

**VILLA STORIA  
PLANNED DEVELOPMENT**

**General Plan Amendment, Zone Amendment,  
Tentative Map, Development Plan, and Historic Permit**

**Description and Justification  
June 2015 revised**

This application presents a proposal for a planned development consisting of a General Plan Amendment, Zone Amendment, Tentative Map, Development Plan, and Historic Permit. A separate document, *The Villa Storia Planned Development Plan* (PD Plan) has been developed in conjunction with this application to establish planned land uses, development regulations, and design guidelines for the overall Planned Development (PD) area.

The PD area is located in the San Luis Rey neighborhood within the north-central portion of the City of Oceanside. The 35.59-acre site is centered north of the intersection of Mission Avenue and Academy Road and located within the Mission San Luis Rey Historic Overlay District, sharing its eastern boundary with that of the Historic District. The Plan area is generally bisected into eastern and western portions by the Academy Road alignment with the land west of Academy Road located within the designated Historic Area ‘Core’.

The Villa Storia PD Plan envisions the development of a high quality residential community that is respectful of nearby historic resources and complementary to surrounding land uses. The PD Plan establishes the land use, density, development regulations, design standards, and primary infrastructure components that will direct future development within the plan area.

The Villa Storia PD site presents a unique opportunity to establish an infill community that will complement the surrounding residential, institutional, and commercial development. Single-family uses are adjacent to the site on the east and northeast. A medium density mobile home development, vacant land, the Alano Club, and single-family residential properties are also located to the north. The Mission San Luis Rey Parish property borders the Project area on the west, with the historic Old Mission San Luis Rey located west of the Parish. Ivey Ranch Park is located to the south across Mission Avenue. Highway 76 borders the PD area along its southeast side with medium-density condominiums and a large commercial center located south of the highway alignment.

The PD Plan designates four separate Planning Areas that will support a variety of residential uses including single-family detached and cluster developments, multi-family attached clusters, duplex homes, townhouses, and stacked flats. In order to respond to existing edge conditions the Plan transitions from lower to higher density, starting in the northeast section and moving counterclockwise around the site.

Specific development plans for Planning Areas 1, 3, & 4 (PA-1, PA-3, & PA-4) are proposed concurrently as part of this overall project application to implement the residential development prescribed by the Villa Storia PD Plan. The proposals present residential development consistent with the development regulations and design guidelines established by the PD Plan. The

developments will include residential lots, community parks and open space lots, landscape areas, interior streets and pedestrian circulation networks. The Tentative Map provides detail for specific lot configurations, water and sewer connections, streets, and storm drain infrastructure.

### **GENERAL PLAN AMENDMENT**

The PD area east of Academy Road (approximately 14 acres) is under a current City of Oceanside General Plan designation of Single Family Detached - Residential (SFD-R). The PD area west of Academy Road (approximately 18 acres) is currently designated as Private Institutional (PI) by the General Plan. Previous plans for this site included development of a private high school. In more recent years other plans for the site were abandoned and an alternate use of the property is now being proposed. The current proposed uses represent a viable opportunity to realize development of a new residential community on this infill site.

A General Plan Amendment is requested that will establish appropriate land use designations and density ranges to allow for the envisioned residential components. The property east of Academy Road is proposed for Medium Density -A- Residential (MDA-R) and High Density Residential (HD-R) uses. The property west of Academy Road is proposed for Medium Density -B- Residential (MDB-R) and Medium Density -C- Residential (MDC-R) uses. These land use designations correspond to the individual Planning Areas identified in the PD Plan and presented on the Tentative Map.

The Villa Storia Planned Development Plan integrates land use designations established for the site with the proposed Planning Areas that represent the future development potential of the property. Land use designations for the site have been selected to achieve a desired mix of residential development and densities compatible with surrounding uses and housing types.

The land use and residential density proposed by the PD Plan is consistent with the proposed General Plan land use designations. The Plan establishes an overall development range that could allow from 375 to 547 dwelling units (based on an overall area of 31.96 applicable to density calculations) with a corresponding overall density ranging from approximately 11.7 units to 17.1 units per acre to help meet local housing needs. A dwelling unit ‘cap’ is proposed with a maximum allowance of only 420 dwelling units within the overall PD Plan area. This corresponds to an overall PD density of 13.1 units per acre.

Separate land use designations and development densities are prescribed for each Planning Area where ultimate density and build-out will be determined by the future development plans proposed for each area. All future plans will be reviewed for consistency with the PD Plan.

Land use information as presented in the PD Plan for Villa Storia is presented in Table 1 below with corresponding land use designations, density, and potential dwelling unit range.

**Table 1**  
**Planning Area**  
**Land Use Summary**

Planning Area	Gross Acres	Existing Land Use	Proposed Land Use	Land Use Density Du/Ac	Possible Dwelling Unit Range			Planned Dwelling Units <sup>1</sup>
					Low	Mid	High	
PA-1	9.93	Single Family Detached – Residential (SFD-R)	Medium Density -A- Residential (MDA-R)	6.0 – 9.9	59	79	100	62
PA-2	4.14	Single Family Detached – Residential (SFD-R)	High Density Residential (HD-R)	21.0 – 28.9	86	102	119	100
<b>Wetland Area<sup>2</sup></b>	0.08							
PA-3	7.57	Private Institutional (PI)	Medium Density -B- Residential (MDB-R)	10.0 – 15.0	75	94	113	86
PA-4	10.32	Private Institutional (PI)	Medium Density -C- Residential (MDC-R)	15.1 – 20.9	155	185	215	172
<b>Backbone Streets</b>	3.55	–	–					
<b>Totals</b>	<b>35.59</b>				<b>375</b>	<b>460</b>	<b>547</b>	<b>420</b>
<b>Maximum Number of Dwelling Units Permitted Within PD Plan Area<sup>3</sup></b>					<b>420</b>			

1 Planned unit count based on Tentative Maps and Development Plans concurrently proposed with this PD Plan. Dwelling unit counts may be adjusted based on final development plans as proposed.

2 Planning Area 2 contains 0.08 acres of wetland area (mule fat scrub). Wetland areas are defined as Undevelopable Land by the City of Oceanside General Plan and Zoning Ordinance as applicable to density calculations. As such, PA-2 contains 4.22 acres of land area, but only 4.14 *gross acres* of land allocable to development densities.

3 The dwelling unit maximum is applicable to the overall PD Plan area within the density ranges noted for each Planning Area. Transfer of density between Planning Areas is not permitted. Lower unit counts and densities may be allowed when presented as part of individual development plans.

## ZONE AMENDMENT

Currently, the property east of Academy Road is designated as Single Family Residential – Historic Overlay (RS-H) under the City’s Zoning Ordinance, while the property west of Academy is designated as Public & Semi-Public – Historic Overlay (PS-H). A Zone Amendment is proposed that will designate the entire project site as Planned Development – Historic Overlay (PD-H) with the Villa Storia PD Plan serving as the regulating document for the Project.

The PD zoning designation was determined to be the most appropriate category to allow for the proposed variety of residential uses in the Plan area. As the implementing tool for this zoning category, the PD Plan establishes regulations allowing for appropriately scaled residential development with respect to surrounding land uses and the historic character of the area.

The PD Plan proposes alternative development standards that are appropriate to the mix of residential land uses envisioned under the Plan. These standards allow for flexibility in residential product type and site layout while providing expanded open space requirements and more stringent community design guidelines that will work in concert with the established Historic Area development and design guidelines. The PD standards are intended to promote development of a high quality, cohesive community with a variety of residential neighborhoods.

## TENTATIVE MAP

A Tentative Map (TM) is proposed that will create 92 total lots within the overall PD Plan area and that will present specific lot configurations for Planning Areas 1, 3 & 4. The TM also creates two master lots in Planning Area 2 to be developed separately subject to the City’s standard entitlement review process.

