

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 17, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a renovations of the Buena Vista Nature Center located at 2202 South Coast Highway.

Zoning: R3 (Medium Density Residential)
Land Use: High Density
Neighborhood Area: South Oceanside
Assessor Parcel Number: 155-032-22-00
Contact Person: Danny DiMento
Tel.: 858.688.6891
Email: buenavistalandscaping@cox.net

2. 10:00 a.m. - 11:00 a.m. Discussion of a proposed general plan and zoning designations to develop a 39.2 acre property located at the intersection of Melrose Drive and Oceanside Boulevard.

Zoning: RE-B-SP (Residential Estate-B District with Scenic Park Overlay) and CN (Neighborhood Commercial)
Land Use: EB-R (Estate B Residential) and PC (Professional Commercial)
Neighborhood Area: Peacock
Assessor Parcel Number: 161-030-19 and 20
Contact Person: Jeramey Harding
Tel.: 760.452.2300
Email: jharding@tbplanning.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations



Buena Vista Audubon Society
PO Box 480
Oceanside, CA 92049-0480

April 11, 2012

Vida Murrell
City of Oceanside
VMurrell@ci.oceanside.ca.us

Subject: PROJECT DESCRIPTION LETTER

Buena Vista Audubon Society (BVAS) has received a Proposition 84 grant in the amount of \$277,000 from the California Statewide Park Program and Nature Education Facilities Program for improvements and renovation at the BVAS Nature Center at 2202 So. Coast Highway in Oceanside. The Nature Center property is leased to BVAS by the City of Oceanside. The terms of the state grant include a Land Tenure Agreement requiring the City to “authorize the applicant (BVAS) to proceed with the construction of the project.”

The primary improvement will be an outdoor mezzanine/observation deck located above the main entrance to the Nature Center. In order to access the observation deck, an interior staircase will be built, and in compliance with ADA requirements, an elevator or lift will be added, also inside the building.

The project will include some structural alterations and design modifications, as well as reinforcement of the foundation in the area of the elevator/lift. A Notice of Exemption for this project was issued by the City of Oceanside on July 1, 2010, finding that the project is categorically exempt from further evaluation under CEQA.

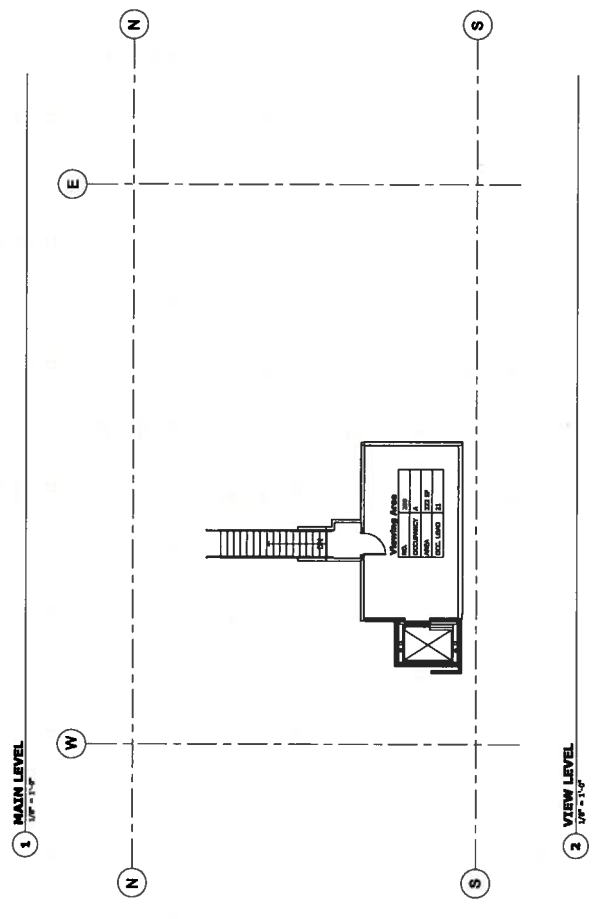
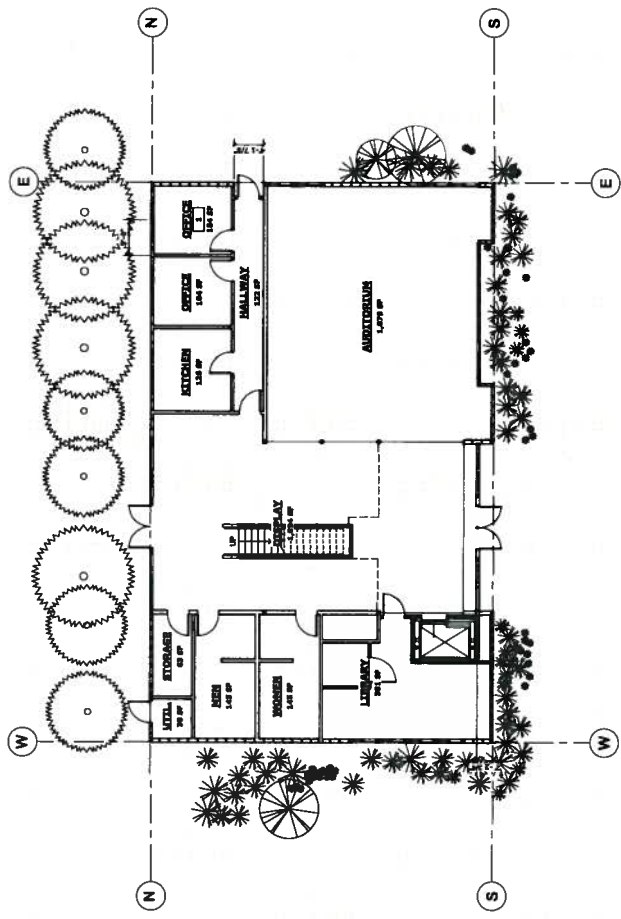
Additional elements that will be added if the budget allows include renovation of the existing Library room and renovation or replacement of existing exhibit cases in the main lobby.

