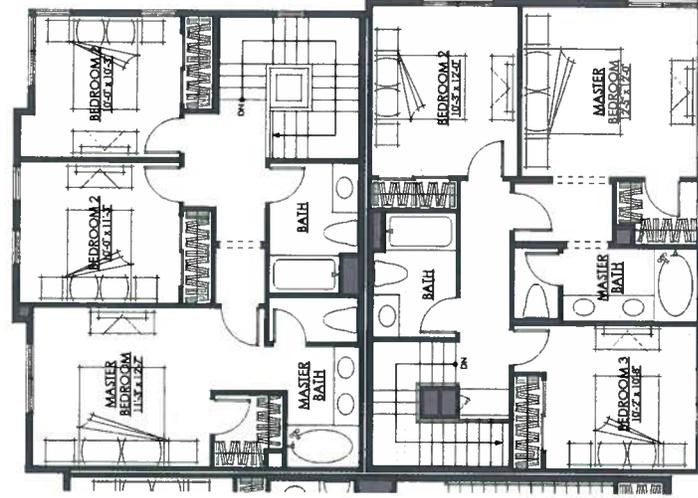
PLAN 2
 3 BDRM. 2.5 BA
 1,554 SF. 13 UNITS

SECOND FLOOR

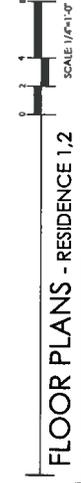


SECOND FLOOR

THIRD FLOOR



THIRD FLOOR



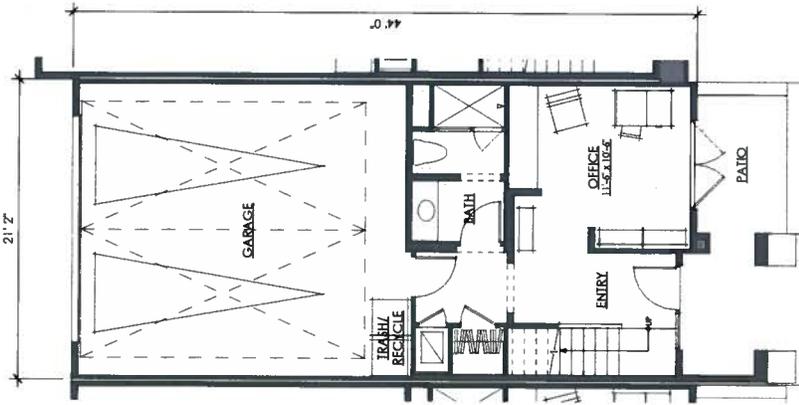
A07

FLOOR PLANS - RESIDENCE 1,2

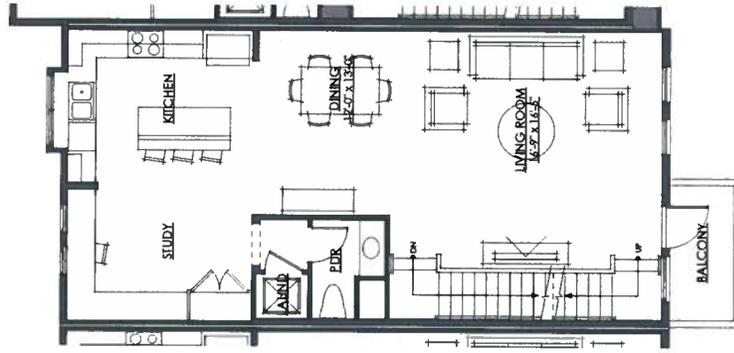
J Z M K
 PARTNERS

OCEANSIDE, CA

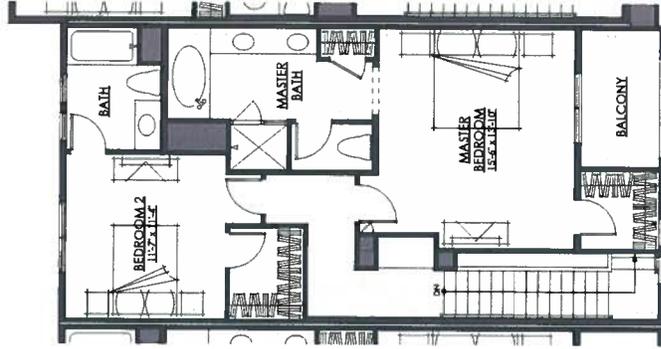
DATE: 08/11/11



PLAN 3 FIRST FLOOR
 2 BDRM + OFFICE, 3.5 BA
 1,960 SF, 13 UNITS



SECOND FLOOR



THIRD FLOOR



PARK VILLAS AT EL CORAZON
 OCEANSIDE, CA

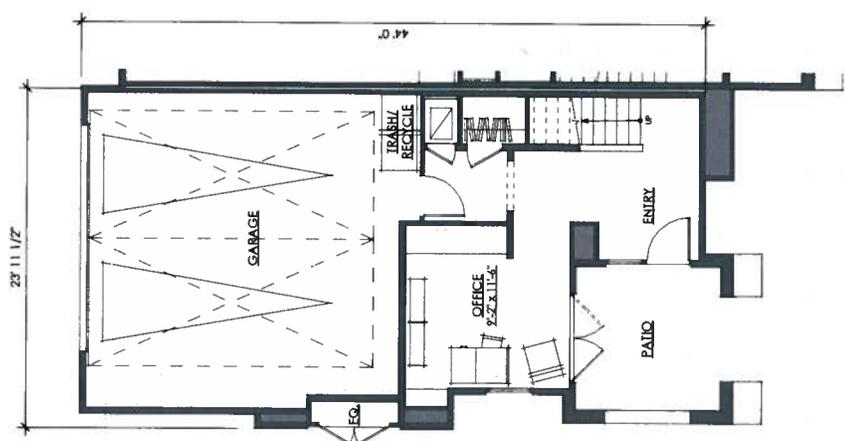
FLOOR PLANS - RESIDENCE 3



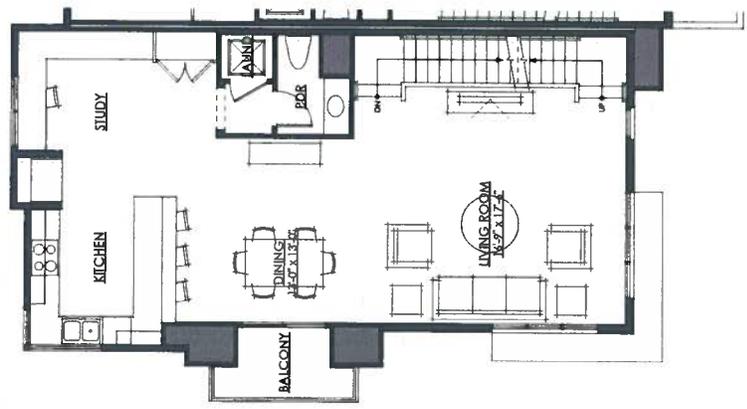
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J Z M K
 PARTNERS