Specific development proposals are being processed concurrently for Planning Areas 1, 3 & 4 to implement the residential development prescribed by the Villa Storia PD Plan. It is expected that additional tentative/final maps and development plans will be processed as required for future specific land use proposals within Planning Area 2. The proposed tentative map lots, corresponding areas, and planned land uses are presented in Table 2 as follows:

**Table 2: Tentative Map Lot Areas**

Lots	Planning Area	Proposed Land Use	Area (Acres)
1 – 59 & A – G	PA-1	Medium Density -A-Residential (MDA-R)	9.93
60 – 61 & H	PA-2	High Density Residential (HD-R)	4.22
62 – 64 & I, J, Q & R	PA-3	Medium Density -B- Residential (MDB-R)	7.57
65 – 74 & K - P	PA-4	Medium Density -C-Residential (MDC-R)	10.32
Backbone Streets		Mission Avenue, Academy Road, Frazee Road, Chapter Lane	3.55
		<b>Total</b>	<b>35.59 Acres</b>

## **Grading**

The Villa Storia PD Plan proposes specific lot configurations for Planning Areas 1, 3 & 4 and the creation of two large master lots within the boundary of Planning Area 2 allowing for future development. The grading plan establishes the overall development pads, provides for appropriate site drainage, accommodates necessary utility infrastructure, and balances cut & fill grading quantities. Grading will be balanced across the site with a raw cut and fill volume of approximately 181,000 cubic yards each. Included within the overall grading quantity, import and export quantities are also balanced across the four planning areas with an overall total of 124,280 cubic yards each.

Final grading within the separate Planning Areas will be reviewed in conjunction with individual development proposals. Final engineering may result in modifications to the overall grading concept, but such changes should conform to the general intent of the Conceptual Grading Plan and design parameters.

Appropriate edge conditions will be considered along the PD Area boundaries with adjacent properties. The transition from PA 1 east to the River Ranch development includes private roadways and landscape areas along the east boundary of PA 1 (Private Street Lot C) and west boundary of River Ranch (Spring Canyon Way) that will provide a significant separation distance (over 100') between residential pads. River Ranch is bordered by an existing perimeter wall and mature tree landscape buffer located east of the wall. The Villa Storia homes along the east perimeter will be plotted such that front facades and front yard landscaping are oriented to the east facing River Ranch. The existing River Ranch homes located along Spring Canyon Way are plotted with side facing elevations oriented toward the Villa Storia property. There will be an approximate 5' - 8' grade separation from the Villa Storia homes to the existing River Ranch homes. The proposed landscape plan presented with the TM displays greater detail of the north and east boundaries for PA 1.

The west boundary adjacent to PAs 3 & 4 will include perimeter walls similar to those seen at the adjacent Parish property. The future homes will be buffered by common areas, the open space on the Parish grounds and the proposed 1 acre park.

The north boundary of PA-3 will include a perimeter wall and defined slope landscaping as a buffer to the adjacent Chapter Lane. Grades generally descend along the slope from the Chapter Lane elevation as a transition to the proposed PA 3 area elevations.

Proposed storm drains are also shown on the Tentative Map in conjunction with the grading plan. New storm drains are designed to connect to an existing 84-inch storm drain which runs along the eastern boundary of the Plan area. Connections are also proposed to an existing 54-inch storm drain located within the Frazee Road alignment. The proposed development of Planning Areas 1, 3 & 4 processed concurrently with this PD Plan presents a coordinated storm drain system serving each area. Storm water will be conveyed from each neighborhood area via 24" pipes connecting to the existing 54" and 84" storm drains located along the eastern project boundary. A biofiltration basin, a detention/biofiltration basin, and two small desiltation basins are also designed as storm drain system features within PAs 1 and 2.

## **Utilities**

The City of Oceanside provides domestic water and sanitary sewer service in the Villa Storia Plan area. The Project will utilize existing facilities and install new facilities as necessary in

conjunction with specific development proposals.

### Water

The Villa Storia project is located in an area of the City of Oceanside that is well developed. The area north and east of the project is primarily residential development. Within these areas the water systems have been in place for many years. Some sections of old cast iron pipe are still in place, though much of the piping has been upgraded to asbestos cement or PVC piping. A 24" diameter concrete, transmission line for the 320 Pressure Zone in Oceanside runs through the project area under Academy Road; a portion of this pipeline will be replaced within the development to accommodate proposed grading improvements. An 8" diameter PVC line is located in Frazee Road east of Academy Road. Off-site, there are 320 Zone water lines in Mission Avenue to the south. These include an 8" diameter ductile iron line, an 8" diameter cast iron line, and a 10" diameter asbestos concrete line.

The water pressure zone serving the area around the Villa Storia property is the Talone Reservoir Zone and Heritage Reservoir Sub-Zone operating at a maximum hydraulic grade line of 320 feet. The primary piping feeding the system extends along Mission Avenue to the south and Frazee Road to the north. From a service pressure standpoint, connecting the Villa Storia project to this system will provide adequate service. The pad elevations on the project will ultimately range from 70.9 feet to approximately 86.5 feet resulting in a static water pressure range of 101 psi to 108 psi. This available service pressure will provide sufficient service for domestic and fire protection flow purposes.

The public water system will ultimately consist of a minimum 8" diameter on site looping system within the project. As part of the proposed onsite improvements for the Villa Storia project, a section of the 24" transmission main will be replaced due to a grade change in Academy Road. The section being replaced stretches from south of the Academy Road and Frazee Road intersection to south of the future Academy Road and "Lot B Private Street" intersection. The estimated length of existing 24" pipe to be replaced is 500 feet.

Planning Area 1 water improvements are expected to be constructed first and will serve as a stand-alone system until improvements for Planning Areas 2, 3, and 4 are constructed. Exact piping alignments for the Planning Areas will depend upon the precise plans developed for each area. Planning Area 3 can be built by connecting to the Planning Area 1 water improvements without going outside the planning area to connect to existing water facilities. Planning Areas 2 and 4 are only adjacent to a single Planning Area 1 connection point and would need to construct an additional connection to the existing 24-inch line in Academy Road if either planning area were to develop independently of each other. If Planning Area 2 and 4 are developed concurrently then a connection to the existing 24-inch would not be necessary as looping would be provided.

## Sewer

The Villa Storia project is located in the San Luis Rey Sewer Sub-Basin Service Area. The San Luis Rey Valley Sewer Sub-Basin extends from just east of College Boulevard, west towards the Mission Avenue Lift Station. The north edge of the San Luis Rey Valley Sewer Sub-Basin is the San Luis Rey River and the basin extends south to Mesa Drive. The Basin has two main trunk sewers that drain to the Mission Avenue Lift Station. This lift station pumps the sewage to the San Luis Rey Wastewater Treatment Plant for treatment and disposal.

The Villa Storia project is proposing to connect to two existing gravity sewer lines that run through the project site, a 12" line that runs along the project's eastern boundary near Spring Canyon Way and a 10" line in Academy Road in the center of the project. The flows from Planning Areas 1 and 2 will drain to the 12" line in Spring Canyon Way while the flows from Planning Areas 3 and 4 will drain to the 10" line in Academy Road. These two gravity sewer lines join at a manhole in Academy Road at the northern boundary of the project.

From the manhole in Academy Road where the two gravity sewer lines join, a single 12" gravity sewer line runs northwest from the project boundary through the San Luis Rey Mobile Estates mobile home park and crosses Old Grove Road before discharging into an 18" gravity trunk sewer line.

The Water Utilities Department used the sewer computer model being updated as part of the sewer master plan update (projected completion date February 2015) to analyze existing gravity sewer infrastructure downstream of the project. The results show that under existing flow, approximately 950 feet of an existing 21-inch gravity sewer exceeds the depth of flow design criteria of two-thirds full.

Adding the proposed project increases the depth of flow and would have an incremental impact on the sewer's capacity. The gravity sewer depth design criteria allows for a factor of safety so as not to create a public health and safety problem, and the depth of flow in the 21" section falls within the factor of safety. Based on the factual data of the applicable reports and the careful independent judgment of the City, in this setting, there is adequate capacity to serve the project's projected wastewater flows. No off-site expansion of sewer facilities is needed as part of this project. Therefore, the project would not cause an adverse environmental effect.

It has been determined the project will pay an impact fee prepared by the City to address the incremental impact on the existing sewer capacity in order to maintain consistency with the General Plan's Community Facilities Element Policies regarding managing growth. so that the sewer line may be upsized at a future time when deemed appropriate. The impact fee is determined based on a proportional cost to upsize the sewer pipe.