Sincerely,

A handwritten signature in black ink that reads "David O. Billings". The signature is written in a cursive, flowing style.

David Billings, President
Buena Vista Audubon Society

Cc: snightingale@ci.oceanside.ca.us



3 LOOKING NW
1/8" = 1'-0"



4 LOOKING NE
1/8" = 1'-0"

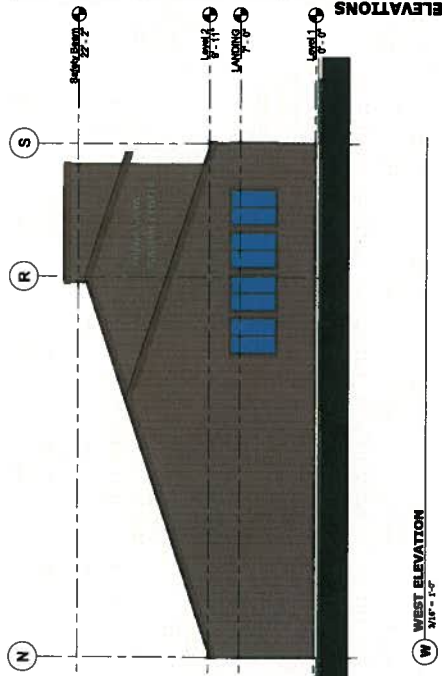


GROTH ARCHITECTS INC.
 ARCHITECTURE AND PLANNING
 1308 SEASIDE WAY SUITE 100
 OCEANSIDE, CA 92056
 Phone 760-859-8282
 Fax 760-859-8277

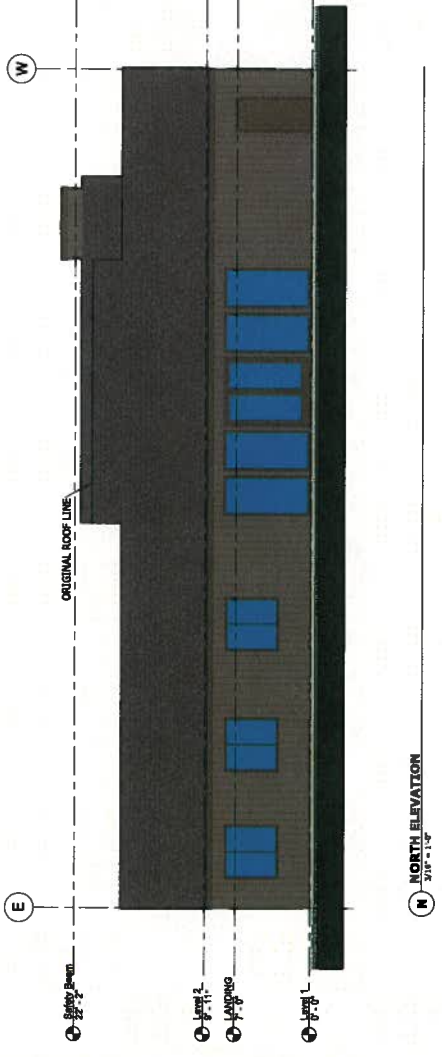
PROJECT NO. 140	DATE	REVISIONS
DATE	BY	DESCRIPTION

