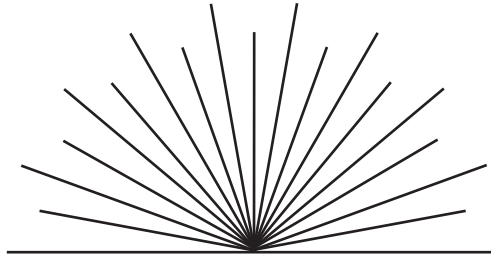




Pacifica
Planned Development Plan
April 2023



Pacifica Planned Development Plan

April 2023

PD 22-xxxx

Prepared for:
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1 - Introduction

1.1. Project Overview

The Pacifica Planned Development Plan provides the City of Oceanside a comprehensive planning tool to help guide the orderly development of the new planned residential community at the former Pacifica Elementary School site. Located west of N River Road, the 14.55-acre Planned Development, hereafter also noted as “planning area,” is conveniently situated approximately 0.5 mile from the San Luis Rey Transit Center, which provides connections to Camp Pendleton and SPRINTER rail services, as well as local bus transit within northeast Oceanside. The proposed project consists of a for-sale 164-unit Planned Development Community to be developed on a 14.55 acre site located at the former Pacifica Elementary School site at 4991 Macario Drive. The neighborhood will consist of three-story attached townhomes oriented towards internal paseos and drives throughout the site. New homes will range in size from a minimum of approximately 1200 square feet to 1800 square feet with two (2) to four (4) bedrooms and an attached 2-car garage (either side-by-side or tandem configuration). Each home will include private open space in the form of a patio and/or deck. Common recreational spaces, consisting of approximately 59,460 square feet of open space, will be designed with urban-style amenities such as tot lots, an off-leash dog space, pickle ball courts, bocce ball areas, barbecue areas, and space for a variety of outdoor games. The new community will blend into the surrounding neighborhood by keeping the existing slopes along the internal property lines as well as remaining open without gates at the main entry drive into the site. Architectural and landscape styles will reflect the traditional neighborhood. Buildings will be designed to engage and enhance an interconnected series of landscaped pathways and sidewalks along internal drives out to the surrounding streets to support convenient, safe, and efficient pedestrian movements that promote walkability and transit use.

1.2. Location and Context

The Pacifica Planned Development Plan planning area encompasses approximately 14.55 gross acres. As illustrated in Figure 1.1. Regional Vicinity Map, the planning area is situated in the northeast portion of the City of Oceanside in the North Valley neighborhood. The planning area is located approximately 0.5 mile from the San Luis Rey Transit Center and 1.5 miles from Highway 76.

As shown in Figure 1.2. Local Vicinity Map and Surrounding Uses, the planning area is situated on the southwest corner of Macario Drive and Monica Circle. Existing single-family neighborhoods are located north, south, east, and west of the site while existing slopes and wetlands habitat