**PD PLAN AREA**  
**DEVELOPMENT PLAN**

A Development Plan is included with this application as required in conjunction with the proposed PD Plan. The Development Plan corresponds to the Tentative Map presenting the master lot designations, conceptual grading elements, and infrastructure components of the PD. The PD Plan presents regulations and design guidelines that establish the development parameters for the Project area.

As discussed, the PD Plan establishes a dwelling unit ‘cap’ with a maximum allowance of only 420 dwelling units within the overall PD Plan area. This corresponds to an overall density of 13.1 units per acre (based on a total area of 31.96 acres within the Planning Areas applicable to density calculations) for the eventual development of the PD area. Separate land use designations and development densities are prescribed for each Planning Area where ultimate density and build-out will be determined by the future development plans proposed for each area. All future plans will be reviewed for consistency with the PD Plan.

Development envisioned in the PD area will offer distinct residential neighborhoods that are tied together by a central community theme as well as a connection to the Historic Mission and Parish. The main architectural themes appropriate for the PD area are within the Mission Revival and Spanish Colonial Revival families. This style of architecture reflects the traditional heritage of Southern California and the area’s historical vernacular. Planning Areas will include attached and detached housing featuring two and three story structures with potential sizes ranging from 1,000 to 2,700 square feet.

Specific development plans for Planning Areas 1, 3, & 4 (PA-1, PA-3, & PA-4) are proposed concurrently as part of this overall project application to implement the residential development prescribed by the Villa Storia PD Plan and represent a total of 291 residential dwellings. Planning Area 2 (PA-2) is designated for future development that will include market rate residential and an affordable housing development that will meet the inclusionary housing requirements for the Villa Storia project.

The total area of PA-1, 3 & 4 is 27.8 acres (exclusive of backbone streets). Proposed development within these overall Planning Areas is comprised of the following site coverage mix:

<b>Landscaping</b>	39.0% (includes 230,500 sf. of usable open space areas)
<b>Paving</b>	33.6% (includes private streets and drives)
<b>Building Coverage</b>	27.4%

Specific site coverage details for each individual Planning Area are provided later in this document as part of the development plan description.

## **Access and Circulation**

The circulation plan proposed for the Villa Storia PD Area utilizes existing roadways located adjacent to and running through the site and proposes improvements to those roadways as necessary to accommodate future traffic anticipated with development of the PD area. Project access is proposed via Academy Road and Frazee Road.

The Circulation Plan shows potential alignments for vehicle roadways and intersections within the individual Planning Areas including the addition of a roundabout on Academy Road. A more specific circulation plan is presented for Planning Areas 1, 3 & 4 which presents a network of pedestrian paths connecting the community streetscapes, parks, and common open space features to form a safe and walkable environment throughout the PD Plan area.

### Academy Road

Academy Road is identified as the primary circulation route on-site providing access to each of the Planning Areas. An alternative design is presented for Academy Road with an expanded right-of-way that will vary from 60 to 70 feet in width. The enhanced right-of-way will provide for two vehicle travel lanes (one in each direction) with Class 2 bicycle lanes, sidewalk and landscaping along both sides of the street.

The southern section of Academy Road is proposed at a 70-foot width extending from Mission Avenue to the four-way intersection located at the mid-point of the PD Area. Vehicle lanes will be separated by a ten-foot wide raised median. Enhanced pedestrian corridors are provided along both sides of the roadway with five-foot wide sidewalks separated by landscaped parkways.

At the central mid-point of the project, Academy Road is planned to include a roundabout which could feature landscaping or a thematic art piece. This will allow for free movement of local traffic, enhance pedestrian circulation and contribute to the beautification of this boulevard style streetscape.

The northern section of Academy Road will taper to a 60-foot width between the mid-point intersection and Frazee Road. An enhanced pedestrian corridor is provided along the roadway featuring a five-foot wide sidewalk separated from travel lanes by a landscaped parkway along the west side and a five-foot wide curb adjacent sidewalk with a four-foot landscape buffer situated along the east side of the roadway.

Designed to evoke a boulevard feel at build out, the Academy corridor would function as a themed community space and safe environment for walking and biking, enhancing the pedestrian experience at the center of the Plan area. Landscape areas on both sides of the roadway will add to the community aesthetic, providing buffers from vehicular activity.

### Mission Avenue

Mission Avenue is designated as a four-lane Secondary Collector. The project will complete widening along its frontage, including widened setbacks and curb-gutter-sidewalk improvements, and will implement Priority Project #19 as identified in the City's Pedestrian Master Plan. A bus stop is also proposed on the Mission Avenue frontage in front of the one acre park. Direct access to the PD Planning Areas is not proposed from Mission Avenue.

The project also proposes improvements along Mission Avenue intended to implement the Circulation Guidelines of the Mission San Luis Historic Area Development Program and Design Guidelines document. The project proposes installation of sidewalk and landscape improvements within an average 25-foot wide setback area along the Mission frontage. This will include a five-foot wide meandering sidewalk, parkway landscaping, and landscaping adjacent to the interior of the sidewalk. A variety of street trees will be incorporated into the frontage landscape.

#### Frazer Road

Frazer Road is currently paved along its route through Planning Area 1, although it is barricaded to prevent access between the residential neighborhood to the northeast and the properties to the west. Development under the PD Plan proposes removal of the barricade to allow a connection to Academy Road. This will allow for improved access to Mission and its westerly connection for local residents and increased community safety through reduced emergency response times. With implementation of the PD Plan Frazer Road will be improved to a standard 60-foot right-of-way with five-foot wide curb adjacent sidewalks located on both sides of the road. Five-foot wide landscape areas will be located to the interior of the sidewalks.

#### Chapter Lane

The existing private road along the north side of Planning Area 3 is known as Chapter Lane. Half of the private drive width lies within the Villa Storia property, with the other half of the private drive belonging to the properties immediately to the north of the PD Plan area. The project will utilize all of an already dedicated 30' access easement for the benefit of the road. A 20' access easement along the north property line will be reduced to 15'. This will allow for a 28-foot wide travel lane area with a five-foot wide sidewalk separated from the roadway by a landscape parkway along its south side. An additional five feet of landscape area will be provided to the interior of the sidewalk. The roadway is designed to terminate in a cul-de-sac at its western end where it turns to the south. Gated access to the parish property would be provided here that would be operated at the discretion of the parish. This would prohibit cut-through traffic from using Chapter Lane between Frazer Road and Mission Avenue. Additional measures, such as signage, will be used to discourage public traffic on the private road in this area.

#### **Conceptual Landscape Design**

The Conceptual Landscape Plan presents community landscaping that will be developed in conjunction with the backbone infrastructure of the overall project. Trees, shrubs, and groundcovers associated with the Mission period will be utilized to maintain an historic California style. In conjunction with the community sustainability principals, landscaping will have native components and be highly drought tolerant, with the plant palette referencing only low and medium water use plant materials.

Landscaping would frame the pedestrian circulation network while softening views of the project site. A landscaped parkway would be developed between the public roadways and the project's perimeter walls in order to screen the scale and massing of the proposed structures while also providing a setback.

The edges of the project site would be defined and visually enhanced through the implementation of the Conceptual Landscape Plan through utilization of plant species that respect the Historic Area and grouping trees, shrubs, and other forms of vegetative land cover in visual interesting placements. At the Academy Road roundabout near the center of the project site, the proposed landscaping and open space would provide for a community focal point and gathering space while providing for visual cohesiveness.

Pedestrian connectivity is a key element integrated into the Villa Storia landscape and site design. The pedestrian circulation system links community streetscape, parks, and common open space features across the site providing connectivity between the proposed Planning Areas. Prominent community landscape open space elements help to define the character of the site and include; a one-acre community park, a central paseo connecting the park to interior Plan areas, and smaller neighborhood open space & park amenities.

#### Green Street Objectives:

The vision for the Villa Storia site is to create a green street corridor that ties together the existing community with the historic Mission San Luis Rey. The design goal is to activate a partially vacant area into a lively connection between residential, historic, and commercial areas. Frazee and Academy Road have limited pedestrian traffic at this time, so it is the goal to create a more pedestrian friendly environment as a means of activating both existing and proposed developments. The new roadways incorporate traffic calming elements such as planted medians and round-a-bouts for added safety. The site roadways will use the latest sustainable storm water principles.