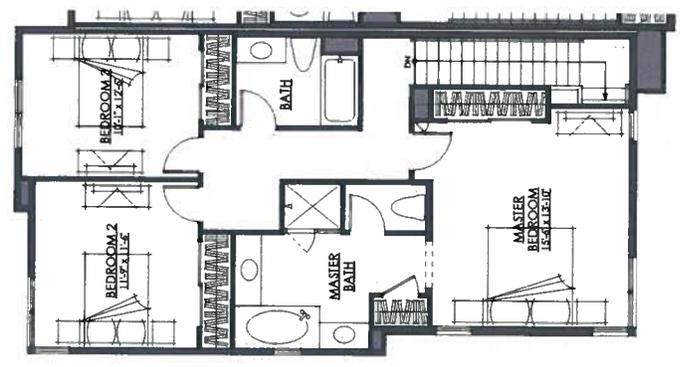
STAMP THIS



PLAN 4 **FIRST FLOOR**
 3 BDRM + OFFICE, 2.5 BA
 2,056 SF, 21 UNITS



SECOND FLOOR



THIRD FLOOR



PARK VILLAS AT EL CORAZON
 OCEANSIDE, CA

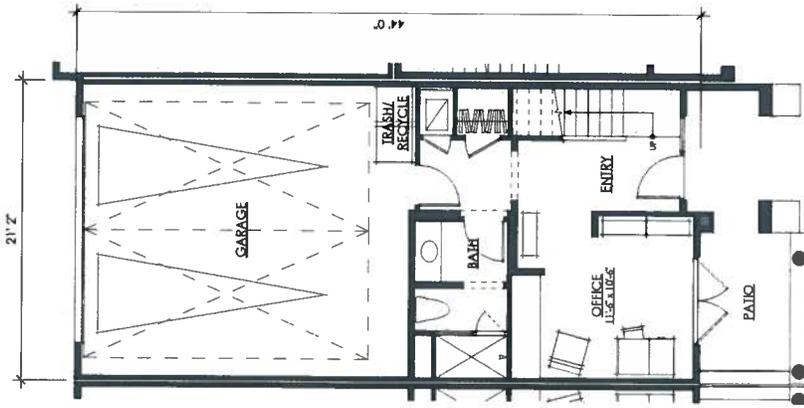
FLOOR PLANS - RESIDENCE 4



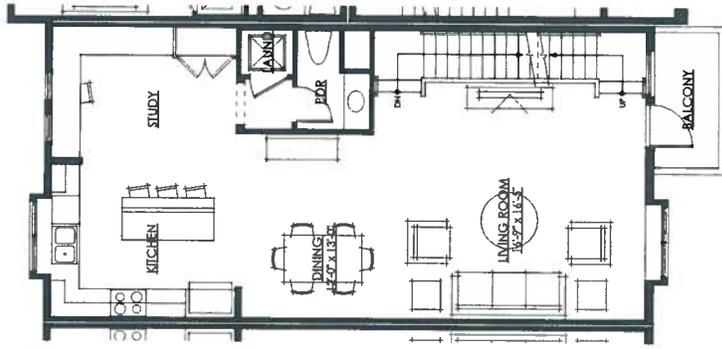
A02

J Z M K
 PARTNERS
 ARCHITECTS

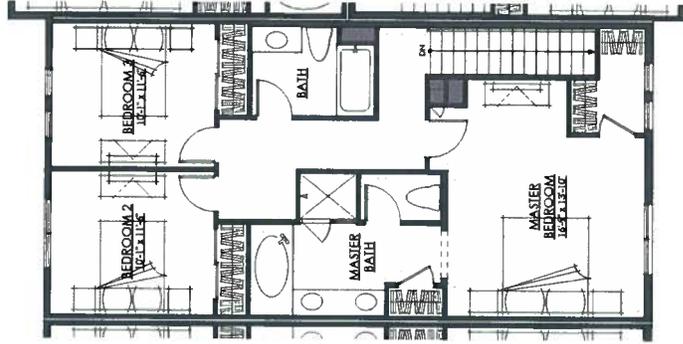
12/2008



PLAN 5 **FIRST FLOOR**
 3 BDRM + OFFICE, 3.5 BA
 2,065 SF, 20 UNITS



SECOND FLOOR



THIRD FLOOR



PARK VILLAS AT EL CORAZON
 OCEANSIDE, CA

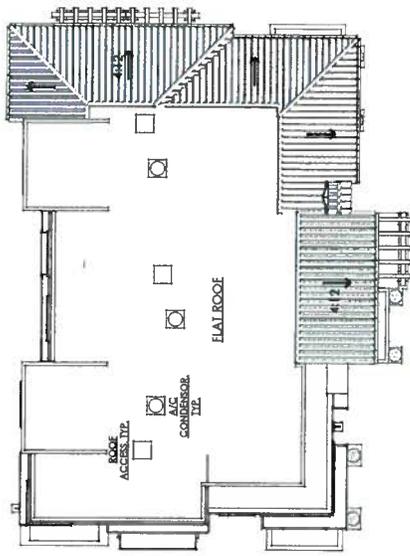
FLOOR PLANS - RESIDENCE 5



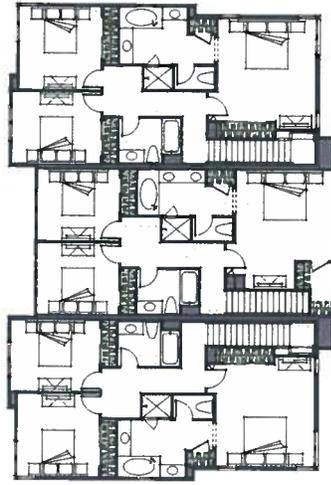
A10

J Z M K
 PARTNERS

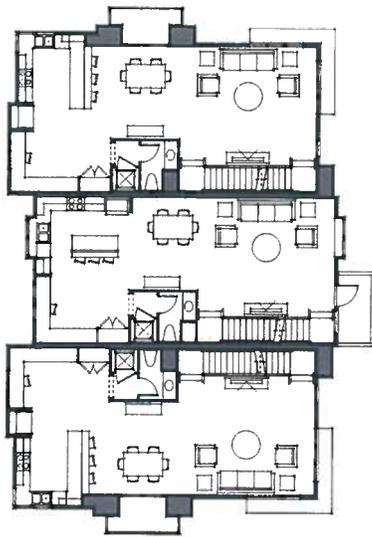
12/10/2018



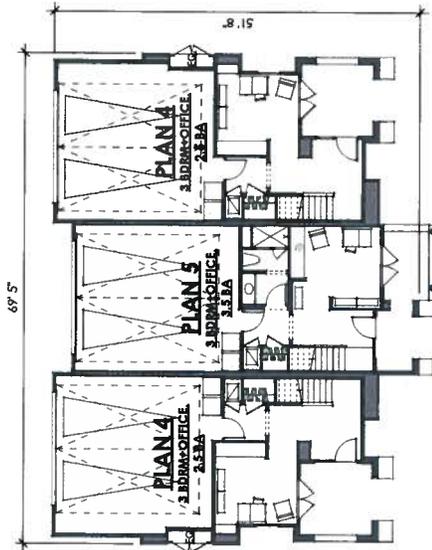
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

BUILDING A
3 RESIDENCES
4 BUILDINGS



SCALE: 1/8"=1'-0"

ALL

J Z M K
P A R T N E R S

12/10/04

BUILDING PLAN - BLDG 100

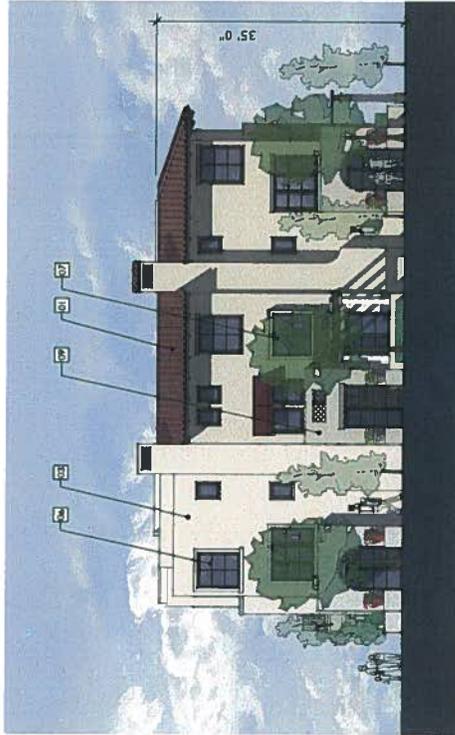
PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

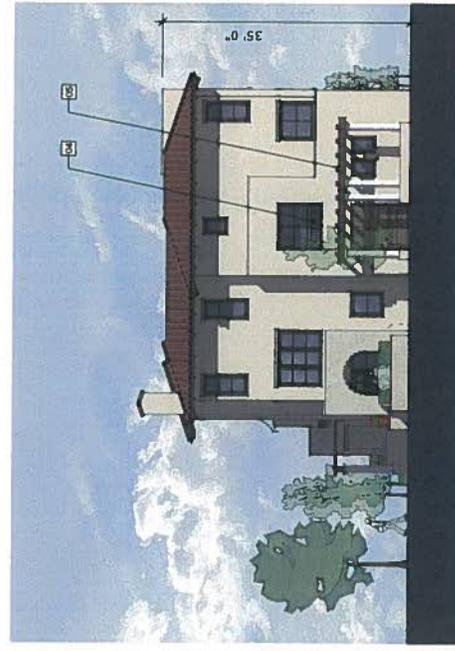


BUILDING LOG
 SHOWN IN COLOR SCHEME 3

- 01 CONCRETE TILE ROOF
- 02 FLAT ROOF WITH PARAPET
- 03 STUCCO, 20/20 SAND FINISH
- 04 METAL RAILING PAINTED
- 05 WOOD TRELLIS WITH ROUND COLUMNS
- 06 RECESSED WINDOWS FACTORY PAINTED FINISH
- 07 BAY WINDOW
- 08 FIBER CEMENT PANEL PAINTED
- 09 LIMESTONE PLASTER AT ENTRY
- 10 METAL AWNING PAINTED



FRONT ELEVATION



RIGHT ELEVATION



ALLEY ELEVATION



LEFT ELEVATION



A12

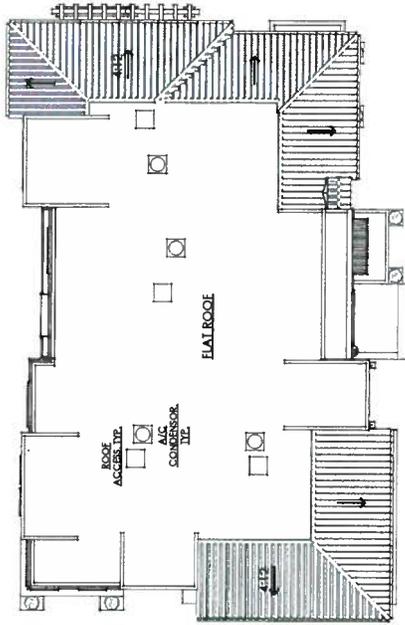
ELEVATIONS - BUILDING 100

PARK VILLAS AT EL CORAZON

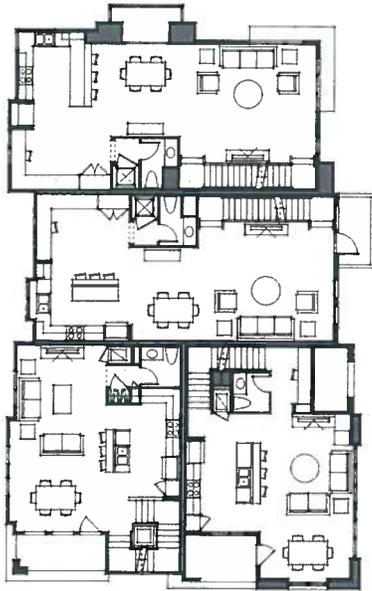
OCEANSIDE, CA

J Z M K
 PARTNERS

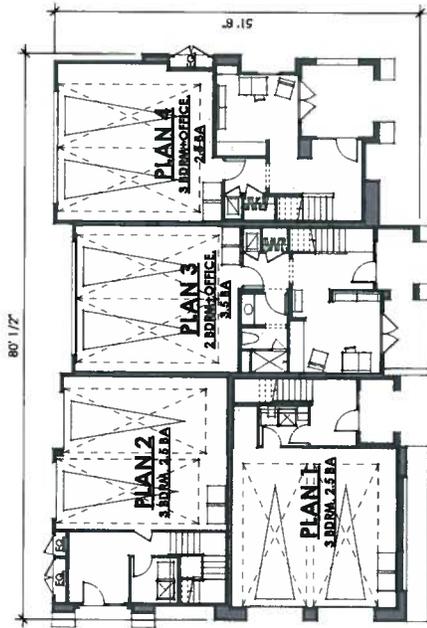
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ROOF