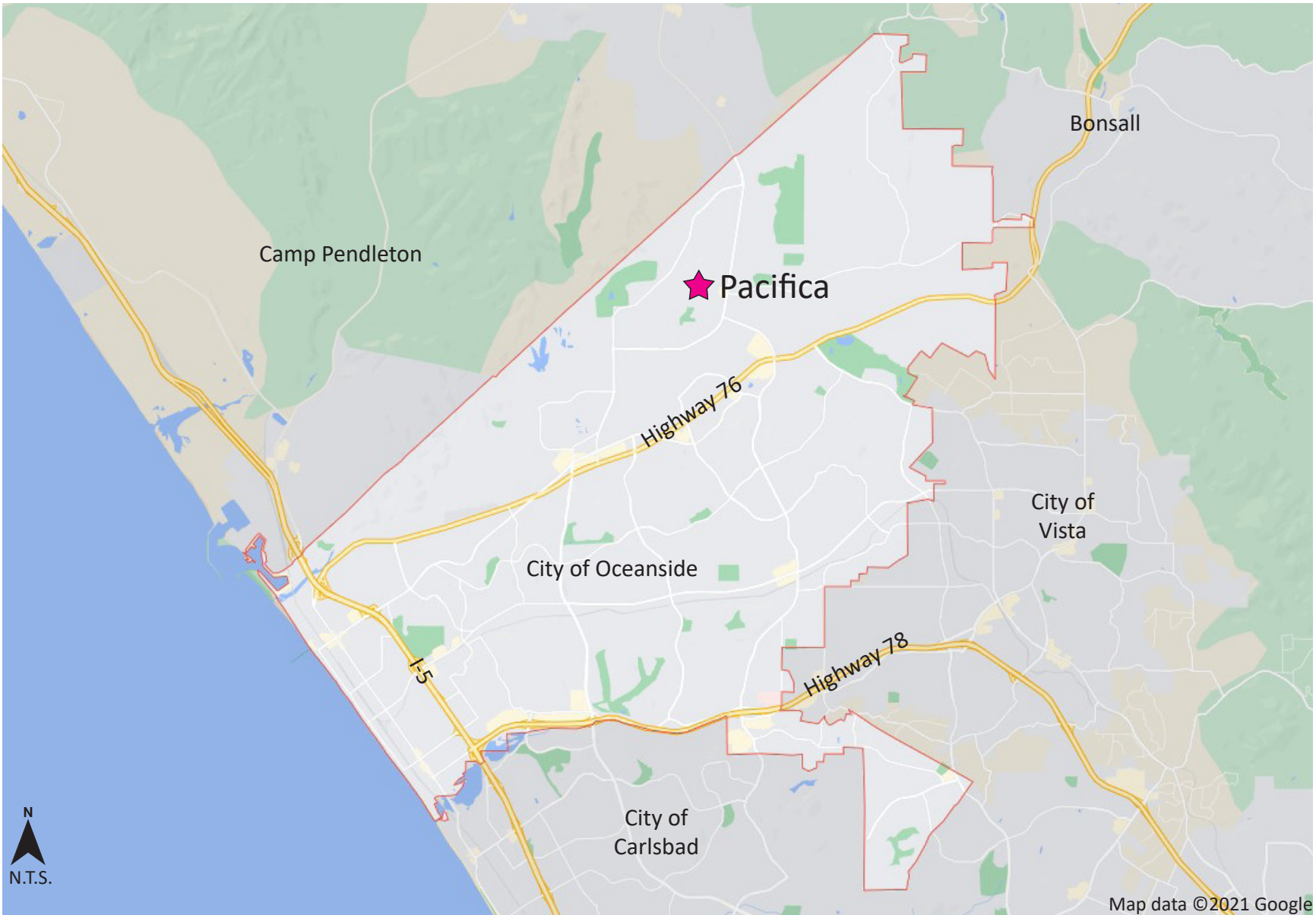


Figure 1.1. Regional Vicinity Map

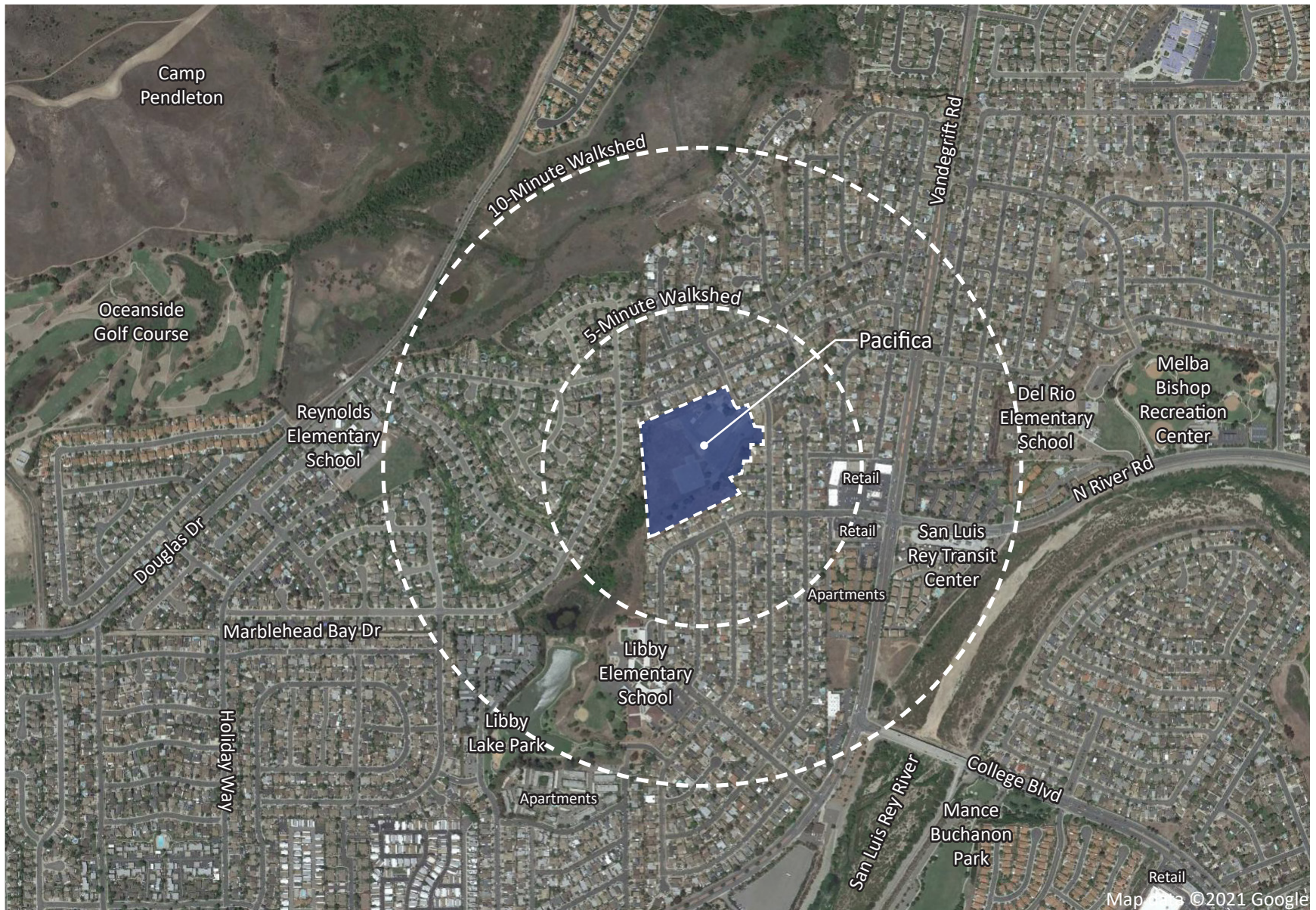


Figure 1.2. Local Vicinity and Surrounding Uses Map

leading to Libby Lake Park lie southwest of the site. To the east along River Road is a small area of neighborhood commercial with a gas station and primarily food uses within walking distance of the site. Less than 1 mile across the San Luis Rey River is Mance Buchanon Park which provides biking and walking trail access west to the beach.

As illustrated in Figure 1.3. Existing Conditions and shown in Figure 1.4. Existing Site Photographs, the planning area includes three (3) parcels (Assessor Parcel Numbers 122-190-19, 122-190-22, and 157-070-42) located at the intersection of Macario Drive and Monica Circle. From the intersection, the site is generally flat with no structures and minimal vegetation of grasses, small shrubs, and a few trees. The edge of the parcels are bounded by approximately 20' - 30' slopes up to existing single family homes on the north, south, east, and west. In the southwest corner of the planning area, existing wetlands habitat runs from the site towards Libby Lake Park. Easements for storm drain and sewer facilities cut through the site from west to east and tie into an existing sewer lift station located within the property along the Macario Drive frontage.

All streets immediately surrounding the site are local residential streets improved with sidewalks to serve the existing neighborhood. The planning area will have two (2) points of access into the site. The primary access will be from a private drive at the corner of Monica Circle and Macario Drive. The southeast corner of the site ties into the existing dead end of Malaga Drive which will be extending into the site as an emergency vehicle access with gates limiting access to the planning area.

1.3. Regulatory Setting and Site History

Prior to the adoption of this Planned Development Plan, the Project area was the former site of the Pacifica Elementary School. Built in 1972, the school closed in 2002 after the buildings were found to be unsafe to withstand an earthquake. Students continued attending classes in portable trailer buildings here until 2007 when the students were absorbed into nearby schools. In 2019, the Oceanside Unified School District identified the property as a surplus site and the Facilities Advisory Committee began the process to determine the disposition of the site.

Given the site's history as an elementary school, the property has an existing designation of Civic Institution in the City's General Plan Land Use Map. Similarly, the existing zoning designation is Civic/Public; see Figure 1.5. Existing Land Use and Zoning Maps. Concurrent with the Planned Development Plan, a General Plan Amendment and Zone Change application were processed to redesignate the Property to Medium Density Residential - B and Planned Development respectively, thereby allowing for the development of the townhome community proposed herein. See Figure 1.6. Proposed Land Use and Zoning Maps.