With the goal of becoming a green street in California, the most important consideration is water conservation. The plant material has been carefully selected to be low water use. Utilizing naturalized species that can survive drought conditions while being able thrive in the area. The planting areas act as buffers for the pedestrians against the street and increase vehicular traffic calming effects. The planters also act as areas for rainfall to absorb into the landscape.

For a typical site, the largest portion of the water budget is often dedicated to turf. This site will have minimal turf areas and will utilize turf replacement options such as carex spp. & paspalum turfs. These options are much more water efficient than a standard turf. The site has been designed so that all rainfall will be retained and treated on site. The grading design incorporates hardscape locations draining back into the landscape areas.

The irrigation system for Villa Storia will conform to and exceed all California water use regulations. The system will exceed the standards for the MAWA (Maximum Allowed Water Allocation) through coordinated site and irrigation design. The irrigation system will utilize weather based technology that automatically adjusts to rainfall to ensure the system will only irrigate when necessary. Due to the plant selection, only highly efficient sub-surface drip irrigation will be needed to irrigate the plants, including turf areas.

#### **Community Parks and Usable Open Space**

The Villa Storia PD Conceptual Landscape Plan provides a comprehensive approach to the placement of various parks, landscaped pathways, and usable open space areas located throughout the project. These features form a connected community amenity that will provide both passive and active elements serving the needs of various age groups.

The Usable Open Space component of the PD Plan implements a much higher standard for the provision of open space within the proposed project areas than currently designated by the City Zoning Ordinance. As part of the overall landscape component, usable open space represents over 230,500 square feet (5.3 acres) of common and private open space areas - equating to 19.0% of the total PA-1, 3 & 4 area. The following table provides a comparison of the overall Usable Open Space requirements:

**Villa Storia  
Usable Open Space**

	<b>Required Minimum Area / Residence</b>	<b>Area Provided / Residence</b>	<b>Total Area Based on 291 Residences</b>
<b>City of Oceanside Zoning Ordinance Usable Open Space</b>	300 sf. / Residence		87,300 sf.
<b>Villa Storia Planned Development Plan Usable Open Space</b>	350 sf. / Residence		101,850 sf.
<b>Villa Storia Development Plan for PAs 1, 3 &amp; 4 Usable Open Space Provided</b>		<b>792 sf. / Residence</b>	<b>230,500 sf.</b>

With the provision of 792 square feet of Usable Open Space per residence, the Development Plan proposed for PA-1, 3 & 4 greatly exceeds the current City standards by a total of 264%. A detail of the usable open space is provided later in this document as part of the Development Plan description for each Planning Area.

One Acre Community Park

The Community Park proposed at the southwest corner of Planning Area 4 is the prominent open space feature within the Villa Storia Plan area. Open to the public, but maintained by an HOA, this park will be an important identifying element for the community and will provide recreation and active play areas, cultural elements, passive landscapes, and space for social gathering. The park is also intended to provide for physical and social connections to the adjacent Mission San Luis Rey Parish property and to the Old Mission San Luis Rey. The design features of the park complement the design elements at the project entry as well as the Parish Property on the bend of Mission Avenue. The park is designed with limited, but definitive connections to the Mission Avenue Frontage to allow for pedestrian access from the street frontage to the interior areas of the park. The orientation of the park at this corner of the project provides a deep set back of open space and landscape features.

The Park will be framed by canopy and ornamental trees and will feature a citrus grove acting as a buffer to the Mission Avenue corridor. A centralized formal garden will provide space for passive enjoyment with bench seating areas and a grid of walking paths. An active playground space is planned and situated at the interior corner of the Park to provide easy and safe access to the surrounding Planning Area. The park would serve as a connection to the Parish property and Mission Avenue carrying on the themes seen in the Historic Area including rose gardens, groves

of trees, and low walls to visually enhance the Mission Avenue frontage. The park would provide substantial turf space to encourage passive and active recreation, as well as, a covered and paved area for gathering, and a barbeque area.

#### Academy Road Intersection and Neighborhood Park Areas

The Academy Road intersection is designed as a focal point located at the center of the PD Plan area that will promote pedestrian and vehicle circulation between Planning Areas. This themed intersection features a vehicular roundabout acting as an organizing node for the circulation system with enhanced pedestrian corners and four-way crosswalks. Special landscape treatments, open space and community recreation areas are designed at the corners of the intersection to serve as identifying elements and provide gateways into the adjacent Planning Areas. This intersection will be a significant node within the PD area providing space for recreation opportunities, social gatherings and passive enjoyment.

Neighborhood parks and recreation areas are planned for all four corners of the Academy intersection. These spaces include an approximate 9,500 square-foot neighborhood park at the northeast corner of the intersection within PA-1 that will feature ornamental and canopy trees, open turf areas, seating areas, and walkways. A small landscape lot is also planned at the southeast corner of the intersection within PA-1. An approximate 14,000 square-foot recreation area is planned within PA-3 at the intersection's northwest corner featuring a community pool and gathering space. An approximate 10,500 square-foot neighborhood park and plaza area is also planned at the southwest corner of the intersection within PA-4. This area will provide shaded turf and hardscape areas to allow for community gathering and socializing. The space will also provide utility connections for vendor use as part of planned community events.

#### Community Paseo

A Community Paseo is designed as a key pedestrian circulation feature of the Villa Stora master landscape plan and will serve as an organizing element within the Plan area. The Paseo is proposed within Planning Area 4 along a northeast - southwest alignment connecting the Community Park to the neighborhood park located at the central Academy Road intersection. The Paseo is designed within a dedicated easement featuring an eight-foot wide meandering sidewalk that will allow for direct pedestrian access for planned residential development fronting the paseo in Planning Area 4. The path will be accentuated by landscape plantings coordinated with the future adjacent residential development.

#### **Community Streetscape**

A prominent community streetscape element is designed along the Academy Road corridor extending north from Mission Avenue through the center of the PD Plan area. Streetscape plantings are also presented along the Mission Avenue frontage and along Frazee Road. The streetscape design takes influence from the region and local area while blending hardscape and softscape elements to create a comfortable and safe pedestrian environment. The planned street scene will reinforce the community identity of the PD Plan area.

#### Community Entry

The PD Plan proposes a main community entry point for pedestrian and vehicular access at the Academy Road intersection with Mission Avenue. This access point will provide a landmark and community gateway feature which will enhance the eastern entry into the Mission San Luis

Historic Area along the Mission Avenue corridor.

Proposed entry monumentation incorporates key architectural elements from the nearby historical Mission site and creates a marquee entry point into the community. Reflecting the historic Mission theme, the pedestrian entry into the project site features a traditional tower element with archways and a segmented doom roof - designed as the primary focal point at the principal entrance to Villa Stora. Monument signage for the community is also featured opposite the tower. Design elements include stucco cladding, decorative cornice and wall caps, and iron light fixtures – all intended to complement those found at the Mission.

The Mission Avenue entry node will also include a small citrus grove feature. This feature symbolizes the heritage of similar groves associated with villages throughout Southern California. Stylized orchard plantings will be framed by low walls and setback from the streetscape plantings to strengthen their focus as a recognizable community entry element.

### Academy Road

The Academy Road corridor design presents a themed community space that will create a safe and walkable environment which promotes and enhances the pedestrian experience through the center of the PD Plan area. Academy Road will feature an offset pedestrian walkway buffered by a landscaped parkway. Sidewalks and pedestrian paths will link to the featured roundabout intersection with direct access to neighborhood recreation and community gathering areas planned at corners of the intersection.

Street trees and understory plantings will frame the corridor. Landscape planting areas set against six-foot community walls will form the ‘edges’ of the Academy Road community space. Landscape areas incorporated on both sides of the roadway will provide a community aesthetic and buffer the planned residential areas from vehicular activity. The enhanced Academy Road right-of-way is designed to vary in width from 60 to 70 feet.

The southern section of Academy Road is proposed at a 70-foot width extending from Mission Avenue through the featured round-a-bout located at the center of the PD Area. This segment of the roadway will feature a ten-foot wide raised center landscape median. Enhanced pedestrian corridors are provided along both sides of the roadway with five-foot wide sidewalks separated from the street by five-foot wide landscaped parkways. Three-foot wide landscape planting areas will be located to the interior of the sidewalks adjacent to decorative neighborhood walls. Development along the west side of the road within PA-4 proposes street facing residences with direct pedestrian access along the corridor, providing an enhanced community aesthetic and further activating the streetscape.

