

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 22, 2011, 9:00 a.m.
Guajome Room

1. 9:00a.m. - 9:30 a.m.

Discussion for the development of 33-single family lots known as Guajome Crest Homes located on a 16.65-acre site.

Zoning: Single Family Residential within a Scenic Park and Equestrian Overlay (RS-SP-EQ)

Land Use: Single Family Detached residential (SFD-R)

Neighborhood Area: Guajome

Assessor Parcel: 157-412-15-00

Contact Person: Phil Buccola

Tel.: (760) 721-2000

2. 9:30a.m. - 10:00 a.m.

Discussion of a Zone and General Plan change to allow the construction of a mixed use development consisting of 288 residential units, a community center, parks, and commercial uses located on a vacant 14.47-acre site at the 3200 block of Mission Avenue.

Zoning: Limited Industrial (IL)

Land Use: Light Industrial (LI)

Neighborhood Area: Loma Alta

Assessor Parcel: 160-270-12-00

Contact Person: Ann Gunther

Tel.: (760) 692-1924

3. 10:00a.m. - 10:30 a.m.

Discussion of a demolition of an existing commercial bank building to allow the construction of a drive-through restaurant located south east corner of Plaza Drive and College Boulevard.

Zoning: Community Commercial (CC)

Land Use: Community Commercial (CC)

Neighborhood Area: Lake

Assessor Parcel: 168-012-40-00

Contact Person: Bryan Cunningham

Tel.: (858) 334-4017

Attachments:

APN Maps:

157-412-15-00

160-270-12-00

168-012-40-00

Guajome Crest
Tentative Subdivision Map, Development Plan
Conditional Use Permit
T-6-05, D-10-05, C-25-05

RECEIVED

APR 16 2008

Description & Justification
rev April 2008

Planning Department

This application is for a Tentative Subdivision Map and Development Plan for a 33 lot unit single-family residential subdivision with associated equestrian use facilities. The property consists of 16.84 acres which are zoned Single Family Residential (RS). In addition, the project site is within the Scenic Park and Equestrian Overlay Zones (RS-SP-EQ). The site has a General Plan Land Use designation of Single Family Detached Residential (SFD-R). The proposed land use is conventional single-family detached residential as defined by the Zoning Ordinance which is allowed in the RS zone.

The project site is located on the north side of Guajome Lake Road, east of Albright Street and south of Seattle Slew Way. The property is situated within the Guajome Neighborhood Planning Area and is surrounded by multiple types of residential uses and some vacant land. There is currently one single family residence and ancillary structures located on the property that will be removed as part of the proposed development. The site is characterized by a gentle slope to the south and an area of steep slope and a small creek that both bisect the property. The property includes slopes over 20%, however, no residential development will occur within sensitive slopes and is therefore not subject to the provisions of the City of Oceanside Hillside Development Regulations. Riparian habitat lies on and directly adjacent to the slope, and surrounds the creek that flows through the property to Guajome Lake.

TENTATIVE MAP - RESIDENTIAL

Guajome Crest proposes a 33 unit single-family equestrian community on a 16.84 acre site. The residential lots range in size from over 6,000 to 27,000 square feet. All residential lots have been clustered towards the southern portion of the site as to avoid development on the majority of the sloping areas. The proposed project density is 2.3 dwelling units per acre (du/ac) which is well below the base density of 3.6 du/ac allowed by the Single Family Detached General Plan designation. The density calculation is based on the 14.37 net developable acres.

The subject property can be generally divided into two main portions: the southern portion which consists of a gently sloping hill covered with low grasses and other short vegetation, and the northern portion which consists of a steep slope extending down to a relatively flat area. A small creek bisects the property in a southeasterly to northwesterly fashion through the middle portion of the site.

DEVELOPMENT PLAN - RESIDENTIAL

33 residential lots have been laid out along the southernmost portion of the property. The project complies with the minimum front, side, corner side, and rear yard setback requirements. The project also complies with minimum lot area and site area regulations in accordance with the applicable residential base district of Single Family Detached Residential. No architecture is currently proposed for this project. The applicant has chosen to prepare Architectural Design Guidelines for the project in lieu of the preparation of architectural elevations and floor plans.

Parking:

The Architectural Guidelines state that the future builder is required to provide a three-car garage for each unit as it is anticipated that the size of the units will exceed 2,500 square feet. Therefore, the project is required to provide a total of 99 spaces. The proposed project exceeds these requirements by providing 111 total spaces; 99 covered spaces (3 per each unit) and an additional 10 spaces and 2 larger parking spaces for vehicles with trailers located in the common equestrian area located on the northeastern portion of the site. The total amount of parking provided exceed requirements by over 10%.

Access:

There will be one point of access to the project which will be taken off Guajome Lake Road. The project internal circulation will be improved per the City public cul-de-sac street standards. Project cul-de-sac streets will be improved with 36-foot wide travel lanes with sidewalk, curb and gutter, and parkway within a 56-foot right-of-way. A proposed 30-foot wide private drive easement (24-foot wide pavement) will provide all-weather access to the common equestrian areas and the public water and sewer utilities are also located in the easement. A full-width cul-de-sac bulb will be constructed at the northern end of the access road to accommodate horse trailers and delivery trucks that will need to turn around in this location. An equestrian trail connection is proposed along the westerly side of "A" Street from the project entrance leading to the picnic area. A detailed discussion of the equestrian facilities and other open space uses is contained later in this document. All other project internal streets will be constructed per the City Public Road Standards.