1.4. Purpose of the Planned Development District

The Planned Development (PD) Plan is intended to establish the zoning, use regulations, and development regulations for future development of the site. The PD Plan has been prepared in accordance with the City of Oceanside Zoning Ordinance - Article 17, which outlines the requirements for a Planned Development District. As stated in Section 1701 of the Zoning Ordinance, the specific purposes of the PD Planned Development District are to:



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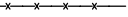
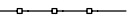
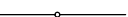









-  INDICATES EXCEPTION PER TITLE REPORT REFERENCE ON SHEET 1
-  INDICATES ALTA SURVEY BOUNDARY
-  INDICATES CHAIN LINK FENCE
-  INDICATES WOOD FENCE
-  INDICATES WROUGHT IRON FENCE
-  INDICATES BUILDING OVERHANG AS MAPPED BY AERIAL TOPOGRAPHY. SEE "TOPOGRAPHY NOTE" FOR SPECIFICS. ALL BUILDING TIES ARE TO SAID OVERHANGS AND ARE REFLECTED TO THE NEAREST FOOT UNLESS NOTED OTHERWISE.
-  INDICATES CONC. BLOCK RETAINING WALL
-  C/L FENCE INDICATES CHAIN LINK FENCE
-  CONC. INDICATES CONCRETE
-  PL INDICATES PROPERTY LINE
-  W-IRON FENCE INDICATES WROUGHT IRON FENCE
-  INDICATES TRAFFIC SIGN (UNLESS OTHERWISE NOTED)
-  INDICATES WATER STRUCTURE
-  INDICATES WATER VALVE

Figure 1.3. Existing Conditions



View west on Malaga Dr.



View south on Monica Cir.



View into the site from Malaga Dr.



View into the site from Macario Dr. and Monica Cir.

Figure 1.4. Existing Site Photographs

1. Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
2. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
3. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.
4. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.
5. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
6. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
7. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

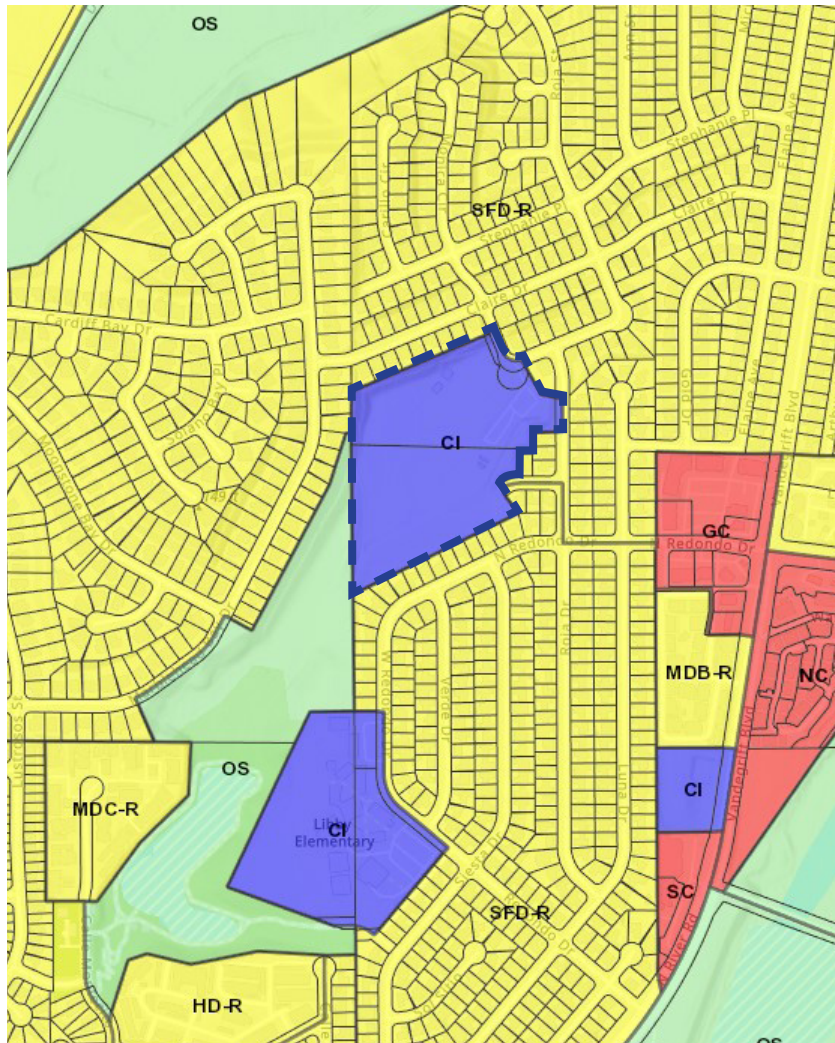
Planned developments are utilized to allow for the creative design and development of parcels that require more flexibility in design than would be possible through the strict application of zoning regulations found in the Zoning Ordinance. This PD Plan serves as the development guide for the property. The document provides direction for the assignment of land uses, development intensities, development regulation, as well as design guidelines that will provide a framework for the specific development of the planning area.

1.5. Discretionary Applications

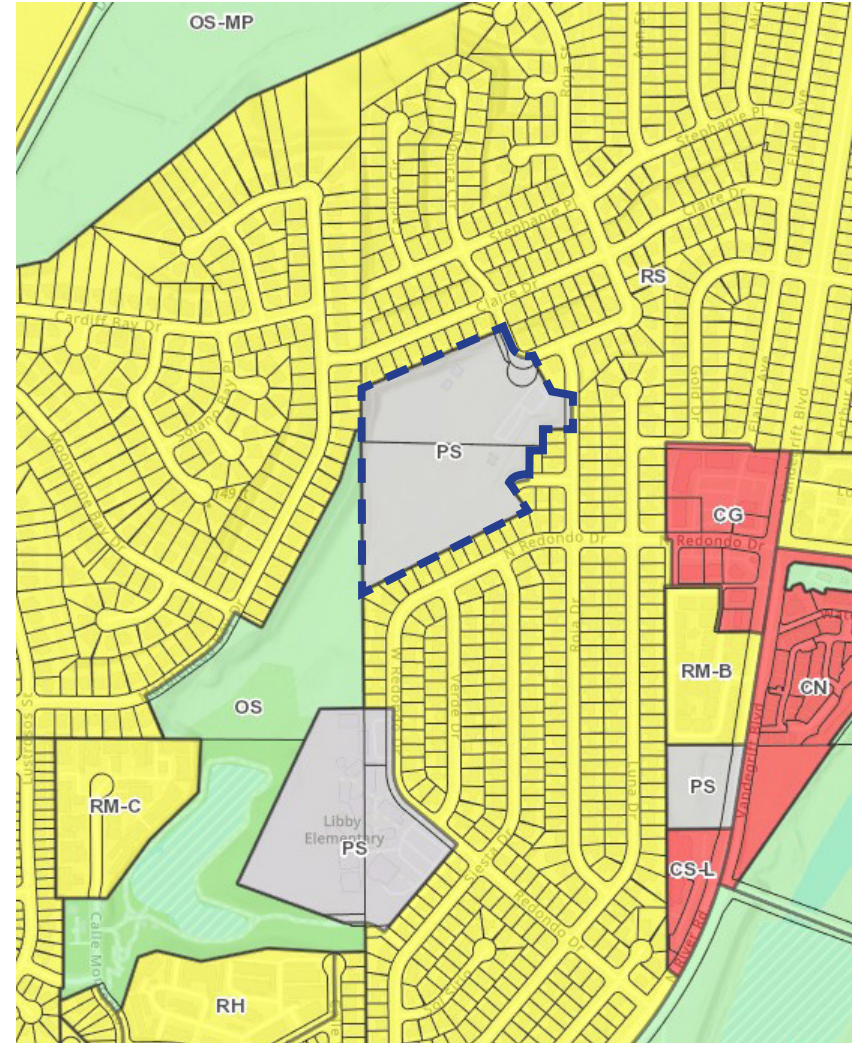
To support development of the Pacifica Planned Development Plan, the project consists of the land use applications summarized below. The proposed development components are described in more detail in Chapter 2 - Site Design and Chapter 3 - Architectural Design. Consistency with the City of Oceanside's policy documents is provided in Chapter 4 - General Plan and Zoning Consistency.