BUENA VISTA NATURE CENTER
 GROTH ARCHITECTS INC.
 1308 SEASIDE WAY SUITE 100
 OCEANSIDE, CA 92056
 PHONE 760-859-8282
 FAX 760-859-8277

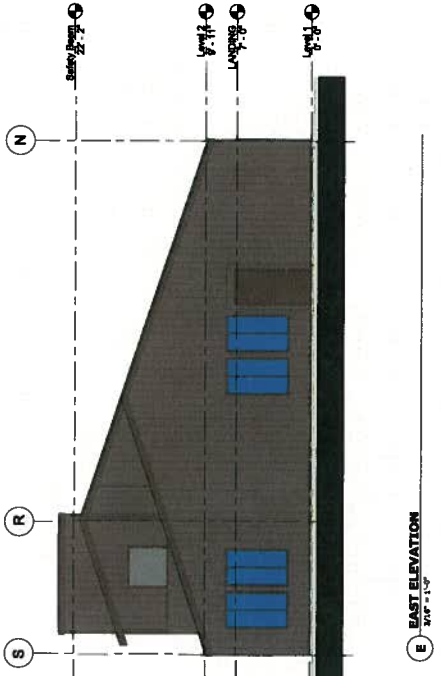
EXTERIOR ELEVATIONS



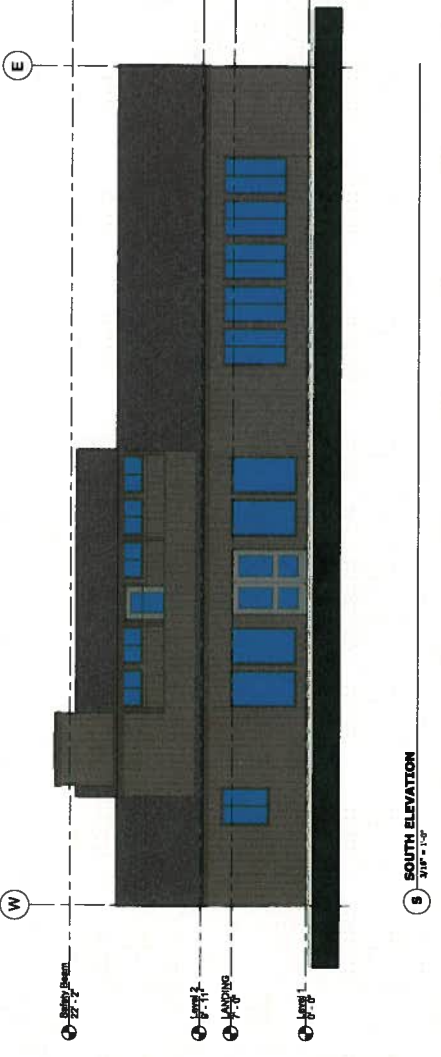
WEST ELEVATION
 3/16" = 1'-0"



NORTH ELEVATION
 3/16" = 1'-0"