Half-width street improvements are proposed along the project's frontage on Guajome Lake Road which include the construction of a sidewalk with curb and gutter, and parkway. Guajome Lake Road, at its present alignment, does not meet current City Public Road Standards. Realignment of a portion of Guajome Lake Road is proposed on the southwest corner of the site towards Albright Street. This segment of Guajome Lake Road would be straightened to eliminate the northward bow in the road, with the approximately 420-foot long realigned section located on the adjacent Guajome Lake County Regional Park.

Utilities:

New water and sewer lines are required to be constructed on-site to serve the project. The proposed 8-inch sewer system will drain to the northeast and will connect to an existing sewer line in Horseshoe Way. The proposed 8-inch water line that runs throughout the project will connect to an existing 10-inch water line in Guajome Lake Road and to an existing 8-inch water line on Horse Shoe Way. Both onsite water and sewer lines will be improved as public systems.

There are existing overhead lines on the northeast corner of the site above the proposed equestrian area (Lot 34). These facilities are subject to Underground Conversion per the City undergrounding requirements and will be placed underground.

EQUESTRIAN OVERLAY

The project is subject to the requirements of the City's Equestrian (EQ) Overlay District as set forth within Section 2806 of the Zoning Ordinance. Section 2806 (A) of the Zoning Ordinance establishes that 85 % of the lots are required to meet the development standard of the EQ Overlay District. This standard basically refers to "horse yard area." In the case of a single-family project with the base district designator of RS, Section 2806 (C) allows for "common" horse keeping areas to be used for meeting the EQ requirement. This method establishes the requirement of 2,500 square feet of common usable open space for 85 % of the units for equestrian use to meet the horse yard area requirement. Total Usable Open Space required for the project is 71,610 square feet which includes the 2,500 square feet of common usable open space required for the 85 % of the total dwelling units, and the basic 300 square feet of usable open space for the 15 % of the total dwelling units. The Guajome Lake project meets and exceeds this requirement by providing 81,371 square feet of total usable open space (9,761 square feet more than required).

The Equestrian Overlay designation requires that equestrian trails and a common equestrian area complete with stables and a lunge, be incorporated into the project design. To accommodate the EQ Overlay District requirements, the project will provide two common equestrian areas; one in the northeastern corner of the property (Lot 34) and one towards the middle of the property, along the western property line, north of the proposed residential lots (Lot 35). The design of common equestrian areas is typical of other EQ subdivisions in the area, including the recently approved Rancho Rose project.

All other requirements have been met for the common equestrian areas. Open space for riding as well as a small picnic area will be provided in the smaller area (Lot 35), while a barn, stables, lunge and additional riding area will be located at the larger of the two areas (Lot 34). As previously mentioned, both areas will be accessed from the 24-foot wide all-weather access road. At the northern terminus of the road, a large turnaround has been provided to accommodate large delivery trucks and horse trailers. Ten standard parking spaces and two larger parking spaces for vehicles with trailers have also been provided at this location. An Equestrian Operations and Management Plan has been prepared for the project in order to manage the use of these facilities. The common equestrian facility will not be maintained or managed by the City of Oceanside.

Pursuant to Section 2806 (C), common horse keeping areas can be utilized in lieu of providing horse yard area or horse keeping facilities on individual residential lots in an RS Zone. Therefore, it is anticipated that individual residences will not require direct access to an equestrian trail. An equestrian trail is proposed on the westerly side of "A" Street, then on the northeasterly side of "C" Street leading to the picnic area. A segment of the proposed private access road will be improved with pervious gravel pave surface material in order to provide continuous equestrian connection from the horse trail, through the stream crossing and onto the common horse facility. All other project streets will be improved with sidewalk and landscaped parkways per the City public cul-de-sac street standards..

The proposed 7-foot wide equestrian trail will provide users of the horse facilities on site a direct trail connection to the Guajome Park equestrian trails. In coordination with the County of San Diego Parks and Recreation Department, a trail head facility will be improved on the south side of Guajome Lake Road, directly across from the project's main entrance. The proposed trail and trail head facility are consistent with the goals and objectives of the General Plan Recreational Trails Element by providing continued access to Guajome Park equestrian trails from the Equestrian Overlay District. Types of fencing and locations within the project are shown on the Landscape Concept Plan.

LANDSCAPE CONCEPT PLAN

The proposed landscape design for the project includes planting of manufactured and natural slopes as well as enhanced habitat areas within the large open space area being retained on this site. All landscape and irrigation improvements for this project will be installed per Section 3019 of the Zoning Ordinance and the City's Landscape Design Guidelines. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas will be prepared with soil conditioners, fertilizers, and appropriate supplements based on soil samples. Marina Madrone, a hybrid strawberry tree, will be utilized as the street tree theme which is characterized as an evergreen consistent with the rural countryside character of the surrounding area.