1.5.1. General Plan Amendment

As mentioned previously, the current General Plan land use designation for the planning area is Civic Institution (CI). This designation does not allow for residential uses as it is intended for public and quasi-public uses and facilities. The change in general plan land use to Medium Density Residential - B (MDB-R) will allow for housing to be developed on the site at an appropriate scale for the area and size of parcel.

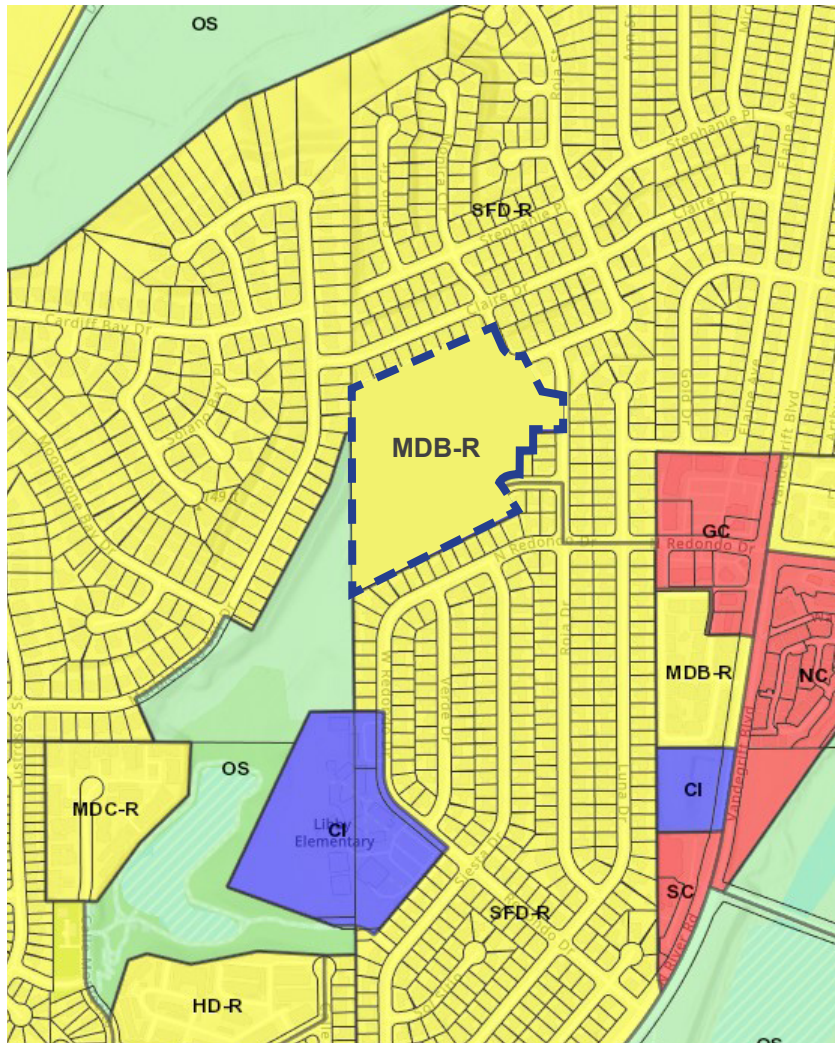


Land Use

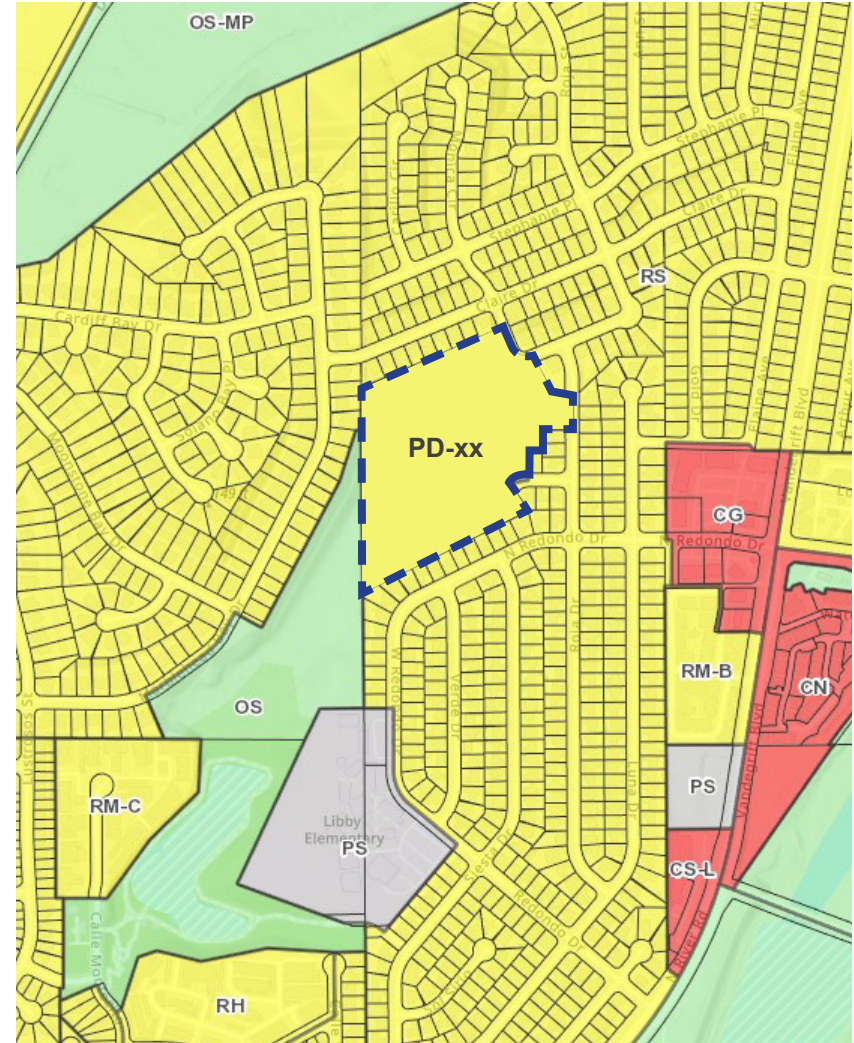


Zoning

Figure 1.5. Existing Land Use and Zoning Maps



Land Use



Zoning

Figure 1.6. Proposed Land Use and Zoning Maps

1.5.2. Zoning Amendment

Currently, the entire property is designation as Civic/Public (PS). A Zone Amendment is proposed that will designate the entire property as Planned Development (PD) with the Pacifica Planned Development Plan serving as the regulating document.

1.5.3. Tentative Map

A Tentative Map (TM) is proposed that will present specific lot configurations for the Pacifica community. It is anticipated that Pacifica will be one lot that is developed in a single phase.

1.5.4. Development Plan

A Development Plan is required for site plan approval pursuant to Article 43 of the City's Zoning Code to ensure that new development complies with all applicable requirements of the Zoning Code. The Development Plan is proposed in conjunction with the PD Plan and presents the proposed site layout and project architecture along with additional information related to aesthetics, building orientation, landscaping and open space, and infrastructure. The Development Plan corresponds to the Tentative Map presenting the proposed building locations and conceptual grading elements of the project.

2 - Site Design

2.1. Goals and Concepts

The Planned Development provides a tool for comprehensive and creative planning strategies that respond to the unique conditions of the site, market conditions, and context while implementing the goals and policies of the City's General Plan Land Use Element, Zoning Ordinance, and Subdivision Ordinance. The following goals have been crafted to guide development that is consistent with these documents:

1. Support the housing needs of the City of Oceanside by developing high-quality, workforce housing that balances density with price-points and long term maintenance costs, such that new homes remain financially attainable to entry-level home buyers.
2. Maximize residential densities, to the extent feasible, within proximity to transit, education facilities, commercial uses, and trails to reduce reliance on automobiles and potentially minimize greenhouse gas (GHG) emissions.
3. Show sensitivity to adjacent properties, open space, and community amenity areas with appropriate setbacks and orientation of buildings and facades.
4. Design the community using compatible architectural styles to the existing neighborhood with a scale and treatment that improve on the visual image of the surrounding area.
5. Create a highly connected and efficient system of sidewalks and pathways layered with a vehicular circulation system that adequately accommodates traffic and minimizes impacts to the existing neighborhood.
6. Provide well designed common open space areas that are connected throughout the Project site while utilizing current water and energy conservation practices.
7. Preserve natural open space that provides wildlife habitat or other natural resources.

Primary Community Entry

- New driveway location for better line of sight and visibility to traffic on Monica Cir. and Macario Dr.