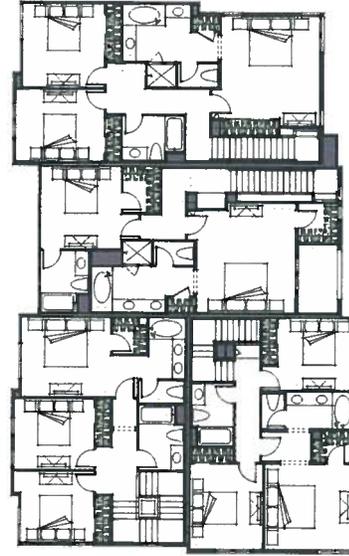


SECOND FLOOR



FIRST FLOOR

BUILDING B
4 RESIDENCES
1 BUILDING



THIRD FLOOR



PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

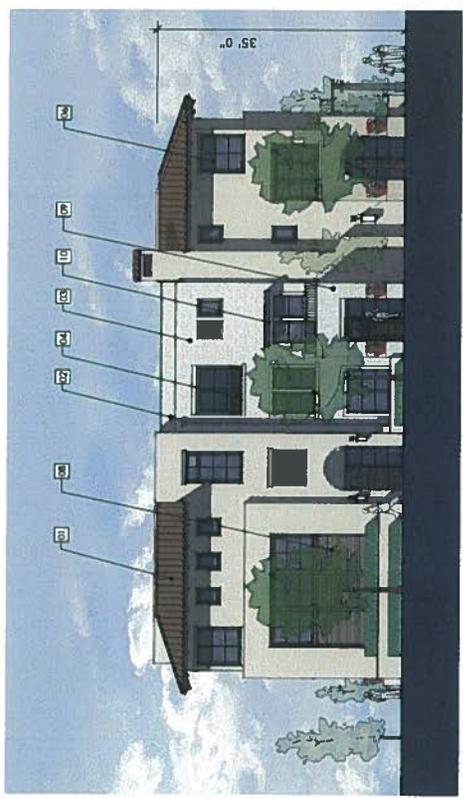
BUILDING PLAN - BLDG 200



A13

J Z M K
PARTNERS
LIVING 204

- BUILDING 200
REVISIONS**
- 11 CONCRETE TILE ROOF
 - 12 FLAT ROOF WITH PALAPET
 - 13 STUCCO, 2020 SAND FINISH
 - 14 METAL RAILING, PAINTED
 - 15 WOOD TRELLIS WITH ROUND COLUMNS
 - 16 RECESSED WINDOWS, FACTORY PAINTED FINISH
 - 17 BAY WINDOW
 - 18 FIBER CEMENT PANEL, PAINTED
 - 19 LIMESTONE PLASTER AT ENTRY
 - 20 METAL AWNING, PAINTED



FRONT ELEVATION



RIGHT ELEVATION



ALLEY ELEVATION



LEFT ELEVATION



ELEVATIONS - BUILDING 200



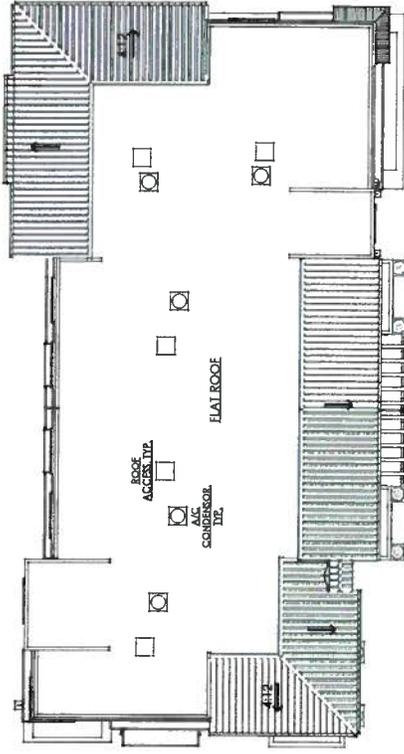
A14

J Z M K
PARTNERS

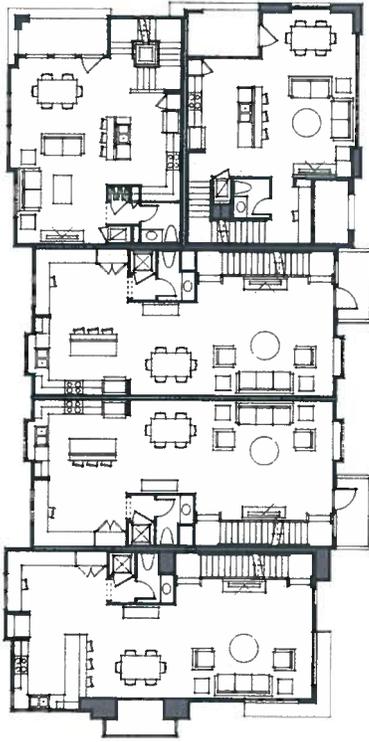
PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

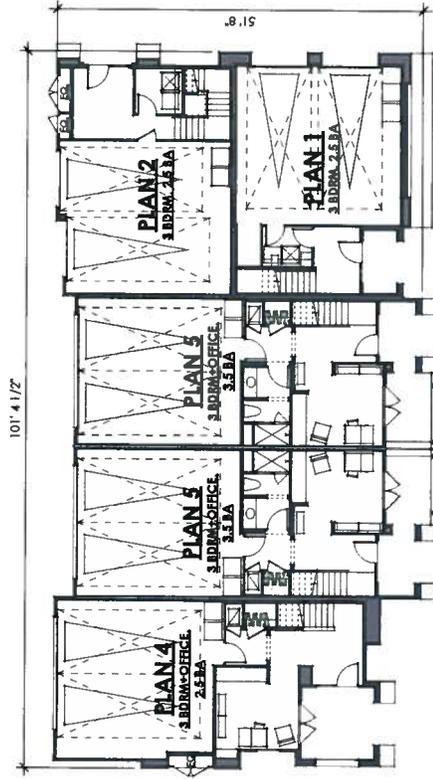
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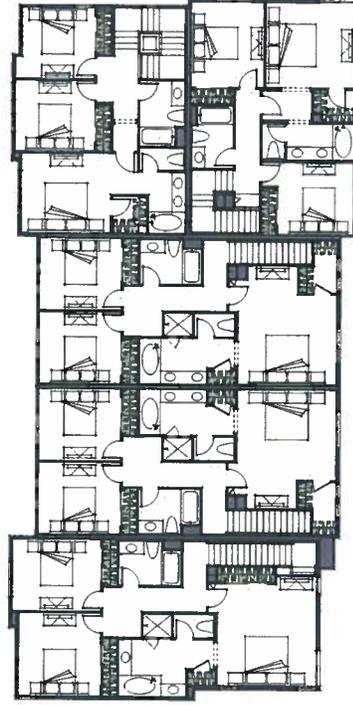
ROOF



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

BUILDING C
5 RESIDENCES
4 BUILDINGS



A15

BUILDING PLAN - BLDG 300

PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

J Z M K
PARTNERS

DATE: 08/14/11

**BUILDING 300
EXTERIOR**

- SHOWN IN COLOR SCHEME 1
- 01 CONCRETE TILE ROOF
 - 02 FLAT ROOF WITH PARAPET
 - 03 STUCCO, 20/20 SAND FINISH
 - 04 METAL RAILING, PAINTED
 - 05 WOOD TRELLIS WITH ROUND COLUMNS
 - 06 RECESSED WINDOWS, FACTORY PAINTED FINISH
 - 07 BAY WINDOW
 - 08 FIBER CEMENT PANEL, PAINTED
 - 09 LIMESTONE PLASTER AT ENTRY
 - 10 METAL AWNING, PAINTED



FRONT ELEVATION



RIGHT ELEVATION



ALLEY ELEVATION



LEFT ELEVATION



PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

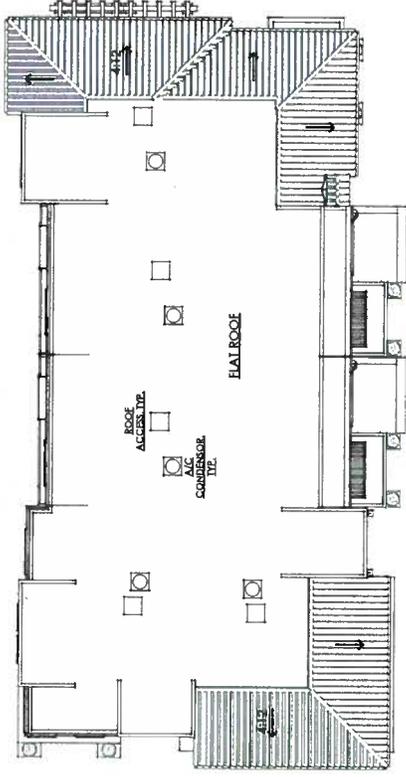


ELEVATIONS - BUILDING 300

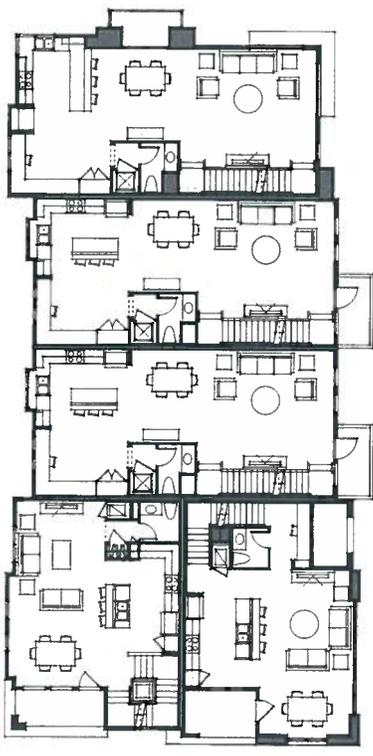
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J Z M K
PARTNERS