Fencing within the project will include 42-inch high rail equestrian fencing along both sides of the equestrian trail. 42-inch polyethylene-coated wood fencing and pre-fabricated pipe corrals will be used in both equestrian areas. Project fencing will comply with City of Oceanside standards for the RE-B District and Equestrian Overlay.

The riparian forest habitat within the drainage will be enhanced and restored. Other open space areas include areas of existing sensitive habitats, which will be preserved in their current condition, and areas which will be enhanced with a combination of coastal sage scrub habitat species to provide mitigation and enhancement of the open space. The open space areas containing sensitive habitat will be dedicated as permanent open space, to be owned and managed by an approved conservancy.

GRADING

The Zoning Ordinance stipulates that the Hillside Development Provisions apply to residential development proposals where portions of the property have a natural gradient in excess of 20% with a minimum elevation differential of 25 feet. Slopes that meet this definition are considered "qualifying slopes". The Guajome Crest project includes 0.85 acres of qualifying slopes. All 0.85 acres (5% of the project area) consist of slopes greater than 40% with a minimum elevation differential of 25 feet. No other qualifying slopes are found on the property.

The project has been designed to avoid all sloping areas as much as possible. The only grading and development proposed near the qualifying slope is the 30-foot wide all-weather private access road required for the connection to existing utilities in Horse Shoe Way. This road also provides access to the common equestrian areas required by the City's EQ Overlay District.

All residential lots have been clustered on the southern portion of the property, south of all existing slopes. Lots have been located on this portion of the property in order to avoid extensive grading and to maintain the natural integrity of the land.

Should the Hillside Development minimum grading provision be applied, grading shall not exceed a maximum of 7,500 cubic yards per graded acre. The Guajome Crest subdivision will require 71,000 cubic yards of grading for development purposes on a total of 12.68 graded acres. Based on the methodology outlined in the Hillside Development provisions, this equates to 5,917 cubic yards per graded acre (71,000 yards of cut volume divided by 12 of the total acres that will be graded), which is less than the hillside development provision maximum amount of 7,500 cubic yards per graded acre. In addition, slopes will be contour graded where possible to transition into existing topographic features as required by the Hillside Development regulations. Overall, this project is designed with a minimal amount of grading that addresses the inherent constraints on-site.

In summary, the Guajome Crest project ensures that the overall site area preserves significant open space and hillside areas. This project has been designed to further protect slope areas, with the majority of sloping areas being preserved in their natural state. The various hillside design techniques incorporated into the design of the project areas follows:

1. Residential lots have been located on those portions of the property where significant slopes and environmental resources and features are minimal in order to preserve the more significant resources of the property;
2. The access road has been designed to maximize the efficiency of the water and sewer utility systems as well as provide necessary road access; and
3. Grading has been limited to 5,917 cubic yards per graded acre.

A slope analysis, preliminary storm water management plan, biological, phase I environmental, cultural resources, traffic, hydrology, and geological studies were prepared for this property concurrent with the preparation of this Tentative Map. Throughout the process, care was taken to design a project which avoided sensitive biological areas and steep slopes, while providing a design consistent with the intent of the General Plan.

CONDITIONAL USE PERMIT - USE OF PANHANDLE ACCESS

The Conditional Use Permit is necessary in order to permit Lots 24, 32 and 33 to use a panhandle access design. In accordance with Section 1050(Y) of the Zoning Ordinance, panhandle lots are permitted with a Use Permit subject to meeting specific development standards. The proposed panhandle lots meets the supplemental development regulations for panhandle access. The net pad area for these lots meets all of the requirements for setbacks, and lot width and depth ratios. In addition, the use of the panhandle access design allows for a more sensitive project in relation to the site's hillside and biological conditions. The proposed findings for approving the Use Permit are included below under the Required Findings section.

SUMMARY

The Guajome Crest project meets all of the goals and objectives of the City's General Plan and Zoning Ordinance. The project is a well thought out single family home ownership opportunity within the EQ overlay. The project design exceeds the EQ requirements while remaining sensitive to the steep slopes and the presence of biological habitat. These homes will provide a high quality, semi-rural living environment with generous open space and recreational opportunities.

JUSTIFICATION HIGHLIGHTS:

- This well thought out design results in a superior "horse use" community that has an excellent physical design, an abundance and variety of recreational opportunities.
- The size of the community horse facilities and traditional recreation amenities exceed the minimum City requirement for this use.
- The parking provided on-site exceeds the minimum City requirements for this type of development.
- The project has been designed to cluster all residential development and avoids development on sloping land as much as possible.

REQUIRED FINDINGS:

Development Plan:

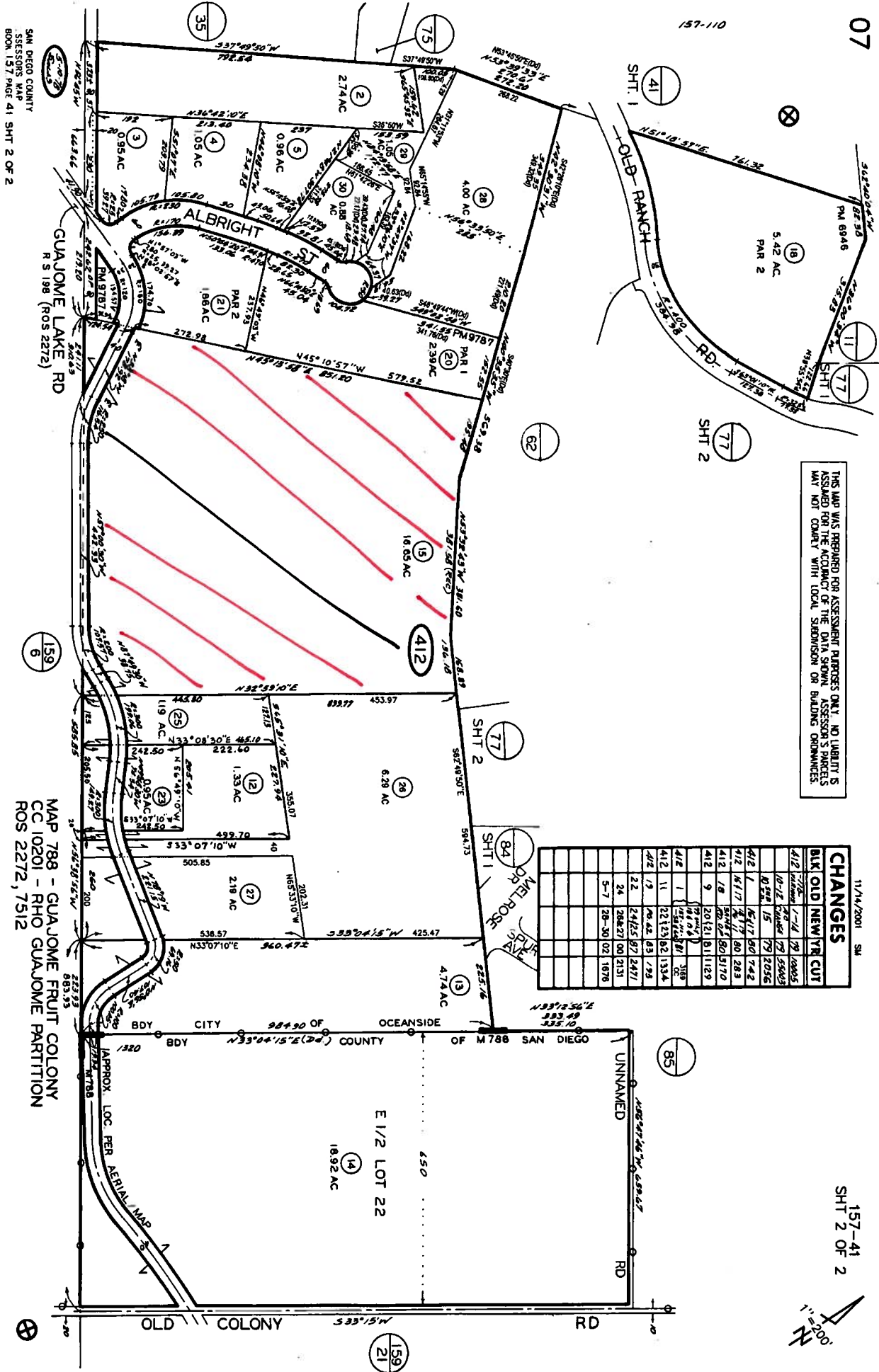
The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be adopted. This proposal meets those conditions as follows:

1. The site plan and physical design of the proposed project is consistent with the purposes of the Zoning Ordinance because it meets the intent of the development regulations and design standards over the entire site and it provides amenities far in excess of those required.
2. The Development Plan as proposed conforms to the City's General Plan because the proposed residential product type and density are consistent with the Land Use Element requirements established for the site and the proposed amenities exceed the minimum requirements.
3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities because said provisions have been successfully incorporated into the proposed design.
4. The proposed development is compatible with existing surrounding land uses because the site is proposed to be developed under the regulations the City previously established for the site. The design of the project is similar in density and product type to existing land uses in the area and it incorporates the horse theme of the larger local community.
5. The site plan and physical design of the proposed project is consistent with Section 1.24 and 1.25 of the General Plan Land Use Element because it was designed to be sensitive to the habitat constraints associated with the riparian habitat located on the site.

Conditional Use Permit - Use of Panhandle Access

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be adopted. This proposal meets those conditions as follows:

1. The proposed panhandle lots provides more efficient use of developable areas.
2. The use of the panhandle lots will not adversely impact properties or improvements in the vicinity of the project.
3. The proposed panhandle access conforms to the provisions of the Oceanside Zoning Ordinance.