The northern section of Academy Road will taper to a 60-foot width as it extends to Frazee Road. An enhanced pedestrian corridor is provided along the roadway featuring a five-foot wide sidewalk separated from travel lanes by a landscaped parkway along the west side and a five-foot wide sidewalk with a four-foot wide landscape buffer along the east side.

The Academy Road corridor creates an enhanced pedestrian, bicycle and vehicular circulation route through the core of Villa Stora. Distinct pedestrian connections are offered to internal neighborhood and community park areas, including the featured connection to the planned Community Paseo within PA-4.

### Mission Avenue

The project proposes improvements along Mission Avenue to implement the Circulation Guidelines of the *Mission San Luis Historic Area Development Program and Design Guidelines* document. Landscape and sidewalk features will extend along the Mission Avenue frontage serving to connect the themed Academy Road entry to the planned Community Park. In conjunction with the Mission Avenue improvements a bus stop is proposed on the street frontage near the western end of the site at the Community Park location. This bus stop will tie into the project circulation amenities and provide additional access to bus transit for residents of the project and surrounding area.

The project proposes installation of sidewalk and landscape improvements within an average 25-foot wide setback area from the back-of-curb along the Mission frontage to the building. Landscape features will include a five-foot wide meandering sidewalk, parkway landscaping, landscaping adjacent to the sidewalk interior.

The interior landscape area will be partially located within the planned right-of-way and partially within the project site, as necessary, in order to create a consistent themed landscape space along the Mission frontage. Trees will be grouped so they provide shelter, shade and massing. Decorative walls are proposed in conjunction with the frontage improvements and the planned residential development within Planning Area 4. Community walls are planned at varying setback distances from the back-of-curb, but in no case less than 15 feet.

The Mission Avenue frontage will feature prominent tree plantings accented by shrubs and groundcovers to create an identifiable edge along this portion of the PD Plan area. Multiple tree varieties will be utilized which respect the historical context of the area. The proposed street and canopy trees aligned along the project frontage will reinforce a linear connection between the themed citrus orchard features planned at the community entry and park areas. In conjunction with the Mission Avenue improvements a bus stop is proposed on the street frontage near the western end of the site at the Community Park location. This bus stop will tie into the project circulation amenities providing additional transit access to residents of the project and surrounding area.

### Frazer Road

Within PA-1 Frazer Road will be improved as a 60-foot wide right-of-way with five-foot wide curb adjacent sidewalks on both sides of the roadway. Five-foot wide landscape areas will be located to the interior of the sidewalks. These features will allow for safe pedestrian circulation at the northeast edge of the PD Area and through PA-1, while providing an enhanced connection to the Academy Road corridor.

### Chapter Lane

The existing private road along the north side of Planning Area 3 is known as Chapter Lane. The project proposes to dedicate additional area along the northern boundary of PA-3 for half width roadway and sidewalk improvements. This will allow for a 28-foot wide travel lane area with a five-foot wide sidewalk separated from the roadway by a landscape parkway along its south side. An additional five feet of landscape area will be provided to the interior of the sidewalk. The roadway is designed to terminate in a cul-de-sac at its western end where it turns to the south.

## **Edge Conditions**

Proposed development within the Planning Areas accounts for varying edge conditions to be considered along the boundaries between the PD Area and adjacent properties. These scenarios are presented in conjunction with the overall PD Landscape Concept Plan.

The east boundary of Planning Area 1 and the west boundary of the River Ranch development include private roadways and landscape areas that combine to provide a significant separation distance of over 100' between proposed and existing residences. River Ranch is also bounded by an existing perimeter wall and mature tree landscape buffer located east of the wall and along the west side of Spring Canyon Way.

The Villa Storia homes proposed along the east section of Planning Area 1 will be plotted such that front facades and front yard landscapes are oriented facing toward River Ranch. The existing River Ranch homes located along Spring Canyon Way are plotted with side facing elevations oriented toward the Villa Storia property. There will be an approximate 5' - 8' grade separation from the Villa Storia homes to the existing River Ranch homes.

Similar separation elements serve to provide a buffer along the northern section Planning Area 1 between the proposed Villa Storia homes and existing residences in River Ranch. Perimeter landscaping planned along the north boundary of PA-1, community open space, a landscaped storm water basin area, and a private roadway are elements that combine with the existing perimeter wall and landscape areas in River Ranch to form a buffer area approximately 90' – 100' wide between residences. The conceptual landscape plan presented with the proposed development plan and tentative map also displays greater detail of the north and east boundaries envisioned for PA 1.

The north boundary of Planning Area 3 will feature a perimeter wall and defined slope landscaping to act as a buffer along the adjacent Chapter Lane roadway. Grades generally descend along the slope from Chapter Lane in transition to the proposed grades within PA 3. This edge condition is also shown as part of the Chapter Lane section presented in Figure 6-12.

The west boundary along Planning Areas 3 & 4 will include perimeter walls similar to those seen on the adjacent Mission and Parish properties. The proposed one acre community park and other common areas will work in conjunction with the open space on the Parish grounds to provide a buffer between planned Villa Storia residences and Parish facilities.

## **Site Amenities**

Community streetscapes and common areas are designed within Villa Storia to encourage pedestrian activity and connectivity between neighborhoods utilizing complementary landscaping and community theme elements throughout. Various site amenity elements will be incorporated into common open space, park, streetscape, and community gathering areas throughout the Villa Storia PD Plan area. Site furniture and amenities (including benches, pots and planters, bollards, site lighting fixtures, trash receptacles, bike racks, drinking fountains, etc.) are intended to promote a consistent and classic design aesthetic throughout the community which is complementary to the Mission San Luis Rey Historic District. Wood, metal, wrought iron, stone, concrete, & clay should be considered as appropriate materials for use in such elements.

## **Community Walls and Fencing**

Various community fence and wall elements are proposed throughout Villa Stora incorporated as part of neighborhood edge conditions and internal site areas. Walls and fences are designed as part of the community streetscape, to designate site boundaries, to enhance common open space and recreation areas, and to create private yard and patio space.

Perimeter walls are planned along planning area boundaries and main roadways to provide a decorative edge and backdrop for landscape features. The six foot high walls are designed with stucco finish and widened pilasters to complement the existing Mission and Parish walls in the vicinity.

Low perimeter walls are designed along the Mission Avenue frontage adjacent to the proposed Community Park and the community entry feature at Academy Road. The low walls will provide a distinct edge to the park space and entry area, but will also allow a high degree of visibility to planned citrus groves located behind. Similar to the taller perimeter wall, but designed at an approximate height of only 2-1/2 feet, the low seating wall is also planned as part of edge features, landscape planters, and similar elements within the park and common open space areas.

The tubular steel view fence is anticipated for use along interior site areas, adjacent to recreation areas and common open space, and as a perimeter fence for storm water basins. The 5-1/2 foot tall fence will incorporate stucco pilasters and is designed to maintain visibility of landscape features and site areas. This fence is proposed along the Academy Road frontage adjacent to Planning Area 2.

A system of privacy hedging (42" high), low walls and gates is proposed along the Academy Road frontage adjacent to PA-4. This 'green' wall will soften the street edge while providing an aesthetic buffer to the planned residences within PA-4.

Stucco-clad patio walls (42" and 48" in height) are proposed in conjunction with a variety of the attached unit plans. These walls will enclose private patio spaces typical for dwellings that might oriented toward street frontages or community open space, including residences planned along the Community Paseo.

Vinyl privacy fencing is intended for installation along interior property lines of private lots and yard areas. The five-foot high fencing will incorporate a "rustic-style" wood grain finish and color scheme.

**PLANNING AREA – 1**  
**DEVELOPMENT PLAN / TENTATIVE MAP**

A detached lot single-family neighborhood is proposed for development within Planning Area 1 intended to complement the existing single-family development located to the north and east and to provide a transition to the more moderate densities proposed within the adjacent PD Plan areas. The proposed neighborhood for PA-1 will feature a single-family development pattern and density consistent with the adjacent single-family residential development.