- No gate
- Publicly accessible pocket park
- To be enhanced with decorative paving, landscaping and community signage

Existing Slope

- Provides approximately 30 feet of elevation difference between existing homes and new homes below.

Typical Three-Story Townhome Building

- 4 building types
- 2 elevation styles
- 3 floor plan variation
- Maximum height of 38.0 feet
- Oriented to provide front doors along streetscapes and paseos

Amenity Area A

- 10,126 SF
- Minimum dimension of 20 feet
- See Amenity Plan for details

Amenity Area B

- 21,143 SF
- Dog park and fire pits for community gathering (Please see Amenity Plan)

Central Paseo

- 6,121 SF
- Provides a central spine trail that connects amenity areas to promote walkability
- Enhanced with landscaping and special paving at crosswalks

Basin and Habitat Setback

- Stormwater basin for hydromodification and water quality treatment
- Habitat and planning setbacks to protect adjacent existing wetlands

Amenity Area C

- 10,336 SF
- Pickle Ball Courts, Barbecue area, open lawn for games and unstructured play (Please see Amenity Plan)

Secondary Access

- Emergency Vehicle Access Only
- Gated at the existing terminus of Malaga Drive



Project Summary

Property Size (Gross): 14.55 Acres

Developable Area (Net): 12.82 Acres

Development Pad Area: 10.23 Acres

No. of Units: 164 Three-Story Townhomes²

- (14) Plan 2532: 1210 SF, 2 bed., 2.5 baths, 2-car gar.
- (76) Plan 1633: 1497 SF, 3 bed., 2.5 baths, 2-car gar.
- (74) Plan 1636: 1791 SF, 4 bed., 4 baths, 2-car gar.

Density³: 12.8 du/ac

Proposed Setbacks:

- Front (To Monica/Macario Dr): 15' to building / 12' to patio
- Side (N and S Bndy): 74' Minimum
- Rear (W Bndy): 69' Minimum

Parking Required:

- Resident: 2 Spaces per Unit (1 covered)
- Guest Spaces: 1 + 20% of total units (34 spaces)

Parking Provided:

- Resident: Private 2-car garage per unit
- Guest Spaces⁴: 61 spaces

Open Space Required:

- Total: 300 SF per Unit x 164 = 49,200 SF
- Private Open Space minimum dimension of 5 feet
- At least 50% shall be Common = 24,600 SF
- At least two common area shall be 4,000 SF Min (or one at 8,000 SF Min); Minimum dimension of 20 feet

Open Space Provided:

- Total: 83,410 SF (508 SF per unit)
- Private OS (5' min): 23,950 SF
- Common Open Space (20' min; 8000 SF Min): 59,460 SF

Bldg Coverage: 3.23 AC. (22.2%)

Notes:

1. Excludes slopes surrounding the site in accordance with Section 3039 of the City of Oceanside Zoning Ordinance.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. Density based on Development Area.
4. Inclusionary housing requirement to be met through payment of in-lieu fee.
5. Existing General Plan/Zoning: CI/PS
6. Proposed General Plan: Medium Density B (10-15 du/ac)
7. Proposed Zoning: Planned Development
8. Coastal Zone: No
9. Assessor's Parcel Numbers: 157-070-42-00, 122-190-19-00, and 122-190-22-00
10. Guest Parking Spaces are 16' x 8.5' with 2' overhang; Includes 3 ADA Spaces that are 18' x 9'

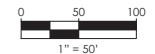


Figure 2.1. Conceptual Site Plan

These design goals are achieved in the following ways and are illustrated in Figure 2.1. Conceptual Site Plan:

- High-quality architecture
- Well designed and located open space amenities throughout the project site.
- Vehicular and pedestrian connectivity throughout the site area that ties into the existing neighborhood connecting people to surrounding transit and destinations.
- Preservation of existing slopes to the best extent feasible while providing a large buffer to existing riparian habitat.