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11/14/2001 SM

CHANGES			
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412	91	92	2018
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412	93	94	2020
412	94	95	2021
412	95	96	2022

157-41
SHT 2 OF 2



#1

SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 157 PAGE 41 SHT 2 OF 2

MAP 788 - GUAJOME FRUIT COLONY
CC 10201 - RHO GUAJOME PARTITION
ROS 2272, 7512



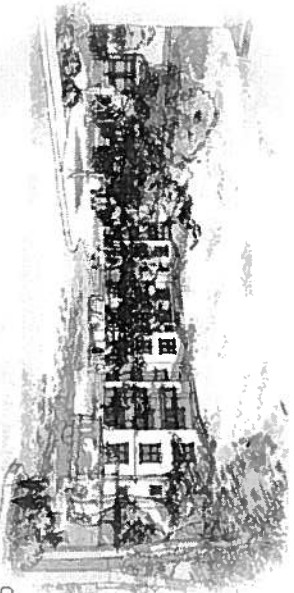
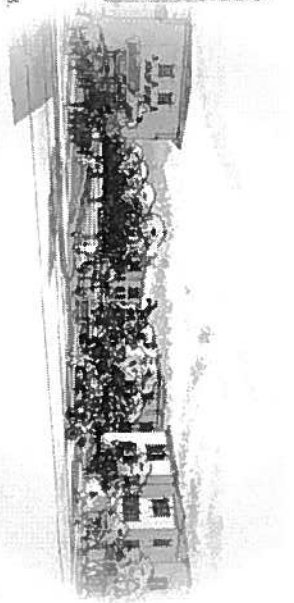
E 1/2 LOT 22
18.92 AC

Vision Statement and Planning Principles

4

SITE SUMMARY

- *288 Dwelling Units
- *Community Center
- *Neighborhood Niche Parks
- *Commercial/ Office Space
- *Active/Passive Open Space
- *Landscaped Paseo

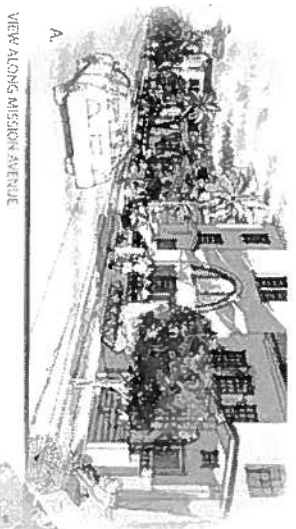


B. VIEW OF ENTRY FROM MISSION AVENUE

C. COMMERCIAL PLAZA AT SENIOR HOUSING SITE

SENIOR/SPECIAL NEEDS

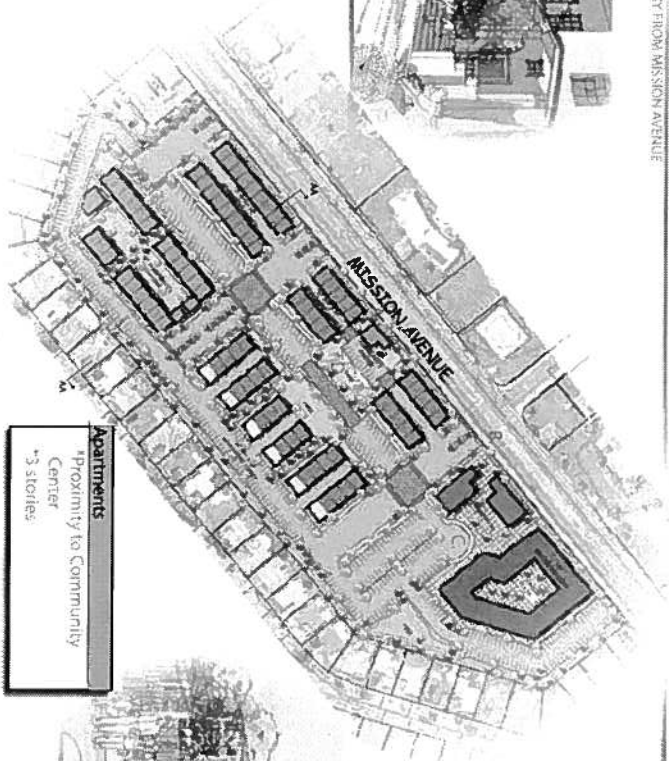
- *Proximity to Community Center & Commercial use
- *3 stories



A. VIEW ALONG MISSION AVENUE

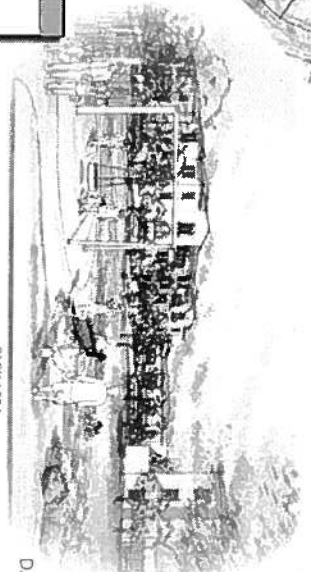
WALK UP APARTMENT HOMES

- *Covered Parking
- *Paseo Path to Community Homes
- *3-Stories
- *Universal Design
- *Active/Passive Open Space
- *Paseo Connections