The Development Plan proposed for PA-1 corresponds to the accompanying Tentative Map that will create a total of 66 lots, with 59 lots proposed for single-family residences, and 7 lots designated for open space, drainage, and private streets. PA-1 includes a total acreage of 9.93 acres as presented in the PD Plan and applicable to density calculations – excluding existing street rights-of-way. The Villa Storia PD Plan designates this area for a density of 6.0 – 9.9 du/ac under the MDA-R land use category, allowing for a corresponding range of 59 – 100 dwelling units. The 59 units proposed under the current plan represent a density of 5.9 du/ac which is consistent with the approximate MDA-R base density as prescribed by the PD Plan.

The land area within PA-1 is comprised of the following site coverage mix:

<b>Landscaping</b>	44.2% (191,320 sf. / 4.4 ac) -Includes 78,000 sf. of Usable Open Space
<b>Paving</b>	34.9% ( 150,707 sf. / 3.4 ac) -Includes internal private streets and drives
<b>Building Coverage</b>	20.9% (90,353 sf. / 2.1 ac)

The Tentative Map / Development Plan for PA-1 presents single-family residential lots organized along a network of private interior streets and community open space features. The main neighborhood entry is at Academy Road while a secondary entry is located off Frazee Road.

The development will feature various landscape and open space amenities located throughout the site including neighborhood park spaces and pedestrian scaled streetscapes. Lots will range from a minimum of 4,000 square feet to nearly 6,000 square feet in size allowing for variable orientation of the proposed residences. Two-story residential homes are proposed that will range from approximately 2,360 to 2,750 square feet in size with 3 – 4 bedroom and 2.5 – 4 bathroom options.

### **PA-1 Architectural Design**

The architectural designs proposed for the single-family homes within PA-1 are consistent with architectural design guidelines presented in the Villa Storia PD Plan. The homes will present a variety of Spanish and Early California themed architectural designs that will respect the historic character of the Mission San Luis Rey. The homes will feature traditional forms with offset façade planes accented by pitched gable and hip roof forms (with approximate 3:12 roof pitches). Three separate floor plans are presented, each with two elevation options. The conceptual elevations show an approximate 28-foot building height, which is consistent with the neighboring River Ranch community and well within the maximum height of 36 feet permitted by the PD Plan.

The variable floor plan and elevation options will feature two and three-car garage configurations with front and side facing garages. These design options will result in varied setbacks along the residential streets and help to create a desirable streetscape element within the PA-1 neighborhood. The homes are designed to meet all setback requirements as prescribed in the PD Plan, including the 12-foot front setback for side facing garages.

The elevations implement a variety of traditional building features and accents that will help to define and enhance the architectural style. Elevation elements feature arched entry overhangs and colonnades, recessed windows, wood fascia, cornice detailing, decorative gable accents and corbels, shutter and awning accents, decorative iron grilles, rafter tails, and tiled roofs. These elements will combine to create high-quality ‘five-sided’ architecture within the neighborhood. Home designs also feature interesting variations in façade and roof planes, arched entryways with prominent wall depth, recessed window details – all which work together in presenting a traditional design aesthetic.

### **PA-1 Access and Circulation**

The circulation plan designed for PA-1 features 36-foot wide private streets with single-loaded five-foot wide sidewalks. This street section will help to create a more intimate community space within the neighborhood interior. Pedestrian paths are designed to connect the planned neighborhood parks and open space areas. Resident and guest parking will be accommodated within the individual lots with additional guest parking available as designated on the private streets. Two-car or three-car garages are designed with each home to meet parking requirements established by the PD Plan with a total of 135 garage spaces provided. A total of 98 on-street guest parking spaces are provided where only 12 spaces are required under the PD Plan (20% of 59 units requires 12 spaces). An overall total of 233 parking spaces are provided in PA-1 with a ratio of 3.95 spaces / unit.

### **PA-1 Landscape and Open Space Design**

The Conceptual Landscape Plan proposed for the PA-1 neighborhood features small community park and open space areas, streetscape landscaping, slope and perimeter landscaping. Additional community landscaping and street tree plantings will be provided within front and side yard areas, along the Academy and Frazee Road frontages, and within proposed storm drain lots.

A primary element of the landscape plan is the neighborhood park lot (Lot F) proposed near the Academy Road entry. The approximate 9,500 square-foot park will be framed by decorative

walls and feature open lawn and recreation areas. Plantings will include a small citrus grove, a specimen tree, street trees, and perimeter screen trees to provide an identifiable landscaped environment. A small landscape and open space lot (Lot G, approximately 2,200 square feet) is also planned on the south side of the neighborhood entry drive opposite the Lot F park to frame the planning area entry.

These park and landscape areas are designed to connect into the overall pedestrian circulation system proposed for the PD Plan area. Their location at the Academy Road round-a-bout allows for direct pedestrian access to the themed Academy corridor, and to the neighborhood park and recreation areas, including the community paseo, planned on the opposite side of the intersection within PA-3 and PA-4.

An additional open space lot (Lot D) is planned in the portion of PA-1 located north of Frazee Road to provide a passive landscape area and enhanced buffer along the area's northern boundary. This approximate 2,900 square-foot lot will feature an open lawn area framed by canopy and background trees planted as a buffer along the site perimeter.

The PD Plan requires a minimum of 350 square feet of usable open space per dwelling unit in conjunction with proposed developments – with at least 50% of that amount provided in common usable open space areas. The remaining 50% of open space may be provided in private yard or balcony areas. With 59 dwellings proposed, the PA-1 neighborhood requires 20,650 square feet of usable open space, including 10,325 square feet of common usable open space. Together the Lot F neighborhood park, Lot G open space, and Lot D open space will provide over 14,700 square feet of common usable open space. In addition, over 63,300 square feet of private open space is provided within individual residential yard areas, totaling over 78,000 square feet - far exceeding the requirements designated by the PD Plan.

### **PA-1 Grading**

The Tentative Map proposes 66 lots within PA-1, with 59 lots planned for single-family residences, and 7 lots designated for open space, drainage, and private streets. Pad grading is specific to the proposed lot and street layout with elevations ranging from approximately 70 feet in the northeast corner (Lot 5) to 80 feet in the southwest corner (Lot 20).

Grading will be balanced across the overall PD Plan area with a raw cut and fill volume of approximately 181,000 cubic yards each. Included within the overall grading quantity, PA-1 proposes a total import quantity 124,280 cubic yards which balances with export quantities proposed for PAs 2, 3 & 4.

Storm flows within PA-1 will generally be conveyed from the individual lots, along the proposed private interior streets (generally from west to east), and into the designed storm drain pipe system. A primary storm water management element designed within PA-1 is a 0.45-acre storm water detention / bio-filtration basin (Lot E) proposed at the northeast corner of the site.

### **PA-1 Utilities**

Water service for the proposed development within PA-1 will connect to existing water facilities located in Academy Road and Frazee Road. The new water service for PA-1 will connect to an existing 24" line in Academy Road and an 8" line in Frazee Road to form a looped system. Water lines will generally be located within the private streets in PA-1 to provide service to the

proposed residential lots.

New gravity fed sewer lines will also be installed to serve the proposed residential development in PA-1. These lines will be located within the private streets based on the proposed grades within the area. The proposed sewer lines will extend and connect to the existing 12" sewer main at points along the eastern and northern boundary of the Planning Area.

**PLANNING AREA – 3**  
**DEVELOPMENT PLAN / TENTATIVE MAP**

A detached single-family cluster neighborhood is proposed for development within Planning Area 3 intended to provide a transition to the lower densities proposed within Planning Area 1 and the existing neighborhood to the north and east. The proposed neighborhood for PA-3 will feature 2-, 4- and 5-unit residential clusters that share a common driveway with private and common open space.

The Development Plan proposed for PA-3 corresponds to the accompanying Tentative Map that will create a total of 7 lots, with 3 lots proposed for condominium purposes, and 4 lots designated for a private street and common open space/recreation area. PA-3 includes a total area of 7.57 acres as presented in the PD Plan and applicable to density calculations – excluding existing street rights-of-way. The Villa Storia PD Plan designates this area for a density range of 10.0 – 15.0 du/ac under the MDB-R land use category, allowing for a corresponding range of 75 - 113 dwelling units. The 83 units proposed under the current plan equates to a density of 10.9 du/ac, which is consistent with the approximate MDB-R base density as prescribed by the PD Plan.