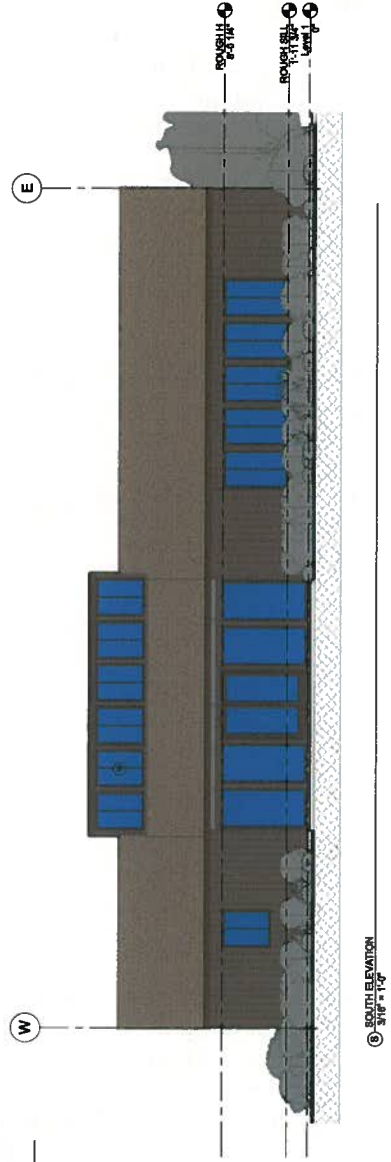


EAST ELEVATION
 3/16" = 1'-0"

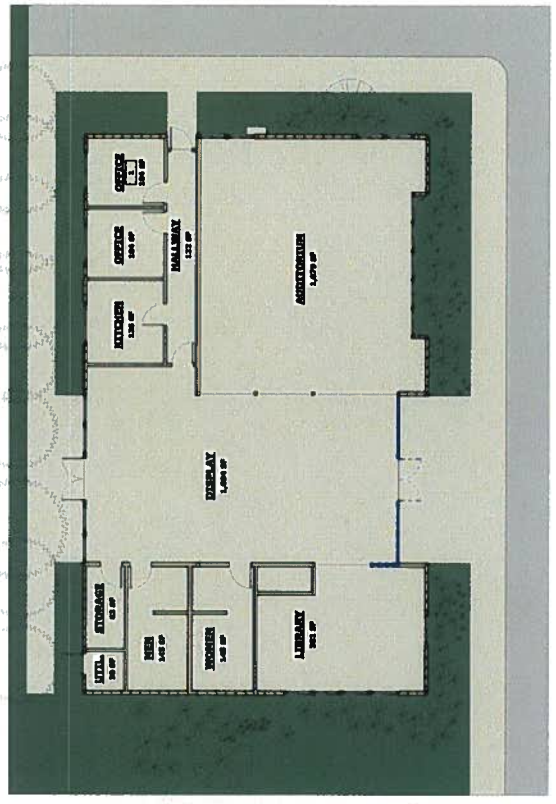


SOUTH ELEVATION
 3/16" = 1'-0"

EXISTING CENTER



① BELMANN LEVEL
1/2" = 1'-0"



② LOOKING NE
1/2" = 1'-0"



③ LOOKING NW
1/2" = 1'-0"