APARTMENTS

- *Proximity to Community Center
- *3 stories



D. PARK AREA

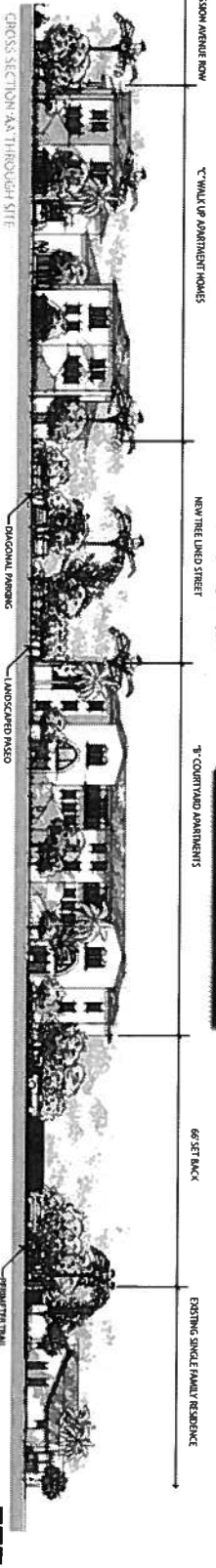


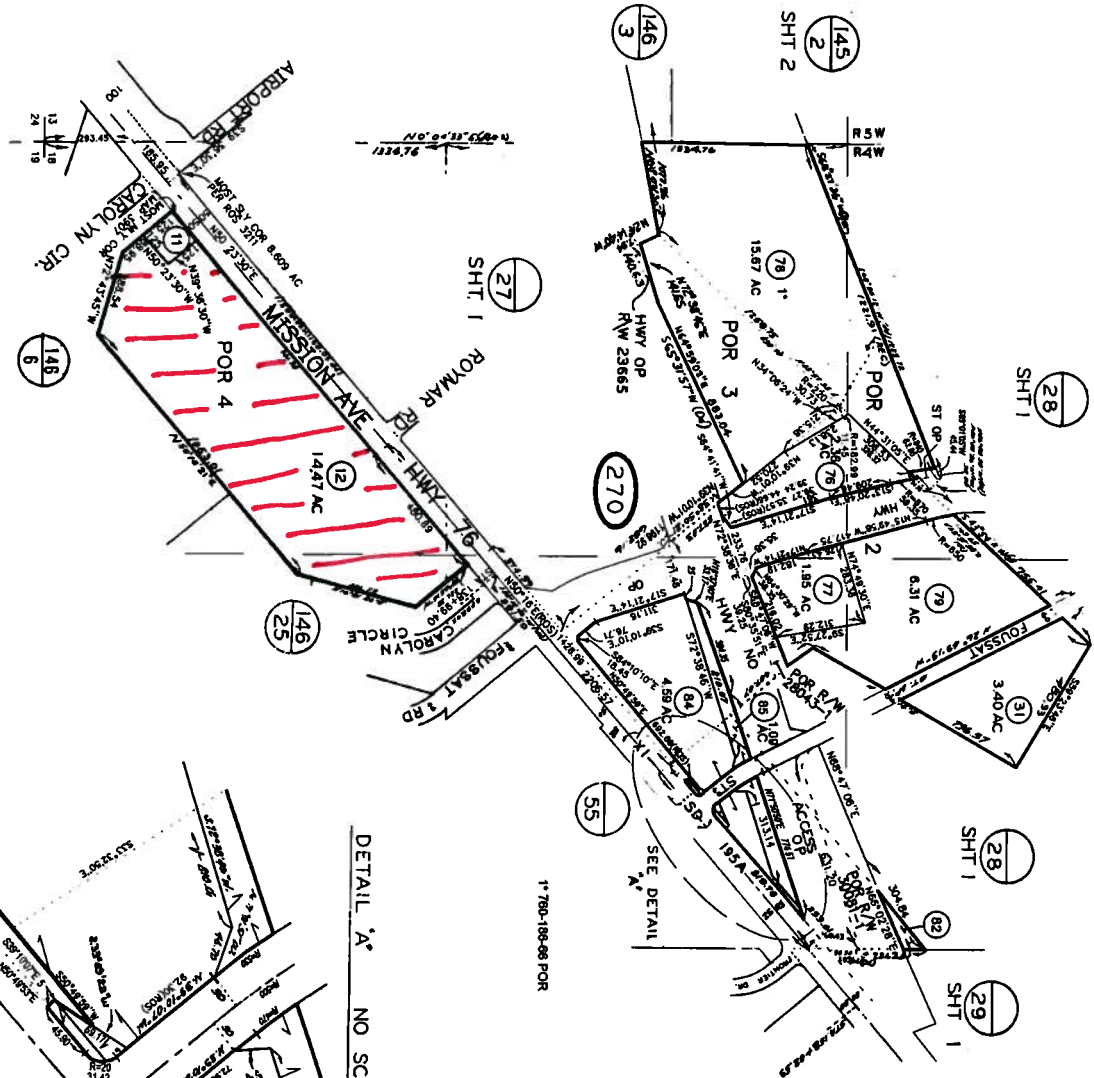
Figure 4-1 Vision Plan

City of Oceanside

07

160-27

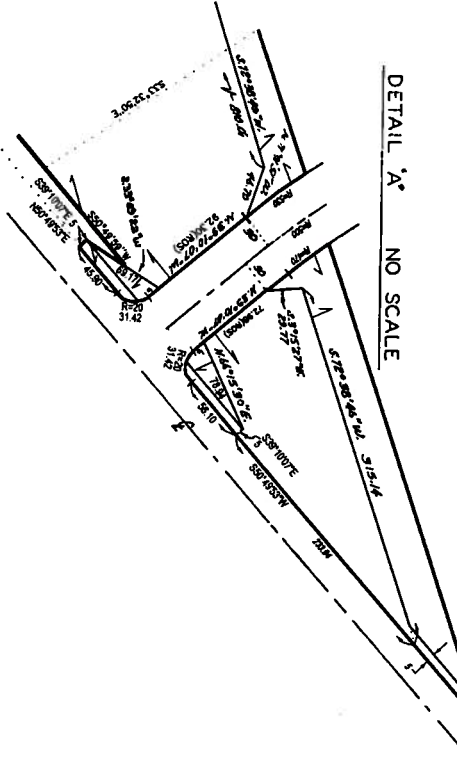
SAN DIEGO COUNTY
ASSessor's MAP
BOOK 160 PAGE 27 SHT 2 OF 2