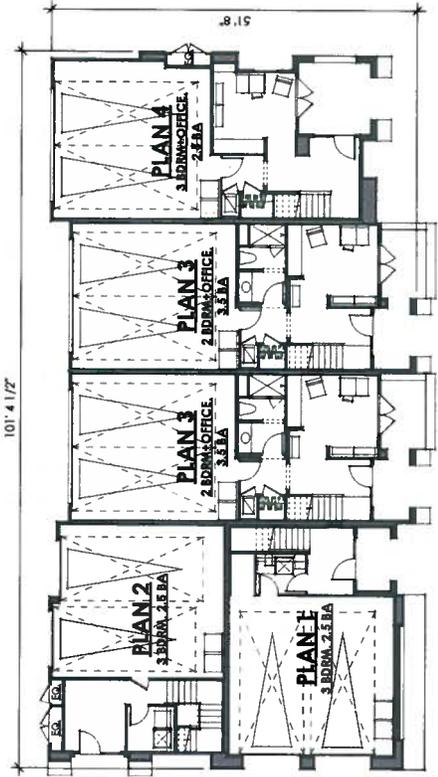
STAMP 2014 12/20/14



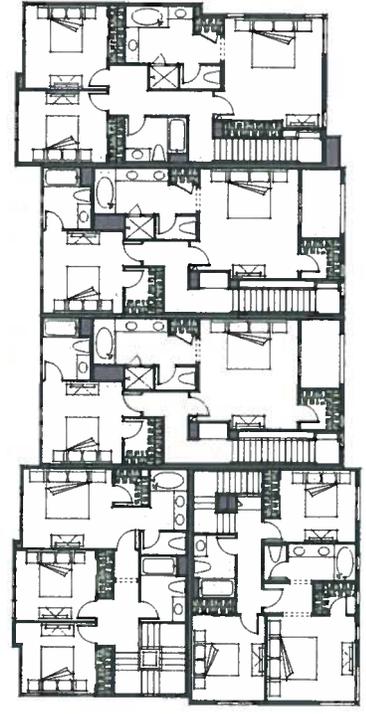
ROOF



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

BUILDING D
5 RESIDENCES
4 BUILDINGS



BUILDING PLAN - BLDG 400

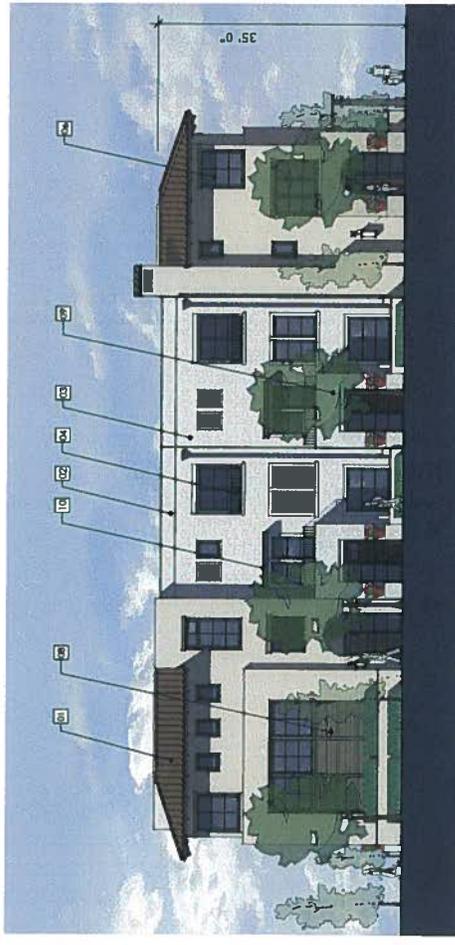
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J Z M K
PARTNERS
DRAFTING

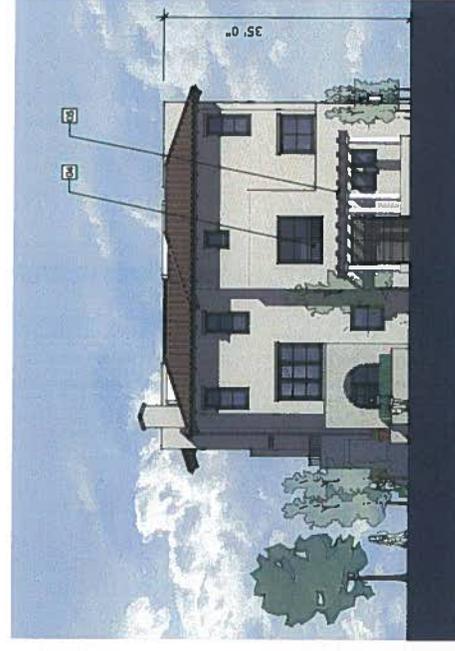
PARK VILLAS AT EL CORAZON
OCEANSIDE, CA



- BUILDING 400**
REVISIONS
- 01 CONCRETE TILE ROOF
 - 02 FLAT ROOF WITH PARAPET
 - 03 STUCCO, 20/20 SAND FINISH
 - 04 METAL RAILING, PAINTED
 - 05 WOOD TRELLIS WITH ROUND COLUMNS
 - 06 RECESSED WINDOWS, FACTORY PAINTED FINISH
 - 07 BAY WINDOW
 - 08 FIBER CEMENT PANEL, PAINTED
 - 09 LIMESTONE PLASTER AT ENTRY
 - 10 METAL AWNING, PAINTED



FRONT ELEVATION



RIGHT ELEVATION



ALLEY ELEVATION



LEFT ELEVATION



ELEVATIONS - BUILDING 400
 SCALE: 1/8"=1'-0"

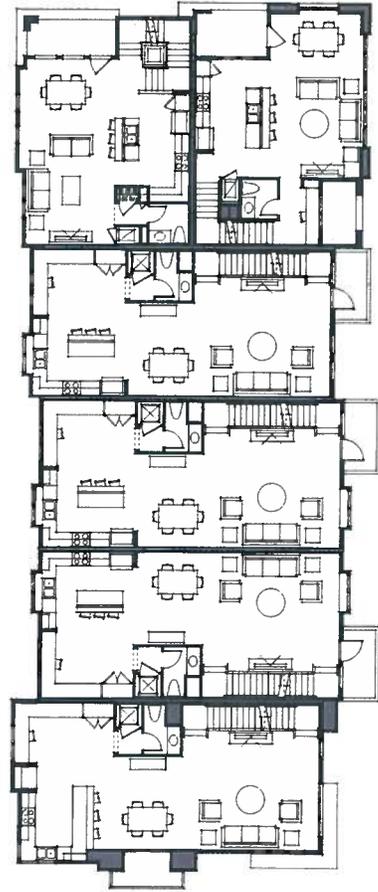
A18

J Z M K
 PARTNERS

PARK VILLAS AT EL CORAZON

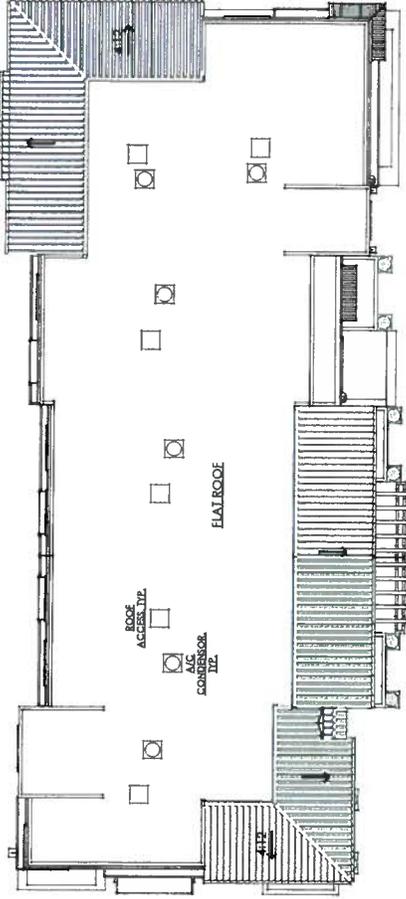
OCEANSIDE, CA

DATE: 06/15/2019

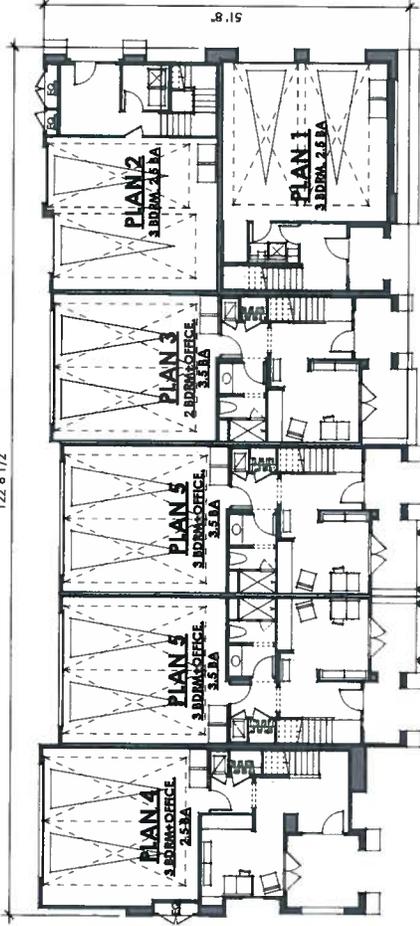


SECOND FLOOR

122' 8 1/2"