2.2 Development Standards

Table 2.1. Development Standards provides a list of development standards that are applicable to all new development within the Pacifica PD area. These standards include building setbacks, height limitations, open spaces requirements, and more.

Table 2.1. Development Standards

Use	Pacifica PD Standards	Additional Standards/Notes
Residential Dwelling Type	Multiple Family Dwellings, Multiple Unit Structures (MUS)	
Density and Intensity		
Min. Site Area/Unit (SF)	3,600 SF/unit	
Max. Site Area/Unit (SF)	2,500 SF/unit	
Min. Density (du/ac)	10.0 du/ac	Excluding slopes
Max. Density (du/ac)	15.0 du/ac	Excluding slopes
Min. Lot Area (SF)	7,500 SF	
Max. Building Height	40 FT or 3 stories	Whichever is less; as measured from the finished adjacent grade to the top of the tallest roof or architectural feature.
Building Setbacks		
Front Yard	15 feet to building, 12 feet to patio	Monica/Macario Dr.
Side Yard	5 FT min., 10 FT avg.	
Rear Yard	15 feet minimum	
Courts	One-half the height of the opposite wall but not less than 18 feet opposite a living room and 12 feet opposite a required window for any other habitable room.	Measured building to building
Private Drive Aisle (Alley) ¹	0 feet minimum	Measured from face of garage door

Use	Pacifica PD Standards	Additional Standards/Notes
Parking		
Garage	2 spaces per unit (including 1 covered); tandem garage parking is permitted	Please refer to Section 2.2.1.
Guest	1 space + 20% total number of units (34 spaces total)	Please refer to Section 2.2.1.
Vehicular Access	24-28 FT private drive	Please refer to Section 2.2.1.
Open Space		
Outdoor Living Area	300 SF/unit (combination of private and common)	Please refer to Section 2.2.2.
Walls and Fencing		Please Refer to Section 2.2.3.
Landscaping		Please Refer to Section 2.2.4.
Other		
Refuse and Recycling		Oceanside Municipal Code
Storage		Oceanside Municipal Code
1. Soffits, vine trellises, upper-story cantilevers, and utility closets may encroach up to 3 feet		

2.2.1. Parking and Private Roadway Standards and Regulations

The purpose of this section is to regulate the provision of off-street parking for all residential uses within the planning area. Parking standards have been developed in accordance with the City's Off-Street Parking Requirements.

A. General Requirements

1. Parking shall only be permitted in designated parking spaces and inside garages. No Parking shall be permitted in Private Drives, Private Drive Aisles, or driveways.
2. All circulation, ingress and egress, and off-street parking areas shall be surfaced with an asphalt or cement concrete paving, designed to withstand repeated vehicular traffic. Other paving material may be used, such as pervious surfaces, subject to the approval of the Director and/or City Engineer.

3. All guest parking spaces, Private Drives, Private Drive Aisles, pedestrian crossings, driveways and fire lanes shall be striped or otherwise designated to provide safe access and circulation. Pavement markings, signage, and other distinctions shall be maintained in a visible and legible manner.

B. Garages

The following standards shall apply to all private residential garages within the planning area:

1. Garages shall provide a minimum of two (2) parking spaces. Spaces may be provided in either side-by-side or tandem configurations.
2. Each interior garage parking space shall maintain an unobstructed dimension of 20 feet long and 10 feet wide with a minimal vertical clearance of seven (7) feet, except the front three (3) feet of a parking space located at the front of the garage may have a vertical clearance of four (4) feet.
3. Garages shall be designed to provide adequate storage for three (3) waste carts. Waste carts storage space shall not encroach into the required parking space area.
4. Garage spaces shall be used for parking and not storage, which shall be enforced through the Community's Covenants, Conditions, & Restrictions (CC&Rs)

C. Guest Parking

The following standards shall apply to all guest parking within the planning area:

1. Guest parking shall be provided at a rate of 1 space + 20% of the total number of homes for a total of 34 spaces required on site.
2. Parking Space dimensions shall be provided as follows:
 - a. Perpendicular guest parking spaces shall have a minimum dimension of eight and a half (8.5) feet wide by eighteen (18) feet long. The paved parking space length may be decreased by up to two (2) feet by providing an equivalent vehicle overhang into landscape areas or paved walkways. Such overhang area shall not be considered as part of any open space requirement. In no case shall such overhang be considered part of a required walkway or sidewalk width.
 - b. Parallel guest spaces shall provide a minimum dimension of eight (8) feet wide by twenty-two (22) feet long.
3. Guest parking spaces shall be evenly distributed throughout the planning area, designed to occur along Private Drives, or divided into small landscaped parking courts to avoid the creation of large parking lots.

4. Guest parking spaces shall be solely used for parking, not for storage; display for sale or lease; or repair of vehicles, trailers, recreation vehicles, boats, or similar. It shall be unlawful for any person to park or store an automotive vehicle or trailer without current registration from the Department of Motor Vehicles or in inoperable condition.
5. Guest parking spaces and associated driveways, maneuvering areas, and landscaping shall be maintained free of vandalism and litter. Striping, paving, walls, lights, and all other facilities shall be maintained in good condition.
6. Designated parking spaces for the disabled shall be provided in compliance with state law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of parking spaces and design requirements.

D. Electric Vehicle Parking and Charging

The following standards implement Section 3048 of the Oceanside Municipal Code and Measure TL-2 of the Climate Action Plan to support and promote the use of electric vehicles:

1. A minimum of one guest space shall be equipped with an EV charging station or as otherwise required by CalGreen, whichever is more stringent. Calculations for the required number of spaces shall be rounded up to the nearest whole number.
2. Garages shall be equipped with one 240-volt/16-ampere electric outlet to accommodate “Level 2” electric vehicle charging.
3. Charging stations/spaces shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
4. Charging stations/spaces shall not interfere with on-site parking or pedestrian circulation.
5. Charging stations/spaces shall be maintained in functioning order in all respects.