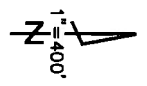
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3-16-2010 ES/W

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	84	84&85	08	5557
	PICKUP	85	09	1811



160-27
SHT 2 OF 2



#2

Scott Nightingale

From: Bryan Cunningham <Bryan.Cunningham@cushwake.com>
Sent: Wednesday, March 16, 2011 3:40 PM
To: Scott Nightingale
Subject: Site Plan for proposed El Pollo Loco at Plaza and College
Attachments: Preliminary Site Plan #11 - 030411.pdf

Scott,

Attached is the proposed site plan for the proposed El Pollo Loco at 3500 College in Oceanside, in front of the Dicks and Grocery Outlet center. The property is currently a +/- 3,000 square foot vacant bank building and our plan is to demolish the building and build a new, 2,598 square foot fast-food building with a drive thru. Please call at your convenience to discuss. Thanks and I'll see you next Tuesday.

Bryan A. Cunningham - Lic. #01348498

Associate Director
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Tel: (858) 452-6500
Direct: (858) 334-4017
Fax: (858) 334-6742

Email: bryan.cunningham@cushwake.com
www.cushmanwakefield.com

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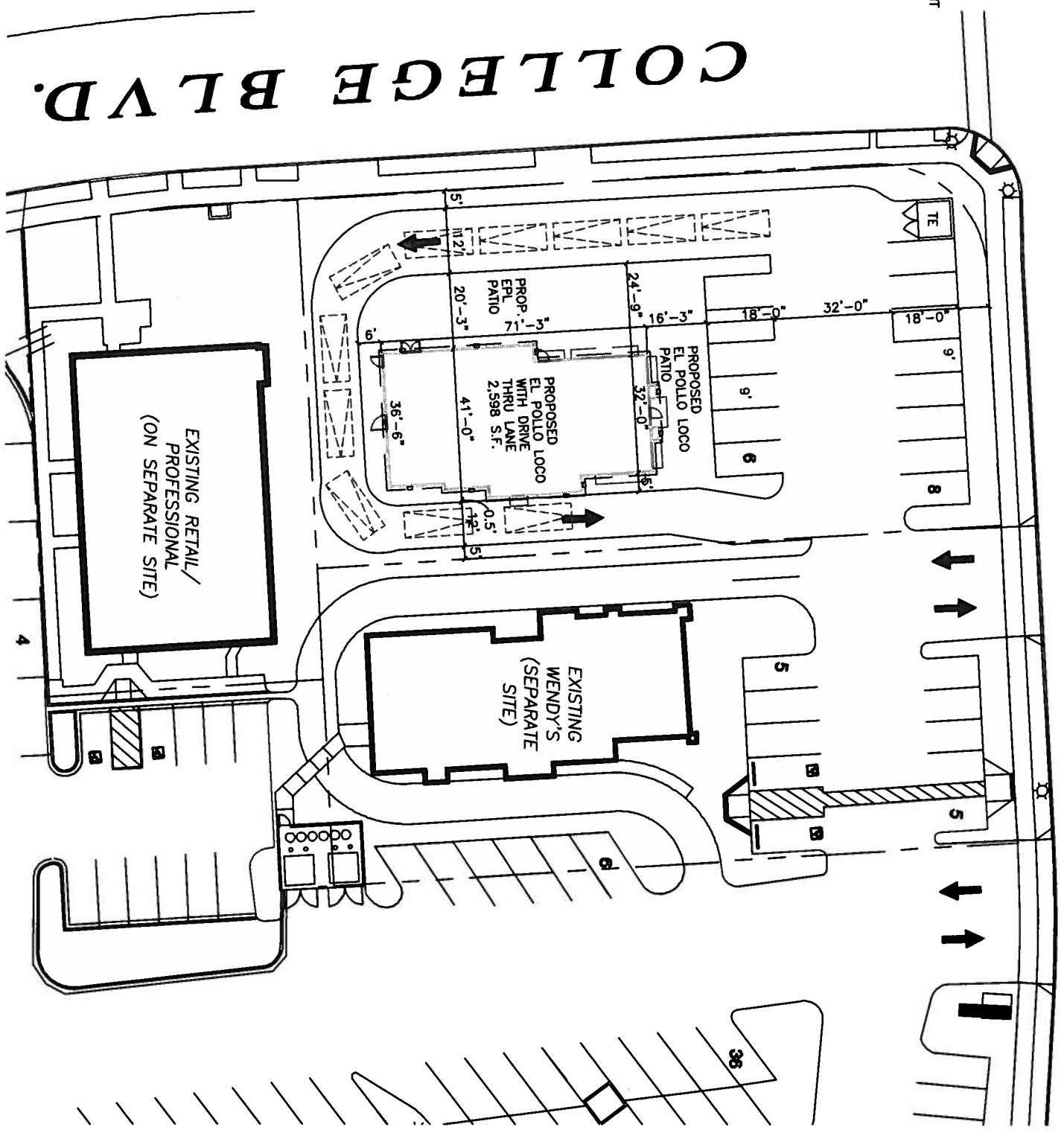
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PROPOSED EL POLLO LOCO RESTAURANT
 WITH DRIVE THRU LANE
 2,900 SF FREESTANDING BUILDING PAD
 3500 COLLEGE BLVD.
 OCEANSIDE, CA 92056