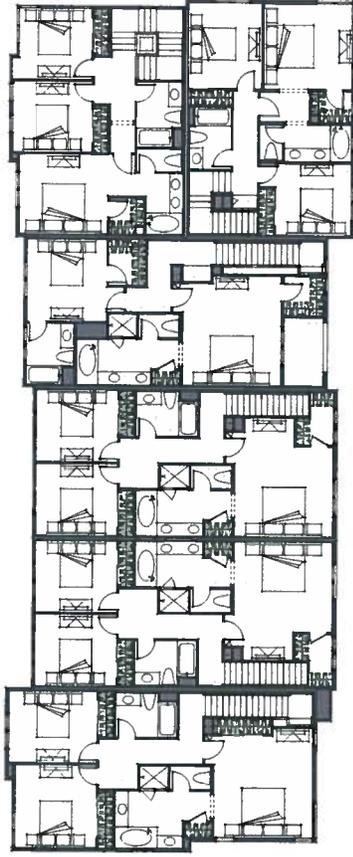


ROOF



FIRST FLOOR

BUILDING E
6 RESIDENCES
4 BUILDINGS



THIRD FLOOR



A12

BUILDING PLAN - BLDG 500

J Z M K
PARTNERS

11/10/2010

PARK VILLAS AT EL CORAZON

OCEANSIDE, CA



- BUILDING 500
SCHEDULE**
- 01 CONCRETE TILE ROOF
 - 02 FLAT ROOF WITH PALMNET
 - 03 STUCCO, 2003 SAND FINISH
 - 04 METAL RAILING, PAINTED
 - 05 WOOD TRELLIS WITH ROUND COLUMNS
 - 06 RECESSED WINDOWS, FACTORY PAINTED FINISH
 - 07 BAY WINDOW
 - 08 FIBER CEMENT PANEL, PAINTED
 - 09 LIMESTONE PLASTER AT ENTRY
 - 10 METAL AWNING, PAINTED



FRONT ELEVATION



RIGHT ELEVATION



ALLEY ELEVATION



LEFT ELEVATION



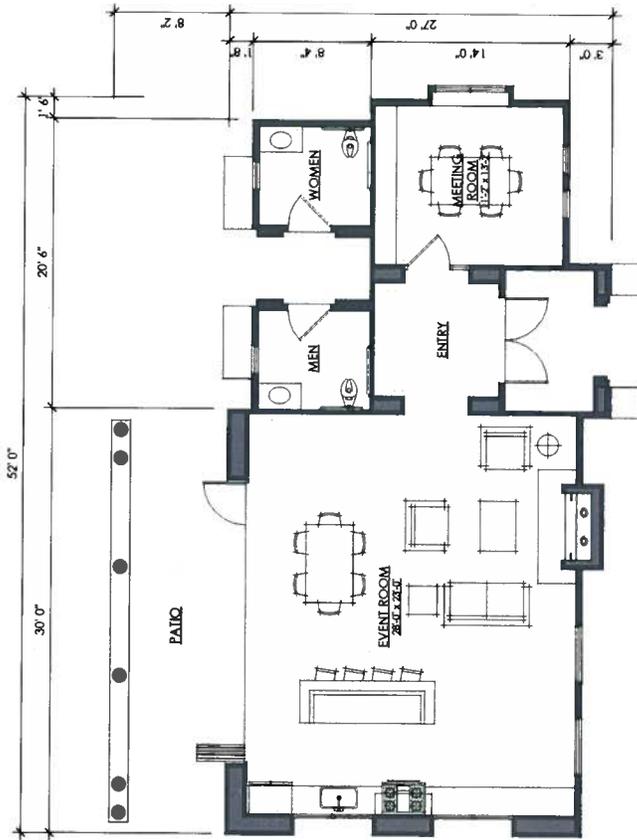
A20

ELEVATIONS - BUILDING 500

PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

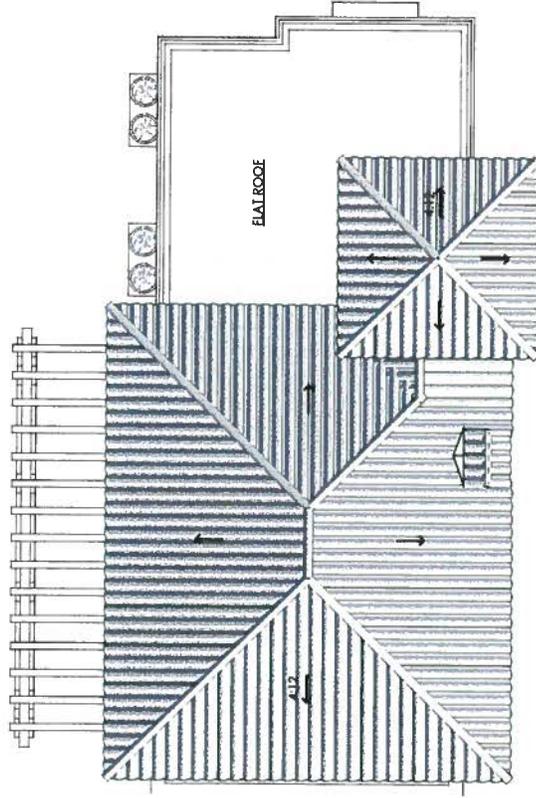
J Z M K
P A R T N E R S

12/17/2016



REC BUILDING
990 SE

FIRST FLOOR



ROOF



PARK VILLAS AT EL CORAZON
OCEANSIDE, CA

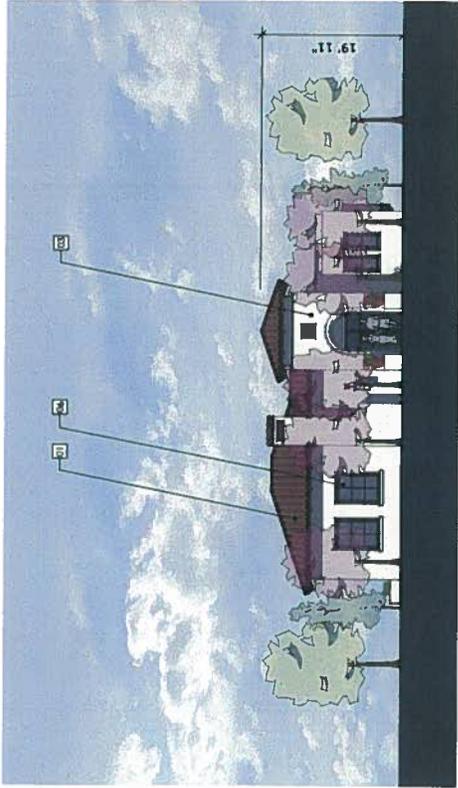
FLOOR PLANS - REC BUILDING
SCALE 1/4"=1'-0"

A21

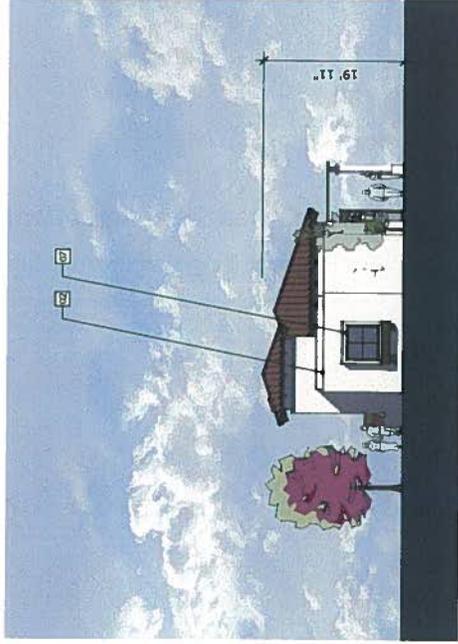
J Z M K
PARTNERS
PLANNERS

RECREATION BUILDING
REVISIONS

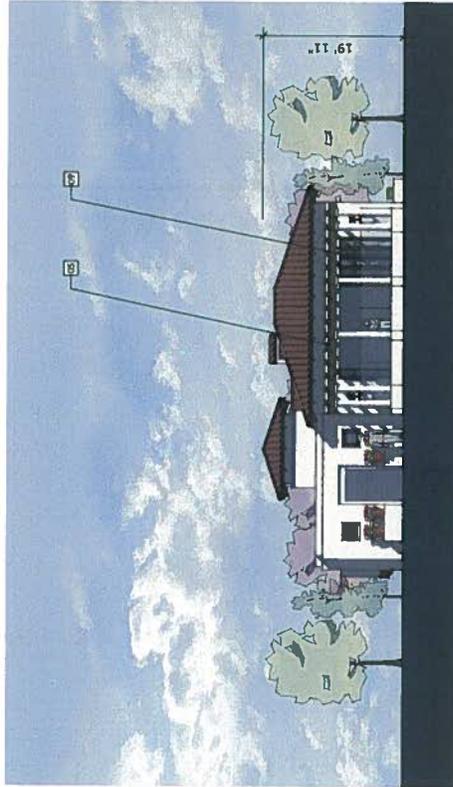
- 01 CONCRETE TILE ROOF
- 02 FLAT ROOF WITH PARAPET
- 03 STUCCO, 20/30 SAND FINISH
- 04 METAL RAILING, PAINTED
- 05 WOOD TRELLIS WITH ROUND COLUMNS
- 06 RECESSED WINDOWS, FACTORY PAINTED FINISH
- 07 BAY WINDOW
- 08 FIBER CEMENT PANEL, PAINTED
- 09 FOLDING PANEL DOORS



FRONT ELEVATION



RIGHT ELEVATION



POOL COURT ELEVATION



LEFT ELEVATION



A22

ELEVATIONS - REC BUILDING

J Z M K
PARTNERS

12 MAR 2014 12:00 PM

PARK VILLAS AT EL CORAZON

OCEANSIDE, CA

THE EL CORAZON SPECIFIC PLAN

Specific Plan Amendment Text Amendment

Description and Justification October 2014

This application presents a text amendment to the El Corazon Specific Plan. The proposed amendment is applicable only to the Village Commercial (VC) and Oceanside Boulevard Commercial (OBC) districts and would allow for residential uses to be developed as part of vertical or horizontal mixed-use configurations. This request would only amend the Specific Plan document text - no other development applications are proposed at this time.

The El Corazon Specific Plan area encompasses 465 acres centrally located within the City of Oceanside, bounded by Mesa Drive on the north, Rancho del Oro Drive on the east, Oceanside Boulevard on the south, and El Camino Real on the west. The Specific Plan allows for a variety of park, habitat and open space, hotel, commercial, and residential uses within prescribed planning areas. The VC and OBC districts represent approximately 44 acres of the overall Specific Plan area.