2.2.2. Open Space

In accordance with the Oceanside Municipal Code, new multi-family residential developments are required to provide both Private and Common Open Space totaling a minimum of 300 SF per home. See Figure 2.3.1. and 2.3.2. Conceptual Landscape Plan:

A. Private Open Space

Private open space is defined as open space areas intended for the private use of individual dwelling units. Private Open Space areas shall be subject to the following requirements:

1. Private open space shall be directly accessible from the interior living space of the unit it is intended to serve.
2. Private open spaces shall be located on the same floor as the primary living area to maximize usability.
3. Private open space shall not be used for storage.
4. Private open space shall have a minimum dimension of five (5) feet.

B. Common Open Space

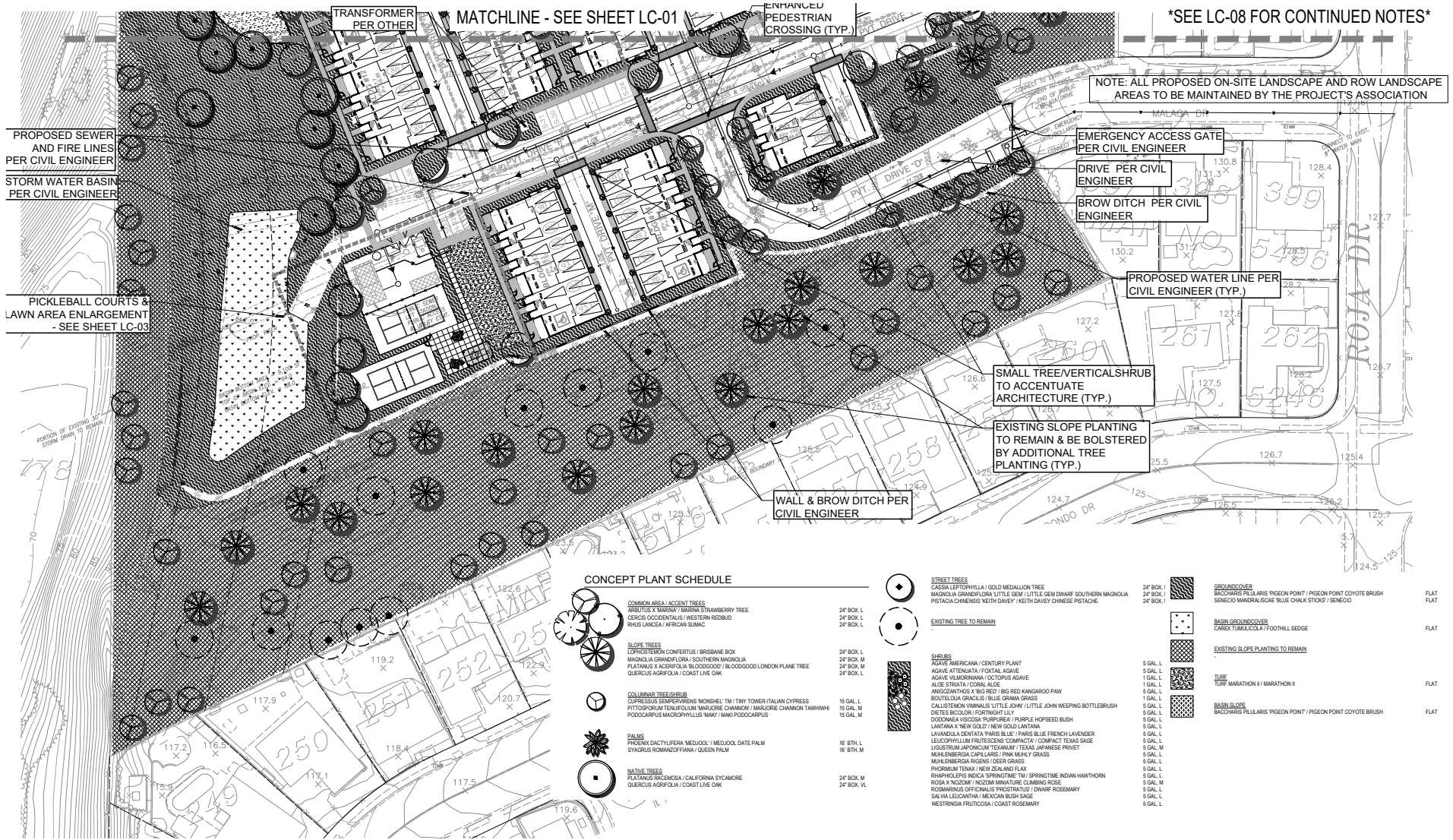
Common open space areas are commonly owed for the benefit of all planning area residents and their guests. The following standards shall apply to all common open space areas to ensure that adequate landscaping and amenities are provided to support a high quality of life.

1. At least fifty percent (50%) of the total usable open space requirement shall be provided as usable common open space.
2. Parking areas, private roads and driveways, private open space areas, front or street side yards, and areas with slope exceeding ten percent (10%) shall not be considered usable open space.
3. Walkways and bike paths may be used in the calculation of common open space.
4. Common usable open space shall be designed so it has no dimension less than twenty (20) feet, is at least 1,000 SF in size, and is open to the sky.

5. At least two common active recreation areas shall have a minimum size of 4,000 SF or a single, common active recreation area with a minimum size of 8,000 SF may be provided if the area is centrally located and easily accessible from all unit within the project. (1) children's play area shall be provided within a common open space area. Possible amenities for the Project include:
 - a. Pickleball Courts
 - b. Open lawn area for passive and active recreation activities
 - c. Picnic space(s) with gas barbecue/outdoor kitchen
 - d. Off-leash pet area/dog park
 - e. Passive seating areas with fire pit
 - f. Bocce Ball Courts
 - g. Children's play area or tot lot
 - h. Other appropriate uses as approved by the Director
6. Recreational amenities shall be located and/or designed to minimize noise and visual conflicts from adjacent properties.
7. Amenities shall be distributed throughout the site and should be selected to cater to diverse range of interests and lifestyles including pet owners, young families, singles and more. Spaces should be provided that offer opportunities to play, socialize, exercise, and/or relax. See Figure 2.4. Conceptual Pickleball Courts and Dog Park Areas and Figure 2.5. Conceptual Central Paseo and Courtyard Areas for details.