The land area within PA-3 is comprised of the following build-out mix:

<b>Landscaping</b>	38.2% (125,937 sf. / 2.9 ac) -Includes 64,800 sf. of Usable Open Space
<b>Paving</b>	33.6% ( 110,565 sf. / 2.5 ac) -Includes internal private streets and drives
<b>Building Coverage</b>	28.2% (90,085 sf. / 2.1 ac)

The Tentative Map/Development Plan for PA-3 presents clusters of detached single-family homes organized around a private internal “U” shaped street. A common recreation area featuring a swimming pool and spa is located adjacent to Academy Road at the southeast corner of PA-3. Two points of entry from Academy Road provide vehicular access to the neighborhood.

PA-3 is located within the Core Area of the Mission San Luis Rey Historic Area and proximity to the nearby historical resources has been considered in the design of the neighborhood. Residences are designed at a maximum of two stories with homes generally oriented to the interior of the site. The neighborhood pattern, building scale and orientation work to minimize physical and visual influences on the Mission San Luis Rey and adjacent Parish properties.

### **PA-3 Architectural Design**

The architectural designs proposed for single family cluster residences within PA-3 are consistent with architectural design guidelines presented in the Villa Storia PD Plan and the residential design proposed within PA-1 and PA-4. Two-story detached homes are proposed, ranging in size from approximately 1,800 to 2,200 square feet, with 3-4 bedroom and 2.5 – 4 bathroom options. Each home is provided an attached two-car garage. Three separate floor plan and elevation options are presented. The conceptual elevations show an approximate 25-foot building height, which is lower than the single-family homes proposed in PA-1 and the neighboring River Ranch community and well within the maximum height of 36 feet permitted by the PD Plan.

The residential clusters feature common drive courts that extend from the main private street serving the neighborhood. This arrangement minimizes garage exposure from the street scene and allows for more landscaping along main internal streets. Each residential cluster features common landscape and open space areas while private yard areas for provided for each home.

The variable floor plan options will each feature two-car garage configurations with most garages arranged to the rear of each cluster and not visible from the street, thus creating a desirable streetscape element within the PA-3 neighborhood. The homes are designed to meet the development regulations prescribed in the PD Plan.

The detached and attached homes in Planning Areas 3 and 4 feature residential designs consistent with those proposed in PA-1 which respect the historic character of the Mission San Luis Rey. The homes feature traditional forms with building accents and features that implement Spanish and Early California themed architectural design concepts.

Home designs feature interesting variations in façade and roof planes accented by pitched gable and hip roof forms all which minimize mass of the proposed structures. The detached cluster homes present unique elevations that will create visual interest and design variety along the neighborhood. The attached building elevations feature individual entry designs and façade details that clearly represent the individual units within the building.

Residential design elements proposed throughout each neighborhood feature arched entry overhangs and colonnades prominent wall depth, recessed window details, wood fascia, cornice detailing, decorative gable accents and corbels, shutter and awning accents, decorative iron grilles, rafter tails, and tiled roofs. These elements combine to create high-quality ‘five-sided’ architecture within the neighborhood.

### **PA-3 Access and Circulation**

The circulation plan designed for PA-3 features 36-foot wide private streets with single- and double-loaded five-foot wide sidewalks. Each cluster features a common driveway with decorative paving material. Sidewalks connect the neighborhood to the common recreation area as well as the adjacent neighborhoods. Two points of vehicular access are provided via Academy Road while the main internal private street also connects to the adjacent PA-4 neighborhood. A two-car garage is designed with each home to meet parking requirements with a total of 166 garage spaces provided. Guest parking is accommodated as designated along the private streets and adjacent to the common recreation area. A total of 58 guest spaces are provided where only 17 spaces are required under the PD Plan (20% of 83 units requires 17

spaces). An overall total of 224 parking spaces are provided in PA-3 with a ratio of 2.70 spaces / unit.

### **PA-3 Landscape and Open Space Design**

The Conceptual Landscape Plan proposed for the PA-3 neighborhood will feature small common open space areas, a large common recreation area, streetscape landscaping, slope and perimeter landscaping.

A primary element of the landscape plan is the common recreation area (Lot J) featuring pool, patio, and open space areas. This open space amenity is planned at the southeast corner of PA-3 and is approximately 14,000 square feet in size. This area will include a pool and spa, a bathroom structure and a fire pit area. Shade structures and cabanas, along with complementary landscaping will complete the design concept. With its central location adjacent to the Academy Road roundabout, this recreation area is designed to connect into the overall pedestrian circulation system proposed for the PD Plan area.

The PD Plan requires a minimum of 350 square feet of usable open space per dwelling unit in conjunction with proposed developments – with at least 50% of that amount provided in common usable open space areas. The remaining 50% of open space may be provided in private yard or balcony areas. With 83 dwellings proposed, the PA-3 neighborhood requires 29,050 square feet of usable open space areas, including 14,525 square feet of common usable open space. The Lot J common recreation area will provide 14,000 square feet of common usable open space, while common usable open space areas located between residential clusters will contribute an additional 16,000 square feet - totaling approximately 30,000 square feet of common usable open space. Private yard and patio areas designed with each home will contribute an additional 34,800 square feet of private usable open space area, totaling 64,800 square feet – far exceeding the requirements designated by the PD Plan.

### **PA-3 Grading**

The Tentative Map proposes 7 lots within PA-3, with 3 lots planned for condominium purposes, and 4 lots designated for open space and private streets. Pad grading is specific to the proposed lot and street layout with elevations ranging from approximately 79 feet in the southeast corner to 87 feet in the northwest corner.

Grading will be balanced across the overall PD Plan area with a raw cut and fill volume of approximately 181,000 cubic yards each. Included within the overall grading quantity, PA-3 proposes a total export quantity 87,440 cubic yards.

Storm flows within PA-3 will generally be conveyed from the individual lots, along the proposed private interior streets (generally from west to east), and into the storm drain system as designed. Storm water will be conveyed from each neighborhood area via 24” pipes connecting to the existing 54” and 84” storm drains located near the eastern project boundary.

### **PA-3 Utilities**

Water service for the proposed development within PA-3 will connect to water facilities located in Academy Road. The new water service for PA-3 will consist of internal 8” distribution lines connecting at two points to a proposed 24” line in Academy Road – forming a looped system.

Water lines will generally be located within the private street network in PA-3 providing service to the individual residences.

New 8” gravity sewer lines will also be installed to serve the proposed residential development in PA-3. These lines will generally be located within the private streets and cluster drives based on the proposed grades within the area. The proposed sewer lines will connect to the existing 10” sewer main in Academy Road at two separate points along the eastern boundary of the Planning Area.

**PLANNING AREA – 4**  
**DEVELOPMENT PLAN / TENTATIVE MAP**

An attached duet home and townhome neighborhood is proposed within Planning Area 4 as this area will develop at slightly higher densities transitioning from PA-3 to the PD area boundary along Mission Avenue. The northern part of the neighborhood will feature attached duet homes oriented along private streets. The southern portion of the neighborhood, situated near Mission Avenue will feature 3, 4, 5 and 6-unit attached townhome buildings.

The Development Plan proposed for PA-4 corresponds to the accompanying Tentative Map that will create a total of 16 lots, with 10 lots proposed for duet and townhomes, and 6 lots designated for open space and private streets. PA-4 includes a total acreage of 10.32 acres as presented in the PD Plan and applicable to density calculations – excluding existing street rights-of-way. The Villa Stora PD Plan designates this area for a density of 15.1 – 20.9 du/ac under the MDC-R land use category, allowing for a corresponding range of 155 – 215 dwelling units. The 149 units proposed under the current plan equates to a density of 14.4 du/ac, which is consistent with and does not exceed the MDC-R base density as presented in the PD Plan.

The land area within PA-4 is comprised of the following build-out mix:

<b>Landscaping</b>	34.5% (155,171 sf. / 3.6 ac) -Includes 87,700 sf. of Usable Open Space
<b>Paving</b>	32.5% ( 146,166 sf. / 3.3 ac) -Includes internal private streets and drives
<b>Building Coverage</b>	33.0% (148,428 sf. / 3.4 ac)

The Tentative Map/Development Plan for PA-4 presents duet homes and townhome buildings organized along interior private streets. Common open space in the form of a one-acre Community Park, a Community Paseo and a neighborhood park contribute to the amenities for this neighborhood. Two points of entry, one from Academy Road and a second from PA-3 to the north serve as access to the neighborhood. PA-4 also features townhomes that front directly on the Community Paseo and Academy Road frontage in effort to “activate” the pedestrian space and street frontage areas.