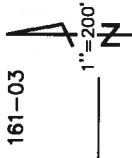


07
12

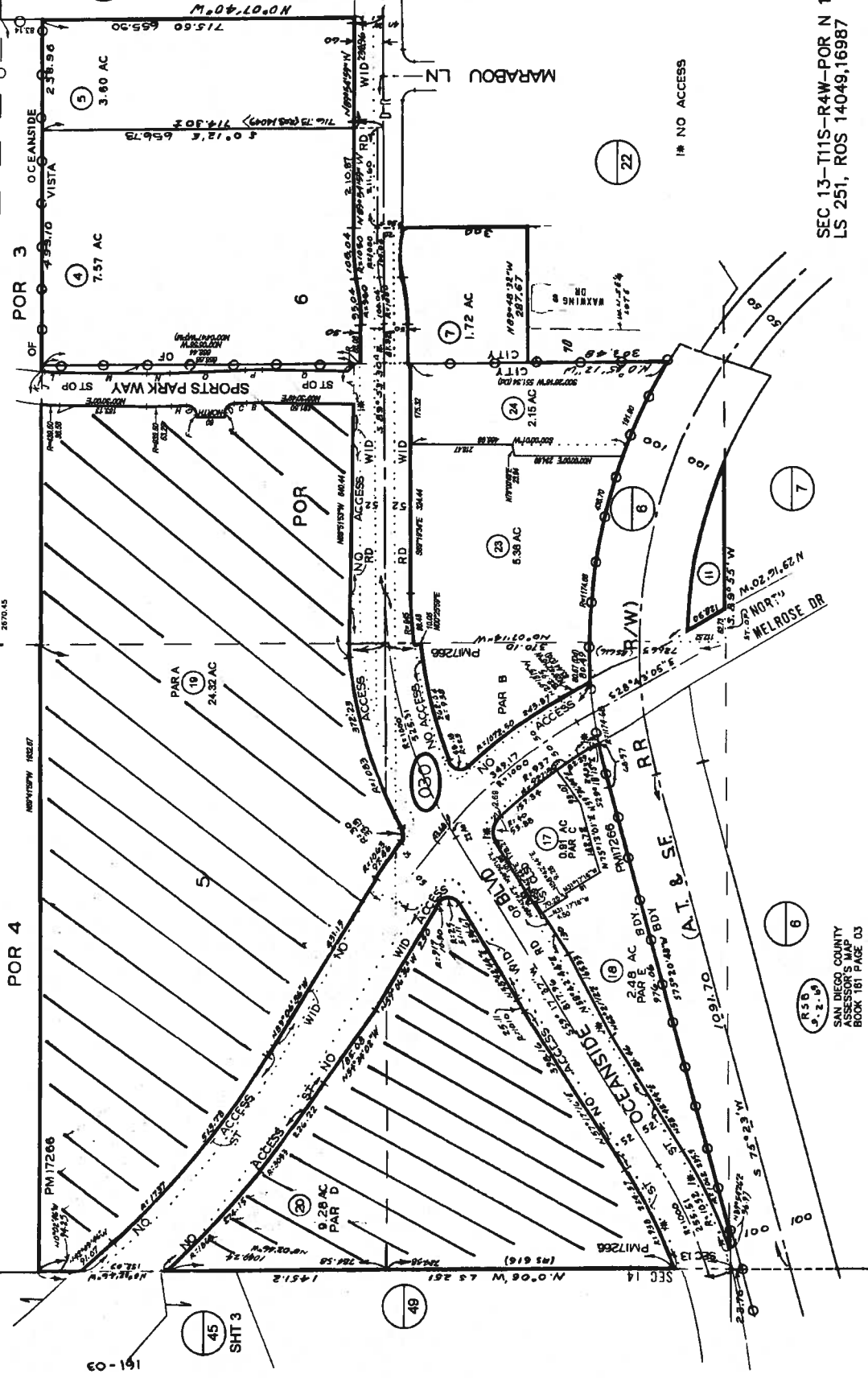
- A N88°16'38"W 22.50
- B R=60.60
- C N02°46'00"W 28.80
- D R=20
- E WEST 5
- F EAST 5
- G R=438.50
- H R=438.50
- J S88°08'31"E 38.72

- K S85°30'00"W 3.83
- L R=37.0
- M S00°30'00"W 183.13
- N R=870
- O S02°45'00"E 196.04
- P R=630
- Q R=438.50
- R S44°27'03"E 18.00

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



161-03



1227110 DBP

CHANGES	BLK	OLD	NEW	YR	CUT
	030	B F 3	10-13	63	4885
	5	ALOMA	73	5752	
	1	WINDY	73	5752	
	2	WINDY	73	5752	
	2,3,11,12	WINDY	81	4457	
	12	WINDY	81	1157	
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	99	WINDY	81	1157	
	100	WINDY	81	1157	

SEC 13-T11S-R4W-POR N 1/2
LS 251, ROS 14049,16987

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 181 PAGE 03



April 3, 2012

Mr. Jerry Hittleman
City of Oceanside
Planning Department
300 North Coast Highway
Oceanside, CA 92054

RE: MELROSE HEIGHTS - PROPOSED PROJECT SUMMARY AND REQUEST FOR DEVELOPER'S CONFERENCE

Dear Mr. Hittleman:

We appreciate the opportunity to meet with you and Scott Nightingale on March 15, 2012 to discuss the proposed Melrose Heights project.

This letter serves three purposes: 1) to summarize our understanding of the City's required permits and approvals applicable to the project; 2) to provide an overview of the applicant's proposed design concept for the property, and 3) to request a Developer's Conference Meeting with representatives from relevant City departments.