The Specific Plan was originally approved and adopted in 2009 allowing up to 300 residential units within the VC and OBC districts in conjunction with planned retail, office, and other commercial development. Design guidelines and development standards are presented in the Specific Plan which support the envisioned development.

Specific Plan Design Principles

A primary objective of the Specific Plan is to promote the implementation of successful neighborhood design concepts which encourage development in compact mixed use patterns where residential is supported by commercial, recreational, civic, and other appropriate uses. In order to achieve this vision, the Specific Plan incorporates several principles of the following urban design concepts:

- Smart Growth
- Mixed-Use
- Transit Oriented Development (TOD)
- Sustainable Design

Development within the Village Commercial and Oceanside Boulevard Commercial districts is envisioned to implement these neighborhood design principles through a proposed mix of uses and design standards intended to create a vibrant pedestrian friendly community. The current text amendment request allows for compatible development options in support of these principles.

Specific Plan Amendment

The proposed amendment revises sections of the El Corazon Specific Plan text to allow for residential uses to be located on the ground floor within the Village Commercial and Oceanside Boulevard Commercial districts. The proposed amendment only revises the existing restrictions on ground floor residential uses and does not alter the remaining development standards or design guidelines. No grading, mapping, or site development is proposed in conjunction with this text amendment. Site development would be associated with future tentative maps and development plans, which will be subject to separate development review.

The current Amendment represents approximately 39 total acres. Within the 19-acre VC district this amendment is applicable to only the southernmost +/-14 acres. A 4.68-acre parcel (Parcel 2 of PLA-10-00002) located in the northeast corner of the VC district is under private ownership and included as part of a separate specific plan amendment currently under review by the City.

The Specific Plan currently allows for the development of up to 300 residential units within the VC and OBC districts as part of vertical mixed use developments where residential uses are generally allowed only above the ground floor. The amendment encourages vertical mixed use with residential components where feasible, but also allows for residential uses to be permitted as part of a horizontal mixed use development. A horizontal mixed use development combines single- and/or multi-use buildings with a range of land uses in close proximity within a defined development area. Within the VC and OBC districts, this land use pattern will allow for development of a pedestrian friendly walkable neighborhood with community gathering places and pedestrian/visitor amenities, while facilitating development of the retail, office and other commercial space envisioned by the Specific Plan.

Justification

This amendment will allow for viable mixed use development options within the VC and OBC areas where both commercial and residential uses are designated, with flexibility in achieving the goal for a balanced neighborhood. A horizontal development configuration will uphold the mixed use and smart growth principles presented by the Specific Plan. The VC and OBC districts are defined areas that will provide for an efficient use of land and services while forming a complementary relationship with adjacent land uses identified in the Specific Plan.

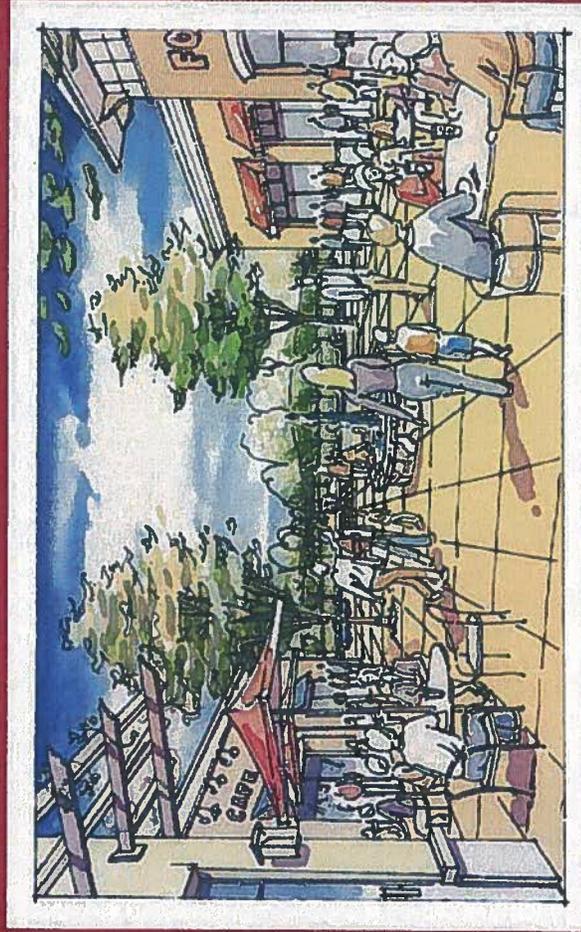
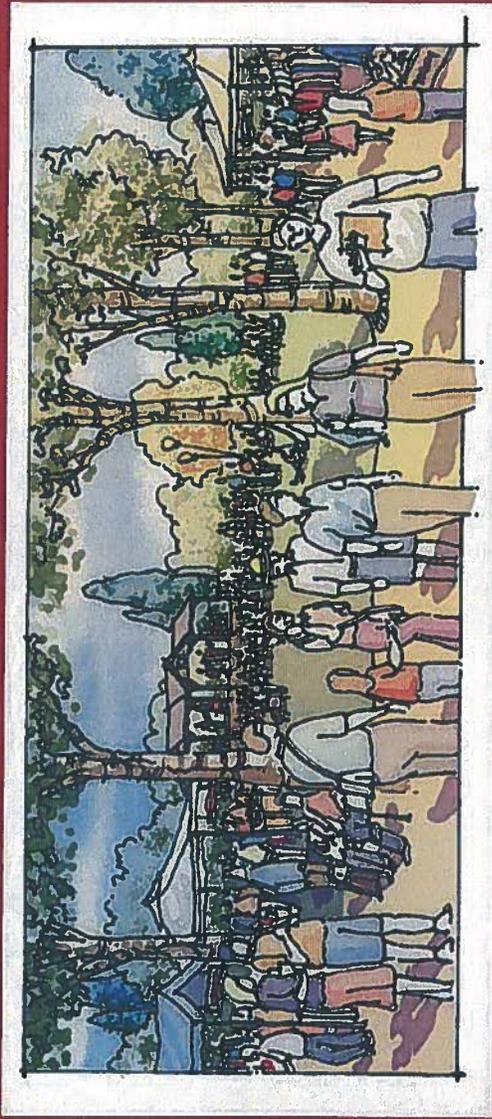
Summary:

- The proposal will allow for a concentrated mix of land uses which strengthens opportunities for economic vitality and supports diversity of housing opportunities.
- The proposal will provide for a use mix that implements the neighborhood development principles identified by the Specific Plan for the VC and OBC districts and complements existing development located nearby.
- The amendment does not alter the prescribed land use mix or square footage quantities identified in the Specific Plan.
- No other revisions to the development standards or design guidelines are proposed.

Specific Plan Text Amendment as proposed

- October 2014
- Applicant: Sudberry Development Inc.
- Copy of amended pages

El Corazon



Specific Plan

"A Retreat in the City"



Figure 2-1 District Map

Proposed Specific Plan Text Amendment Area
 Applicant: Sudberry Development Inc. October 2014

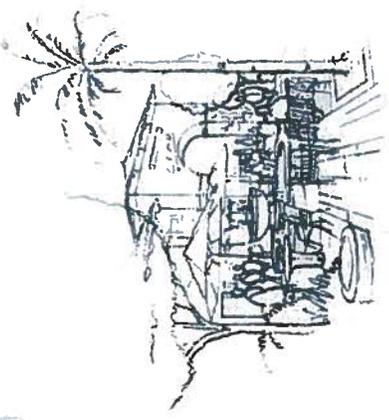
Allowable Uses	District						
	PR	HB	CS	H	VC	OBC	
Public and Semi-public							
Clubs and Lodges	-	-	P	U	U*	U	U
Cultural Institutions	-	-	P	U	U*	U	U
Day Care, General	-	-	U	U	U*	U	U
Government Offices	-	-	P	-	-	-	-
Habitat Trails	-	P	-	-	-	-	-
Parks and Recreation Facilities	P	-	P	P	P	P	P
Public Safety Facilities	-	-	P	-	U	U	U
Resource Centers	-	-	P	U	U	U	U
Utilities, Major	U	-	U	U	U	U	U
Utilities, Minor	P	U	P	P	P	P	P
Commercial Uses							
Animal Sales and Services:							
Animal Boarding	-	-	-	-	-	-	P
Animal Grooming	-	-	-	-	-	-	P
Animal Retail Sales	-	-	-	U	P	P	P
Artists' Studios	U	-	U	P	P	P	P
Banks and Savings & Loans	-	-	-	U	P	P	P
Self Service Facilities (ATMs)	P	-	P	P	P	P	P
Building Materials and Services	-	-	-	-	-	-	U
Catering Services	-	-	-	P	P*	P	P
Commercial Recreation and Entertainment	-	-	U	U	P	P	P
Communication Facilities	U	-	U	U	U	U	U
Eating and/or Drinking Establishments:	U	-	P	P	P	P	P
With Wine and Beer Service	U	-	U	P	P	P	P
With Full Alcoholic Beverage Service	U	-	U	P	P	P	P
With Live Entertainment	U	-	U	U	U	U	U
With Live Entertainment, Small-scale	U	-	P	P	P	P	P
With Take-out Service	U	-	P	P	P	P	P
Food and Beverage Sales	U	-	P	P	P	P	P
Green Waste Facility	-	-	-	-	-	-	-
Home Improvement	-	-	-	-	U	U	U
Laboratories	-	-	-	-	-	-	U
Maintenance and Repair Services	-	-	-	-	-	-	U
Native Plant Propagation Center	U	-	U	-	-	-	-
Nurseries	-	-	-	-	-	-	U
Offices, Business and Professional	-	-	U	U	P*	P	P
Personal Improvement Services	-	-	U	U	P*	P	P
Personal Services	-	-	U	P	P	P	P
Research and Development Services	-	-	-	U	U*	U	U
Retail Sales	U	-	U	P	P	P	P
Travel Services	-	-	U	U	P	P	P
Vehicle/Equipment Sales and Services:							
Automobile Washing	-	-	-	-	-	-	U
Service Stations	-	-	-	-	-	-	U
Visitor Accommodations	-	-	-	-	-	-	U
Bed and Breakfast Inns	-	-	-	P	U*	U	U
Hotels, Motels and Time Shares	-	-	-	P	U*	U	U
Industrial							
Industry, Custom	-	-	-	-	-	-	U
Industry, Limited	-	-	-	-	-	-	U
Residential							
Multi-Family Residential	-	-	-	-	-	-	P*

* Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor. For example, a building constructed on a slope may have entrances on more than one floor; each floor with an outside entrance level with the outside ground elevation would be considered a ground floor for the purposes of determining allowable uses.