SITE AREA	=	19,800
BUILDING AREA	=	2,598
PARKING REQUIRED	=	26
PARKING PROVIDED	=	26
FULL SIZE COMPACT HANDICAP FROM CENTER	=	12
	=	2
	=	12

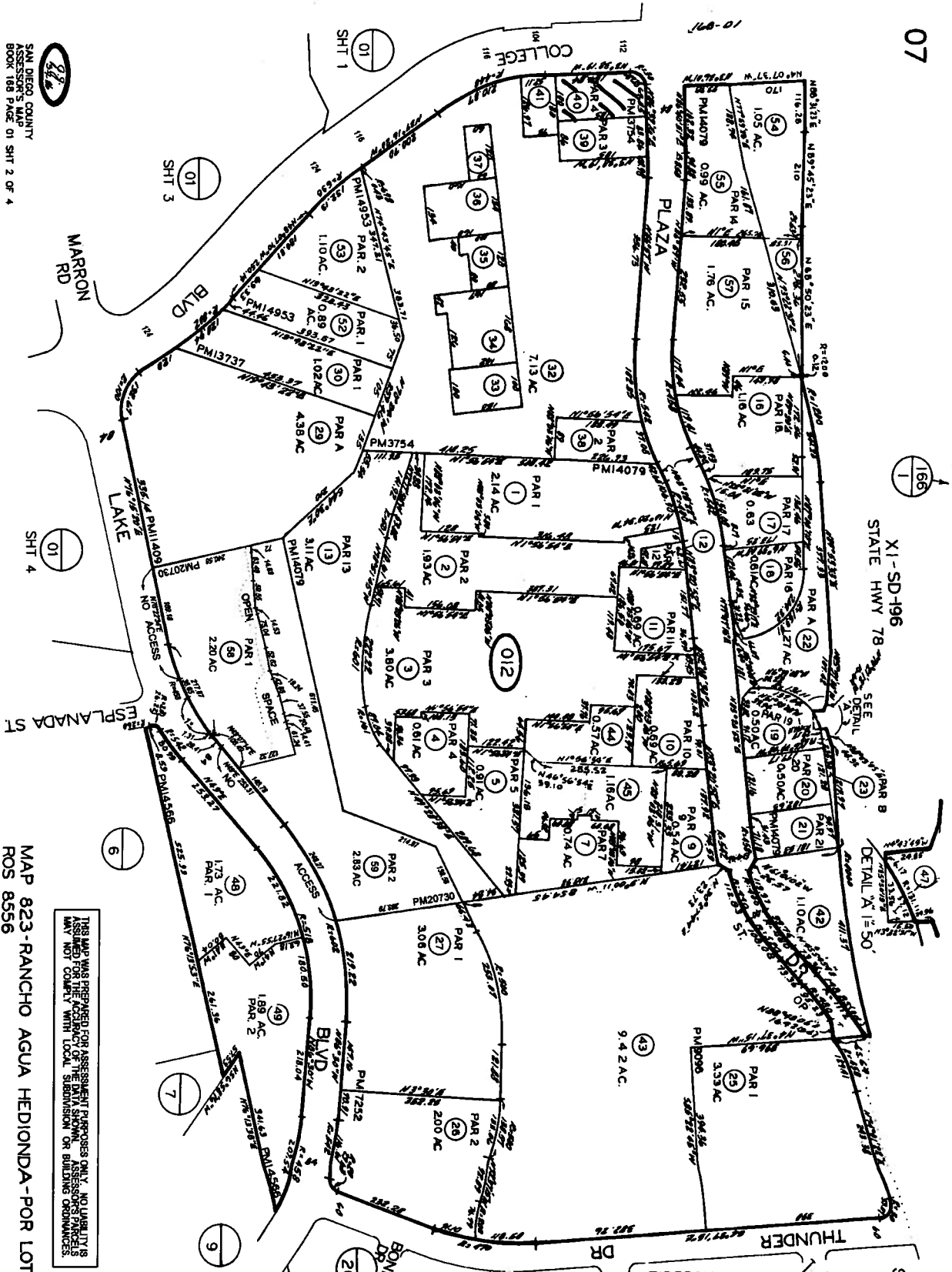
SITE SCHEME #11

COLLEGE BLVD.



07

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 188 PAGE 01 SHIT 2 OF 4



XI-SD-196
STATE HWY 79
SEE DETAIL X-1E-50'

168-01
SHT 2 OF 5



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MAP 823-RANCHO AGUA HEDIONDA-POR LOT D
ROS 8556

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3