1. Summary of Required City Permits and Approvals

The applicant, Pacifica Enterprises, Inc., seeks to develop a +/- 39.2-acre property located at the intersection of Melrose Drive and Oceanside Boulevard with High-Density Residential land uses. Based on our meeting of March 15, the applicant understands that the following City entitlements are required: a General Plan Amendment, Zone Change, Lot Line Adjustment, Master Development Plan, and Environmental Impact Report. Each of these is summarized below.

A **General Plan Amendment** and a **Zone Change** are required. The property's existing and proposed General Plan land use and zoning designations are indicated in Table 1, *Existing and Proposed General Plan and Zoning Designations*.

TABLE 1, EXISTING AND PROPOSED GENERAL PLAN AND ZONING DESIGNATIONS

LOCATION	APNs	SIZE (ACRES)	GENERAL PLAN LAND USE		ZONING	
			EXISTING	PROPOSED	EXISTING	PROPOSED
East of Melrose Drive	161-030-19 and portion of 159-090-40	29.8	Estate B Residential (EB-R)	High Density Residential (HD-R)	Residential Estate B, Scenic Park Overlay (RE-B-SP)	High Density Residential, Scenic Park Overlay (RH-SP)
West of Melrose Drive	161-030-20	9.4	Professional Commercial (PC)	High Density Residential (HD-R)	Neighborhood Commercial (CN)	High Density Residential (RH)

The project also includes a **Lot Line Adjustment** for a +/- 4.5-acre portion of a parcel located north of APN No. 161-030-19. Refer to enclosed Figure 1, *Lot Line Adjustment Area*.

Also, and pursuant to your recommendation in our March 15 meeting, the applicant will submit a **Master Development Plan (MDP)**. The Master Development Plan will establish a development concept for the site while maintaining flexibility for future builders in implementing the proposed project. The Master Development



Plan will identify areas proposed for grading and development, specify the anticipated development intensity, and include development standards and conceptual design guidelines for site design, landscaping, and architecture.

In accordance with the California Environmental Quality Act (CEQA), we understand that the City will require an **Environmental Impact Report (EIR)**. The EIR will evaluate the highest development intensity that could be achieved pursuant to the Master Development Plan. This approach is intended to minimize the need for subsequent CEQA review in association with future implementing projects (i.e., tentative tract maps, site plans, etc.).

At this time, the applicant is not proposing to submit a Tentative Map application. A Tentative Map (or Maps) will be processed in the future, if necessary, to implement the Master Development Plan.

2. Overview of Preliminary Design Concept

The applicant's preliminary design concept, which will form the basis of the Master Development Plan, is presented on enclosed Figure 2, *Conceptual Land Use Plan*. As shown, the project will contain three primary development areas identified as Areas "A" through "C". A maximum of 931 dwelling units could be constructed if the property is developed at the maximum allowable density of 28.9 dwelling units per acre (du/ac). In addition, please note the following components of the proposed design:

Design Notes:

- Areas "A," "B," and "C" are all proposed for development with High-Density Residential land uses.
- A 1.3-acre (net) public park is planned in the northwestern corner of the site. An additional +/- 0.2-acre of usable park space would be available within the adjacent, existing 30-foot SDG&E/Vista Irrigation easement. The 1.3-acre park space will provide a buffer between the existing residences located west of the site and the residential uses proposed within Area "B."
- The site's primary north-south drainage and associated riparian habitat, including a 50-foot buffer zone, will be preserved as open space, totaling 3.1 acres. No grading will occur within the 50-foot buffer zone. An additional 50-foot "no build" zone (not shown on Figure 2) will be provided from the 3.1-acre open space area as part of the development standards contained in the MDP.
- An existing 30-foot easement occurs along the western project boundary (SDG&E and Vista Irrigation District). The easement is not included in the gross acreage calculation for Areas "A" through "C" (32.2 gross acres) provided on Figure 2.
- Proposed crib walls will incorporate landscaping to help screen the walls from off-site locations. The majority of the walls would primarily be visible from within the proposed development. Crib walls are proposed in the following locations:
 - Area "A," along the northern slope (maximum 30-foot height)
 - Area "B," eastern and southwestern slopes (maximum 30-foot height)
 - Area "C," northwestern and southern slopes (maximum 30-foot height)
 - 1.3-acre park site, northern and eastern slopes (maximum 25-foot and 30-foot heights, respectively)



Access Notes:

- Primary access to Area “A” is proposed via a right-turn in/out access along Oceanside Boulevard. An emergency-only access would be provided along either Oceanside Boulevard or North Melrose Drive (not shown on Figure 2).
- Primary Access to Area “B” is proposed via a right-turn in/out access along North Melrose Drive. An acceleration/deceleration lane is proposed along the project frontage to accommodate this access.
- Primary Access to Area “C” is proposed via Sports Park Way.
- Secondary Access for Areas “B” and “C” would occur via a new roadway that is designed to connect these two areas.
- Access to the 1.3-acre park site is proposed via Meadowbrook Drive. This access would not serve as access for Area “B,” but may provide additional emergency access if required.

3. Developer’s Conference Meeting

In response to your suggestion, the applicant requests a Developer’s Conference Meeting with all relevant City departments to discuss the City’s entitlement process and obtain feedback on the design concept described above and shown on Figure 2.

In addition to general information and feedback, the applicant requests specific responses to the following items:

1. Review and comment on the proposed right-turn in/out access for Area “B” (i.e., in terms of distance from Oceanside Boulevard and Meadowbrook Drive), and the requirements for acceleration and deceleration lanes on N. Melrose.
2. Confirm that access via North Melrose Drive and Sports Park Way is sufficient for primary/secondary access for both Areas “B” and “C”. Specify requirements for additional emergency-only access points, if any are required (e.g., through the park and/or via West Bobier Drive).
3. Confirm that Area “A” requires only one public access point along Oceanside Boulevard. Note that an emergency-only access is proposed for Area “A” along either Oceanside Boulevard or North Melrose Drive.
4. Provide comment, if any, on the proposed 1.3-acre public park site location and configuration. This park is intended to buffer the existing residential uses located west of the site and the residential uses proposed within Area “B.”
5. Provide design criteria for locations and scale of the proposed crib walls.
6. Clarify whether the Lot Line Adjustment application needs to accompany the General Plan Amendment and Zone Change applications with the initial application submittal.
 - a. If so, can the Lot Line Adjustment *exhibit* be provided at a later date? As the site’s design may change, we would like to avoid costly revisions to the exhibit if possible.
7. Indicate what technical reports will be required in association with the initial application submittal.
 - a. It is our preference to submit only the following reports with the applications: Geology, Traffic Study, Biology Study, Paleontology Study, Archaeology/Cultural Resources Study.



MELROSE HEIGHTS

April 3, 2012

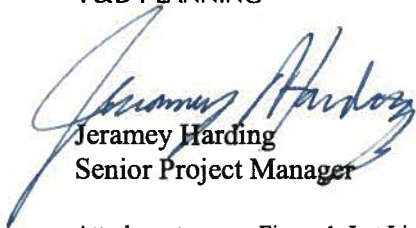
Page 4 of 4

- b. Due to the potential for changes to the project design following application submittal, we would prefer to defer the preparation of the following studies (note that these studies will be prepared in support of the EIR): Hydrology Study, and Stormwater Management Plan.
- c. Confirm that a Pavement Evaluation will not be required for this project.

Please contact me to schedule the Developers Conference Meeting at the City's earliest convenience. I can be reached via phone at (760) 452-2300, or by e-mail at jharding@tbplanning.com. Also contact me if the City needs any additional information regarding the property or the development proposal to make the Developer's Conference Meeting as productive as possible.

Thank you in advance for your assistance.

Sincerely,
T&B PLANNING



Jeramey Harding
Senior Project Manager

Attachments: Figure 1, Lot Line Adjustment Area
 Figure 2, Conceptual Land Use Plan
 Figure 3, Preliminary Biological Resources Map