Figure 2-2 Allowable Uses by District

F. Village Commercial

The Village Commercial area will compose 19 acres of the site. The Village area allows for retail shopping, restaurants and other appropriate uses in financial support of the El Corazon public land use areas and programs.



Outdoor dining is encouraged in the Village Commercial district

The site will contain approximately 168,000 square feet of commercial uses and approximately 80,000 square feet of second floor boutique office space. Approximately 66% of the total square footage will be devoted to commercial uses and approximately 33% of the total square footage will be in office use. Up to 300 total residential units above ground-floor retail are allowed within



The village will contain commercial and office uses

Village Commercial and Oceanside Blvd. Commercial Districts as a part of vertical or horizontal mixed use developments.

This mixed-use area is intended to contain specialty retail that is complementary and compatible with adjacent park, community, cultural, and surrounding land uses. Example uses desired in the Village Commercial area include cafes, coffee house, restaurants, sports shops, ATMs, kiosks, service and other lifestyle uses.

The vision for the commercial setting is to create a destination point that provides a variety of services to the community. Large open plazas with shops and restaurants, pedestrian promenades, paseos, fountains, and direct access to the park create a synergy of uses and activities for visitors. In addition to serving

recreation park visitors and shoppers, the village will serve the needs of future hotels as well as neighboring residential and industrial areas. The village will be designed to interact with the park, facing inward with open access to the park facilities, public centers, pedestrian trails, and the main loop road through El Corazon.



The village will provide a variety of services to the community

1. Development Standards

The following page presents the development standards for the Village Commercial District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.

Village Commercial - At-A-Glance Sheet



Primary Uses¹

Specialty Retail

Restaurants

Boutique Office (second floor only)²

Residential (second floor only)²



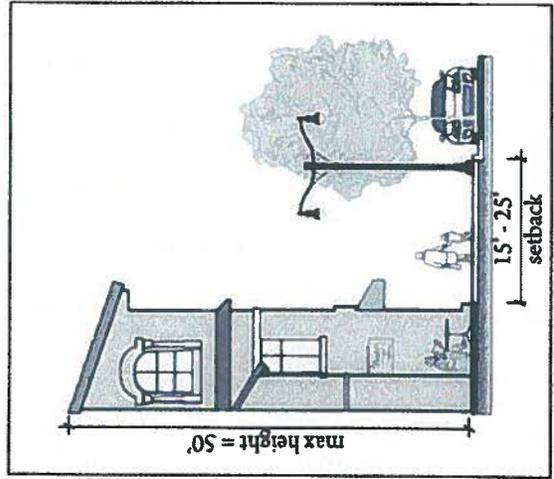
Development Standards³

<u>FEAR</u>	1.0 Max
<u>Setbacks</u>	
Park Loop Road	15 ft Min
A Street	25 ft Min
B Street	25 ft Min
Rancho del Oro Drive	25 ft Min
<u>Building Height</u>	50 ft Max
<u>Building Form</u>	Portions of upper stories shall be recessed A break in wall plane shall occur at a minimum of every 50 ft At a minimum, buildings located adjacent to Park Loop Road, B Street, and Roundabout
<u>Building Placement</u>	
<u>Signs</u>	Per City standards, except pole signs prohibited
<u>Landscaping</u>	15% Min
<u>Public Gathering Space</u>	A minimum of 3 separate outdoor spaces cumulatively totalling no less than 8% of the Village Commercial building footprint
<u>Parking Amount</u>	Per City standards, except 25% reduction for residential w/ CUP
<u>Handicap Parking</u>	Per City standards
<u>Parking Location</u>	Where building frontage is adjacent to a parking field, head-in parking and a 12-15 ft sidewalk shall be provided No parking is permitted between Park Loop Road and the building
<u>Parking Landscaping</u>	1 tree/4 contiguous parking stalls

Plan View



Section View



¹ Refer to page 2-77 for a complete list of allowable uses

² Refer to page 2-73 for mixed use development standards

³ Refer to the following development standards pages for additional information and detail

g. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking and loading areas can be used to create a pleasing and inviting site atmosphere rather than distancing visitors to the park from the public areas. In the Village Commercial area, buildings are encouraged to be located adjacent to the Park Loop Road, B Street, and the Roundabout, at a minimum. Providing a public frontage along these streets with internal parking will create a welcoming streetscape within the El Corazon site and encourage pedestrian activity throughout the Village. It is encouraged for buildings to have outdoor dining and other similar interactive environments facing the park area.

h. Mixed Use Development Standards

Mixed use projects combine commercial and/or office, with residential uses into one single building which can create unique design issues.

When designing mixed use developments, it is important that commercial and office uses are sensitive to the residential uses of the project. Buildings should be sited to reduce odor, noise, light and glare, visual and other conflicts between commercial and residential uses.

A horizontal mixed use development may be allowed where projects combine single and/or multi-use buildings with a range of land uses in close proximity within a defined development area.

1. All commercial portions of a mixed use project shall adhere to all standards pertaining to commercial uses within this Specific Plan.
2. Architectural style and use of quality materials shall be consistent throughout an entire mixed use project; however, variations in materials and details may be used to differentiate between residential and non-residential portions of the project.
3. Residential units ~~are encouraged shall~~ be provided above the ground floor except units provided for persons with disabilities which may be located on the ground

floor to satisfy minimum ADA

standards. Ground floor residential units may also be allowed as part of a horizontal mixed use development.

4. Separate entrances shall be provided for residents and commercial users of mixed use structures.
5. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or negatively impact the residential units.
6. Landscaping shall be used with other features to reduce potential visual, light, and glare conflicts.
7. Long expanses of blank walls or unbroken series of garage doors are not allowed.
8. Loading and service areas for commercial uses shall not be located within residential parking areas and shall not block access ways for the residential areas.
9. Special consideration should be given to the location and screening of noise-generating equipment, such as refrigeration units and air conditioning and exhaust fans. Noise-reducing screens and insulation may be required if any equipment has the

2. Allowable Uses

Following is a list of the permitted uses within the Village Commercial District.

Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. Uses marked with an “ * ” are permitted only above the ground floor. Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor and associated with pedestrian activity, public spaces, and a commercial focus. Buildings constructed on a slope must have a minimum of one level dedicated solely to retail and commercial uses promoting pedestrian activity (typically on the ground floor and excluding any use identified with an asterisk “**”). For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. Allowable Uses of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
- ◇ Utilities, Minor

Commercial

- ◇ Animal Sales and Services
- ◇ Animal Retail Sales
- ◇ Artists’ Studios
- ◇ Banks and Savings and Loans
- ◇ Self Service Facilities (ATMs)
- ◇ Catering Services*
- ◇ Commercial Recreation and Entertainment
- ◇ Eating and/or Drinking Establishments
- ◇ With Wine and Beer Service
- ◇ With Full Alcoholic Beverage Service
- ◇ With Live Entertainment, Small-scale
- ◇ With Take-out Service
- ◇ Food and Beverage Sales
- ◇ Offices, Business and Professional*
- ◇ Personal Improvement Services*
- ◇ Personal Services
- ◇ Retail Sales
- ◇ Travel Services

Residential*

b. Use Permit Required

Public and Semi-public

- ◇ Clubs and Lodges*
 - ◇ Cultural Institutions*
 - ◇ Day Care, General*
 - ◇ Public Safety Facilities
 - ◇ Resource Center
 - ◇ Utilities, Major
- Commercial**
- ◇ Communication Facilities
 - ◇ Eating and/or Drinking Establishments
 - ◇ With Live Entertainment
 - ◇ Home Improvement
 - ◇ Laboratories*
 - ◇ Maintenance and Repair Services
 - ◇ Research and Development Services*
 - ◇ Visitor Accommodations
 - ◇ Bed and Breakfast Inns*
 - ◇ Hotels, Motels, and Time Shares*

G. Oceanside Boulevard Commercial

A 25 acre site adjacent to Oceanside Boulevard is planned for approximately 167,000 square feet of commercial development and 165,000 square feet of office in financial support of the El Corazon public land uses. As this site is topographically isolated from the core of the El Corazon property, the future uses are not planned to necessarily be directly related to the public uses, in contrast to the Village Commercial and hotel sites.