PA-4 is located within the Core Area of the Mission San Luis Rey Historic Area and proximity to the nearby historical resources has been considered in the design of the neighborhood. Residences are designed at a maximum of two stories with homes generally oriented to the interior of the site. The neighborhood pattern, building scale and orientation work to minimize physical and visual influences on the Mission San Luis Rey and adjacent Parish properties.

**PA-4 Architectural Design**

The architectural designs proposed for the duet and townhome residences within PA-4 are consistent with architectural design guidelines presented in the Villa Stora PD Plan and the

residential design proposed within PA-1 and PA-3. Four building configurations featuring two separate floor plans and up to four elevation options are presented as design options for the duet homes. The townhome designs feature 2 to 5 – unit buildings with varying elevation and floor plan options. The conceptual duet elevations are designed up to 30’ in height, with the townhome buildings designed at approximately 28 feet in height. These building heights are designed to be complementary to the PD surroundings and consistent with the residential development proposed in PA-1 and PA-3.

The duet homes range from 1,590 to 1,810 square feet in size with 3 - 4 bedroom / 2.5 – 3 bathroom plan options. The townhomes will range in size from 1,460 to 1,630 square feet featuring 3-4 bedroom / 2.5 bathroom plan options. The variable floor plan and elevation options will each feature two-car garage configurations accessible from the private streets. The homes are designed to meet the development regulations as prescribed in the PD Plan.

The detached and attached homes in Planning Areas 3 and 4 feature residential designs consistent with those proposed in PA-1 which respect the historic character of the Mission San Luis Rey. The homes feature traditional forms with building accents and features that implement Spanish and Early California themed architectural design concepts.

Home designs feature interesting variations in façade and roof planes accented by pitched gable and hip roof forms all which minimize mass of the proposed structures. The detached cluster homes present unique elevations that will create visual interest and design variety along the neighborhood. The attached building elevations feature individual entry designs and façade details that clearly represent the individual units within the building.

Residential design elements proposed throughout each neighborhood feature arched entry overhangs and colonnades prominent wall depth, recessed window details, wood fascia, cornice detailing, decorative gable accents and corbels, shutter and awning accents, decorative iron grilles, rafter tails, and tiled roofs. These elements combine to create high-quality ‘five-sided’ architecture within the neighborhood.

#### **PA-4 Access and Circulation**

The circulation plan designed for PA-4 features 28 to 36 foot variable width private drives with single-loaded five-foot wide sidewalks. Interior sidewalks and paths provide direct access to each home. The Community Paseo is designed as a central path through PA-4 connecting the one-acre Community Park to the neighborhood park area at the Academy Road roundabout intersection. The main vehicular access to PA-4 is from Academy Road via a private street connection, while a second access point connects to the adjacent PA-3 neighborhood. Guest parking is accommodated as designated along the private streets and through parking spaces distributed throughout the planning area. A two-car garage is designed with each home providing required parking with a total of 298 garage spaces. A total of 93 guest spaces are provided where 30 spaces are required under the PD Plan (20% of 149 units requires 30 spaces). An overall total of 391 parking spaces are provided in PA-4 with a ratio of 2.62 spaces / unit.

#### **PA-4 Landscape and Open Space Design**

The PA-4 neighborhood will feature a variety of landscape and open space areas. As previously described prominent elements of the landscape plan are the one-acre Community Park, a neighborhood park and plaza area at the northeast corner of PA-4, and the Community Paseo connecting to both park areas. The Paseo will provide direct access to the duet and townhome

residences designed to front along the pathway.

The neighborhood park and plaza area located at the northeast corner of PA-4 contributes to the overall open space and park area provided at the Academy Road roundabout intersection. This area will provide shaded turf, a BBQ area and hard surface areas to allow for community gathering and socializing. The space will also provide utilities for vendors including gas and electric hooks ups to promote this area's use in future community events. The Paseo features an eight-foot wide meandering sidewalk accentuated with landscape plantings. The Community Park will be framed by canopy and ornamental trees and buffered from Mission Avenue by a citrus grove. The park will also feature open lawn and playground areas.

The PD Plan requires a minimum of 350 square feet of usable open space per dwelling unit in conjunction with proposed developments – with at least 50% of that amount provided in common usable open space areas. The remaining 50% of open space may be provided in private yard or balcony areas. With 149 dwellings proposed, the PA-4 neighborhood requires 52,150 square feet of usable open space, including 26,075 square feet of common usable open space. The one-acre Community Park, neighborhood park and paseo areas within PA-4 will provide over 60,300 square feet of common usable open space, while yard and patio areas designed with each residence will contribute over an additional 27,400 square feet of private open space, totaling over 87,700 square feet – far exceeding the designated requirements.

#### **PA-4 Grading**

The Tentative Map proposes 15 lots within PA-4, with 9 lots planned for townhome purposes, and 6 lots designated for open space and private streets. Pad grading is specific to the proposed lot and street layout with elevations ranging from approximately 79 feet in the southeast corner to 84 feet in the northwest corner.

Grading will be balanced across the overall PD Plan area with a raw cut and fill volume of approximately 181,000 cubic yards each. Included within the overall grading quantity, PA-4 proposes a total export quantity 20,019 cubic yards.

Storm flows within PA-4 will generally be conveyed from the individual lots, along the proposed private interior streets (generally from west to east), and into the storm drain system as designed. Storm water will be conveyed from each neighborhood area via 24" pipes connecting to the existing 54" and 84" storm drains located near the eastern project boundary.

#### **PA-4 Utilities**

Water service for the proposed development within PA-4 will connect to water facilities located in Academy Road. The new water service for PA-4 will consist of internal 8" distribution lines connecting at two points to an existing 24" line in Academy Road – forming a looped system. Water lines will generally be located within the private street network in the neighborhood providing service to the individual residences.

New 8" gravity sewer lines will also be installed to serve the proposed residential development in PA-4. These lines will generally be located within the private streets and drives based on the proposed grades within the area. The proposed sewer lines will connect to the existing 10" sewer main in Academy Road at two separate points along the eastern boundary of the Planning Area.



## **HISTORIC PERMIT**

A Historic Permit is also required in conjunction with this proposal due to its location within the Mission San Luis Rey Historic Overlay District. The portion of land west of Academy Road is also located within an area designated as the Historic Core. The Mission San Luis Rey Historic Area Development Program and Design Guidelines are applicable to development proposed within the Historic Area. The Guidelines are intended to provide a design and development framework for land use proposals that respect the Mission's historic setting. The Villa Storia PD Plan also presents development regulations and design guidelines for future residential development intended to complement and respect the historic nature of the Mission and the surrounding district.

## **SUMMARY**

The Villa Storia Planned Development envisions the establishment of a high quality residential community that is respectful of nearby historic resources and complementary to surrounding land uses. The Villa Storia PD site presents a viable opportunity to realize the development of a new high-quality residential community on this infill site that will complement the surrounding residential, institutional, and commercial development.

The accompanying PD Plan document establishes the land use, density, development regulations, design standards, and primary infrastructure components that will direct future development within the Project area. Design and development standards have been prepared to assist in creating a community character and architectural theme that respects the historic surroundings and established development in consideration of the following principals:

- Ensure compatibility with the Mission San Luis Rey Historic District, the adjacent residential neighborhood, and other nearby uses.
- Provide a range of housing types for varying resident and community needs that helps to meet current and future housing demands on a site located near transit, retail and schools.
- Design buildings, spaces and uses that enhance and respect the historic character of the Mission area, create a sense of neighborhood, and complement the vision for Mission area.
- Ensure the vision for site development is economically feasible.
- Create flexibility in the plan to accommodate possible changes in housing types, the local economy and community needs during the development period.
- Provide a high quality, well planned development that the community will be proud of for years to come and that will serve as an admirable example of residential development.
- Create a walkable environment that promotes and enhances the pedestrian experience throughout the site with connections between community open space, parks, paseos, and other amenity areas.
- Develop an infill project that creates a harmonious connection between surrounding land uses and the Mission San Luis Rey Historic District.