MELROSE HEIGHTS

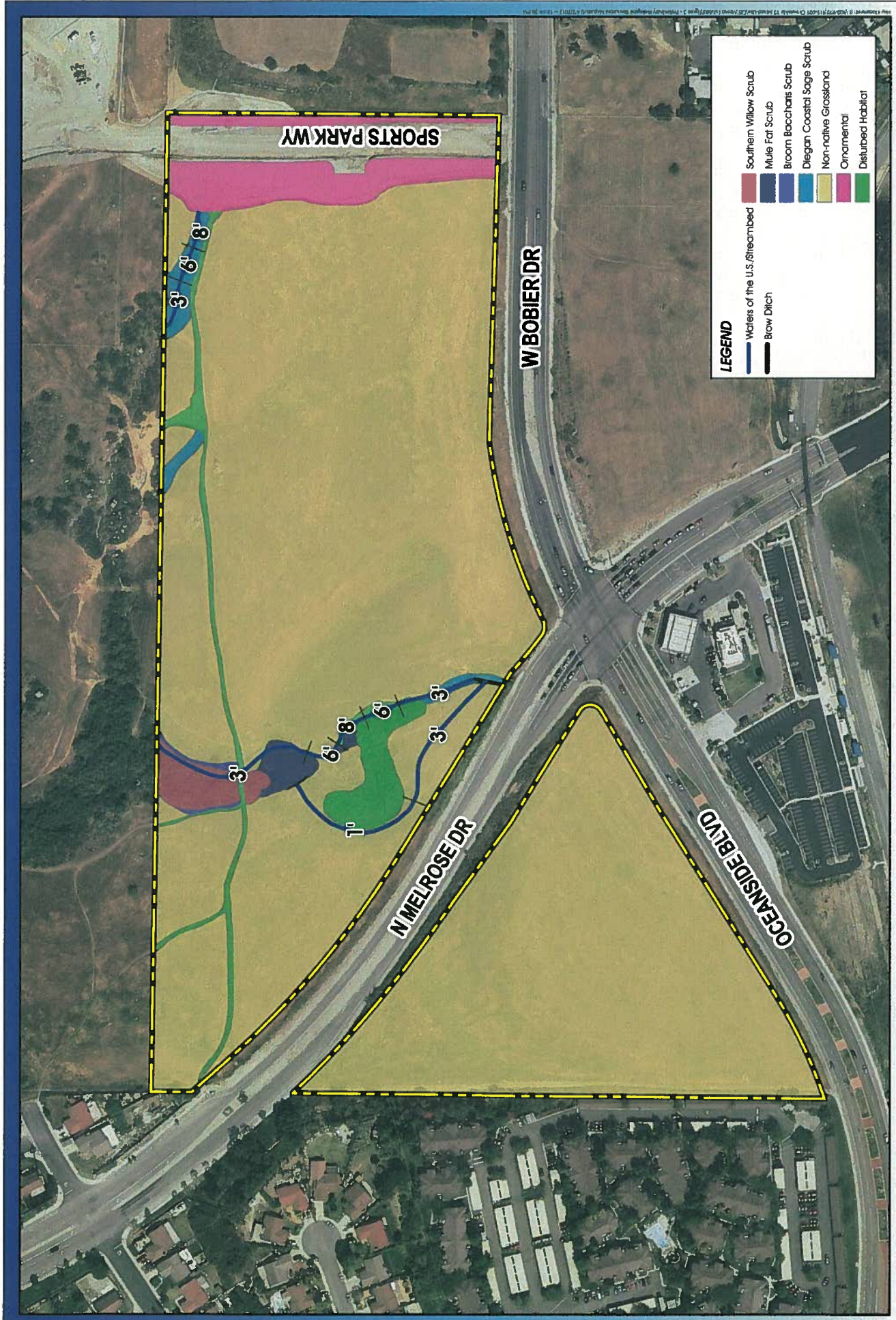
DATE: 04/02/2012
T&B PLANNING
 17424 Lee Hill Drive, Suite 101, Irvine, CA 92614
 (714) 261-8888 | (714) 261-8881
 www.tbplanning.com

Figure 1

LOT LINE ADJUSTMENT AREA



MELROSE HEIGHTS **CONCEPTUAL LAND USE PLAN** Figure 2



- LEGEND**
- Waters of the U.S./Streambed
 - Brow Ditch
 - Southern Willow Scrub
 - Mule Fat Scrub
 - Broom Baccharis Scrub
 - Diegan Coastal Sage Scrub
 - Non-native Grassland
 - Ornamental
 - Disturbed Habitat

MELROSE HEIGHTS

DATE: 04/02/2012

T&B PLANNING
 17924 Lofgren Avenue, Suite 100, Irvine, CA 92614
 P: 714.835.8200 F: 714.835.8201
www.tbplanning.com

Figure 3

PRELIMINARY BIOLOGICAL RESOURCES MAP