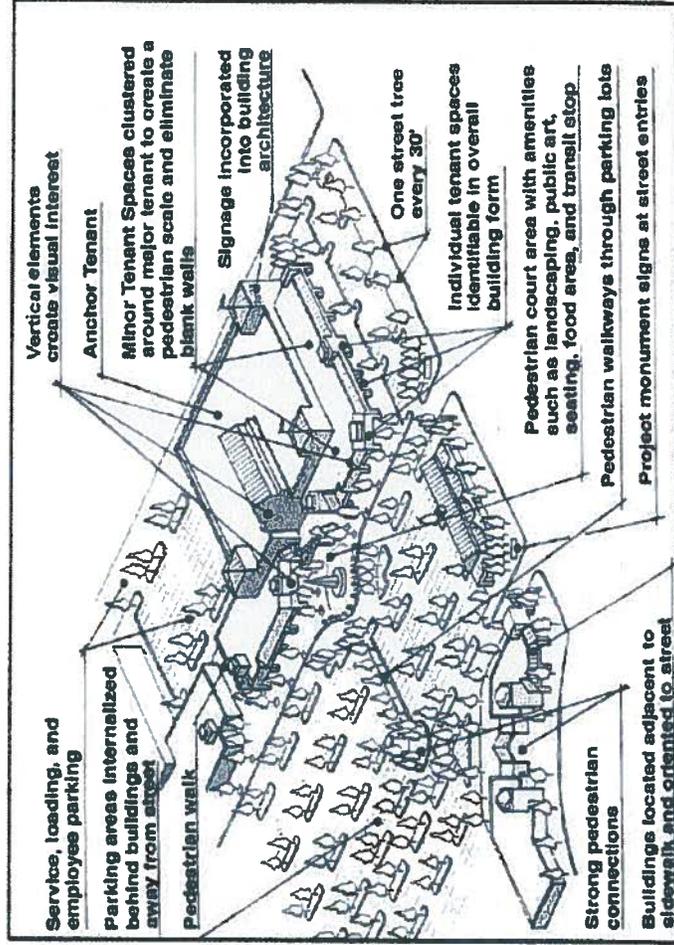
This site is available for traditional commercial retail and service uses that will serve the surrounding areas, such as business products stores and services, sporting goods shops, fitness clubs, and full-service and fast food restaurants. The site may also contain offices and light industrial (technical) uses. Access to the site will be from the new internal project streets and Oceanside Boulevard. Up to 300 total residential units are above-ground floor-retail is allowed within the Village Commercial and Oceanside Boulevard Commercial Districts as a part of vertical or horizontal mixed use developments.

1. Development Standards

The following page presents the development standards for the Oceanside Boulevard Commercial District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.



Office uses are expected in the Oceanside Boulevard Commercial district



Service, loading, and employee parking

Parking areas internalized behind buildings and away from street

Pedestrian walk

Vertical elements create visual interest

Anchor Tenant

Minor Tenant Spaces clustered around major tenant to create a pedestrian scale and eliminate blank walls

Signage incorporated into building architecture

One street tree every 30'

Individual tenant spaces identifiable in overall building form

Pedestrian court area with amenities such as landscaping, public art, seating, food areas, and transit stop

Pedestrian walkways through parking lots

Project monument signs at street entries

Strong pedestrian connections

Buildings located adjacent to sidewalk and oriented to street

Important design elements of large scale commercial uses

Oceanside Boulevard Commercial - At-A-Glance Sheet



Primary Uses¹

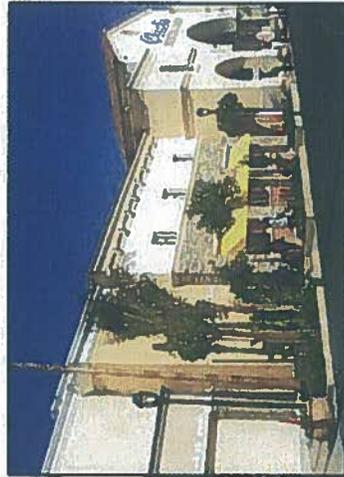
- Commercial Retail
- Commercial Service
- Professional Office
- Residential (second-floor-only)²

Plan View



Development Standards³

FEAR	1.0 Max
Setbacks	
A Street	25 ft Min
Oceanside Boulevard	25 ft Min
Rancho del Oro Drive	25 ft Min
Building Height	50 ft Max
Building Form	Portions of upper stories shall be recessed A break in wall plane shall occur at a minimum of every 50 ft
Building Placement	Loading areas shall be located between the buildings and A Street
Signs	Per City standards, except pole signs prohibited
Landscaping	15% Min Palm trees are prohibited
Parking Amount	Per City standards, except 25% reduction for residential w/ CUP A parking reduction may be available to office uses if a shuttle is provided to the transit station, Village Commercial center, and other Park areas with CUP
Handicap Parking	Per City standards
Parking Landscaping	1 tree / 4 contiguous parking stalls



¹ Refer to page 2-88 for a complete list of allowable uses

² Refer to page 2-84 for mixed use development standards

³ Refer to the following development standards pages for additional information and detail

from the boundary of any specified front, side, or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise. The setback line is established to govern the location of buildings, structures, or uses within a project in relation to the project boundaries. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot/property line.

d. Building Height

Building heights are measured from finish grade to the uppermost point of a structure. Maximum building heights ensure that all buildings are within an appropriate scale both to each other and for the site.

e. Building Form

Well-articulated building forms create a more welcoming environment than uniform, nondescript structures. Architecture that consciously wraps 360-degrees around all sides of a building is preferred to create a building that is aesthetically pleasing from all angles. Important measures that create interesting building forms include recessing the

upper stories of building from the front facade in order to reduce the appearance of scale and massing of the building and creating breaks in the wall plane at minimum distances in order to avoid long, unattractive blank walls.

f. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking and loading areas can be used to create a pleasing and inviting site atmosphere rather than distancing visitors to the park from the public areas. The Oceanside Boulevard Commercial area is surrounded by steep slopes. Therefore, site plans should take advantage of the opportunity to screen building loading areas by tucking these utilitarian spaces into the embankment adjacent to A Street. Building are then expected to front on an internal area and away from A Street.

g. Mixed Use Development Standards

Mixed use projects combine commercial and/or office, with residential uses into one single building which can create unique design issues. When designing mixed use developments, it is important

that commercial and office uses are sensitive to the residential uses of the project. Buildings should be sited to reduce odor, noise, light and glare, visual and other conflicts between commercial and residential uses.

Horizontal mixed use development may be allowed where projects combine single – and/or multi-use buildings with a range of land uses in close proximity within a defined development area.

1. All commercial portions of a mixed use project shall adhere to all standards pertaining to commercial uses within this Specific Plan.
2. Architectural style and use of quality materials shall be consistent throughout an entire mixed use project; however, variations in materials and details may be used to differentiate between residential and non-residential portions of the project.

3. Residential units are encouraged ~~shall be provided~~ above the ground floor except units provided for persons with disabilities which may be located on the ground floor to satisfy minimum ADA standards.

Ground floor residential units may also be allowed as part of a horizontal mixed use development.

4. Separate entrances shall be provided for residents and commercial users of mixed use structures.

5. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or negatively impact the residential units.

6. Landscaping shall be used with other features to reduce potential visual, light, and glare conflicts.

7. Long expanses of blank walls or unbroken series of garage doors are not allowed.

8. Loading and service areas for commercial uses shall not be located within residential parking areas and shall not block access ways for the residential areas.

9. Special consideration should be given to the location and screening of noise-generating equipment, such as refrigeration units and air conditioning and exhaust fans. Noise reducing screens and insulation may be required if any equipment has the potential to create a negative impact on residential uses.

10. Commercial uses with residential units either above or attached shall provide ventilation systems to prevent odors from adversely affecting residential units.

11. All work associated with a business shall be performed entirely indoors unless approved through a special use permit. Any outdoor work allowed through a special use permit shall be in an area specifically provided for such use. No outdoor work shall be performed in designated parking areas or open space areas. In addition, approved areas for outdoor work shall not be counted as open space.

12. The use or storage of flammable, explosive, or combustible materials is prohibited.

13. A pedestrian link shall be provided to the Sprinter Transit Station and bus stops. On-site improvements shall include bench and trash reciprocals.

h. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the following exceptions. All pole signs are prohibited. Window signs are limited to no more than ten percent of the total window area for any one side of a building for both permanent and temporary signs. External illumination of signs is allowed if the light source is directed on the sign from an architecturally compatible shielded light fixture. All development proposals must submit a comprehensive sign package as part of the development application.

i. Landscaping

The amount of site landscaping is a significant feature in the overall presence of the site. Well landscaped environments are more inviting to visitors and are in keeping with the adjacent park uses. The planting palette should consist of an appropriate combination of species that suit the local climate, soils, and water availability.

Planting patterns within the commercial and civic services areas should reinforce the structure and layout of the

2. Allowable Uses

Following is a list of the permitted uses within the Oceanside Boulevard Commercial District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited.

Ground floor residential development is allowed as part of a horizontal mixed use development is restricted to above the ground floor. Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor and associated with pedestrian activity, public spaces, and a commercial focus. Buildings constructed on a slope must have a minimum of one level dedicated solely to retail and commercial uses promoting pedestrian activity (typically on the ground floor).

For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. Allowable Uses of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
 - ◇ Utilities, Minor
- Commercial
- ◇ Animal Sales and Services

- ◇ Animal Boarding
- ◇ Animal Grooming
- ◇ Animals Retail Sales

- ◇ Artists' Studios
- ◇ Banks and Savings and Loans
 - ◇ Self Service Facilities (ATMs)
- ◇ Catering Services

- ◇ Commercial Recreation and Entertainment
- ◇ Eating and/or Drinking Establishments

- ◇ With Wine and Beer Service
- ◇ With Full Alcoholic Beverage Service

- ◇ With Live Entertainment, Small-scale
- ◇ With Take-out Service

- ◇ Food and Beverage Sales
- ◇ Home Improvement
- ◇ Offices, Business and Professional
- ◇ Personal Improvement Services

- ◇ Personal Services
- ◇ Retail Sales
- ◇ Travel Services

Residential ~~---Above the ground floor~~

b. Use Permit Required

- Public and Semi-public
 - ◇ Clubs and Lodges
 - ◇ Cultural Institutions
 - ◇ Day Care, General

- ◇ Public Safety Facilities
- ◇ Resource Centers
- ◇ Utilities, Major

Commercial

- ◇ Building Materials and Services
- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments

- ◇ With Live Entertainment Laboratories
- ◇ Maintenance and Repair Services
- ◇ Nurseries

- ◇ Research and Development Services
- ◇ Vehicle/Equipment Sales and Services

- ◇ Automobile Washing
- ◇ Service Stations
- ◇ Visitor Accommodations

- ◇ Bed and Breakfast Inns
- ◇ Hotels, Motels, and Time Shares

Industrial

- ◇ Industry, Custom
- ◇ Industry, Limited