C. Preservation of Slopes and Open Space

The site is surrounded by 20 - 30' tall slopes on all sides except where the project meets the street grade at the corner of Monica Circle and Macario Drive. This area totals more than 4.0 acres that the Project will work to maintain the slopes as existing to the best extent feasible. Additionally, the project is near existing wetlands to the southwest of the site. A minimum fifty (50) foot biological buffer and a minimum fifty (50) foot planning buffer shall be established at the outer edge of the riparian habitat.



CONCEPT PLANT SCHEDULE

COMMON AREA / ACCENT TREES		STREET TREES		GROUNDCOVERS	
ARBUTUS X GARDON / TAMARA STRAWBERRY TREE	24" BOX L	CASIA LEPTORRYLLA / GOLD MEDALLION TREE	24" BOX L	BACCHARIS PILLULARIS / PIGEON POINT / COYOTE BRUSH	FLAT
CERONIX OCCIDENTALIS / WESTERN REDBUD	24" BOX L	MAGNOLIA GRANDIFLORA / LITTLE GEM / WHITE GEM DWARF / SOUTHERN MAGNOLIA	24" BOX L	SENECIO MANDRALIS / CAE BLUE CHALK STICKS / SENECIO	FLAT
RHUS LANCEA / AFRICAN SUMAC	24" BOX L	PRISTIA CHINENSIS / KEITH DAVEY / KEITH DAVEY CHINESE PISTACHE	24" BOX L		
		EXISTING TREE TO REMAIN		BAIN GROUNDCOVER	
SLOPE TREES				AREAS TUMULICOLA / FOOTHILL SEDGE	FLAT
LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX L			EXISTING SLOPE PLANTING TO REMAIN	
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	24" BOX M	SHRUBS			
PLATANUS X ACERIFOLIA / BLOODGOODBY / BLOODGOODBY LONDON PLANE TREE	24" BOX M	AGAVE AMERICANA / CENTURY PLANT	5 GAL L	TURF	
QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX L	AGAVE ATTENUATA / FORTAL AGAVE	5 GAL L	TURF MARATHON II / MARATHON II	FLAT
		AGAVE YUKONIANA / OCTOPUS AGAVE	1 GAL L		
COLUMNAR TREE/SHRUB		ALOE STRIATA / CORAL ALOE	1 GAL L	BAIN SLOPE	
CYPRIPES SEMPERVIRENS / MONSIEUR TM / TINY TOWER ITALIAN CYPRESS	15 GAL L	ANDROSANTHUS X BIG RED / BIG RED KANGAROO PAW	1 GAL L	BACCHARIS PILLULARIS / PIGEON POINT / COYOTE BRUSH	FLAT
PHYTOPHILUM TENUIFOLIUM / MAJORE CHANNON / MAJORE CHANNON TAWHINI	15 GAL M	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL L		
PODOCARPUS MACROPHYLLOUS / WAKI / WAKI PODOCARPUS	15 GAL M	CALLISTEMON VIMINALE / LITTLE JOHN / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL L		
		DIELES BICOLOR / FORTNIGHT LILY	5 GAL L		
PALMS		DODONAEA VISCOZA / PURPUREA / PURPLE HIPSPEED BUSH	5 GAL L		
PRELONIA CACTYLIFERA / MEDJOL / MEDJOL DATE PALM	16" BTH L	LANTANA X NEW GOLD / NEW GOLD LANTANA	5 GAL L		
SYRIGIUS ROSEANOPHYLLA / QUEEN PALM	16" BTH M	LAVANDELLA DENTATA / PARIS BLUE / PARIS BLUE FRENCH LAVENDER	5 GAL L		
		LEUCOPHYLLUM FRUTESCENS / COMPACTO / COMPACT TEXAS SAGE	5 GAL L		
NATIVE TREES		LEUOSTRUM JAPONICUM / TEXANUM / TEXAS JAPANESE PRIVET	5 GAL L		
QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX M	MULLENBERGIA CAPILLARIS / FINE HAIRLY GRASS	5 GAL L		
	24" BOX VL	MULLENBERGIA RIGENS / DEER GRASS	5 GAL L		
		PHORADENDRUM TENAX / NEW ZEALAND FLAX	5 GAL L		
		RHAPHANOPUS INDICA / SPRINGTIME TM / SPRINGTIME INDIAN HAWTHORN	5 GAL L		
		ROSA X NOZZOMI / NOZZOMI MINIATURE CLIMBING ROSE	5 GAL M		
		ROSBARNUS OFFICINALIS / PROSTRATUS / DWARF ROSEMARY	5 GAL L		
		SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL L		
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL L		

Figure 2.3.1. Conceptual Landscape Plan



DESIGN OBJECTIVES:

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED. FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL, WHERE PERMANENT IRRIGATION IS NOT PERMITTED THE IRRIGATION SYSTEMS ARE TO BE TEMPORARY. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR GROUND COVER AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

* ENHANCED PEDESTRIAN CROSSING MATERIAL SUCH AS COLORED, TEXTURED CONCRETE OR ENHANCED CONCRETE PAVERS. FINAL SELECTION TBD.

SEE LC-08 FOR CONTINUED NOTES

NOTE: ALL PROPOSED ON-SITE LANDSCAPE AND ROW LANDSCAPE AREAS TO BE MAINTAINED BY THE PROJECT'S ASSOCIATION

ENTRY MONUMENT & POCKET PARK ENLARGEMENT - SEE SHEET LC-05

SMALL TREE/VERTICAL SHRUB TO ACCENTUATE ARCHITECTURE (TYP.)

WALKWAYS TO BE NATURAL COLOR CONCRETE W/ TOPCAST #3 FINISH (TYP.)

PROPOSED WATER LINE PER CIVIL ENGINEER (TYP.)

PROPOSED SEWER AND FIRE LINES PER CIVIL ENGINEER

ENHANCED PEDESTRIAN CROSSING (TYP.)

TRANSFORMER PER OTHER

TYP. RESIDENTIAL COURTYARD ENLARGEMENT - SEE SHEET LC-04

EXISTING SLOPE PLANTING TO REMAIN & BE BOLSTERED BY ADDITIONAL TREE PLANTING (TYP.)

CENTRAL RECREATION & GATHERING CORRIDOR ENLARGEMENT - SEE SHEET LC-04

DOG PARK & GATHERING AREA ENLARGEMENT - SEE SHEET LC-03

LANDSCAPE AREA = 52.4% OF SITE (332,331.93 SQFT)
 ITEM 3049 - TREE CANOPY COVERAGE
 12% = 39,880 SQFT REQUIRED
 18.9% = 62,947 SQFT PROPOSED



Figure 2.3.2. Conceptual Landscape Plan

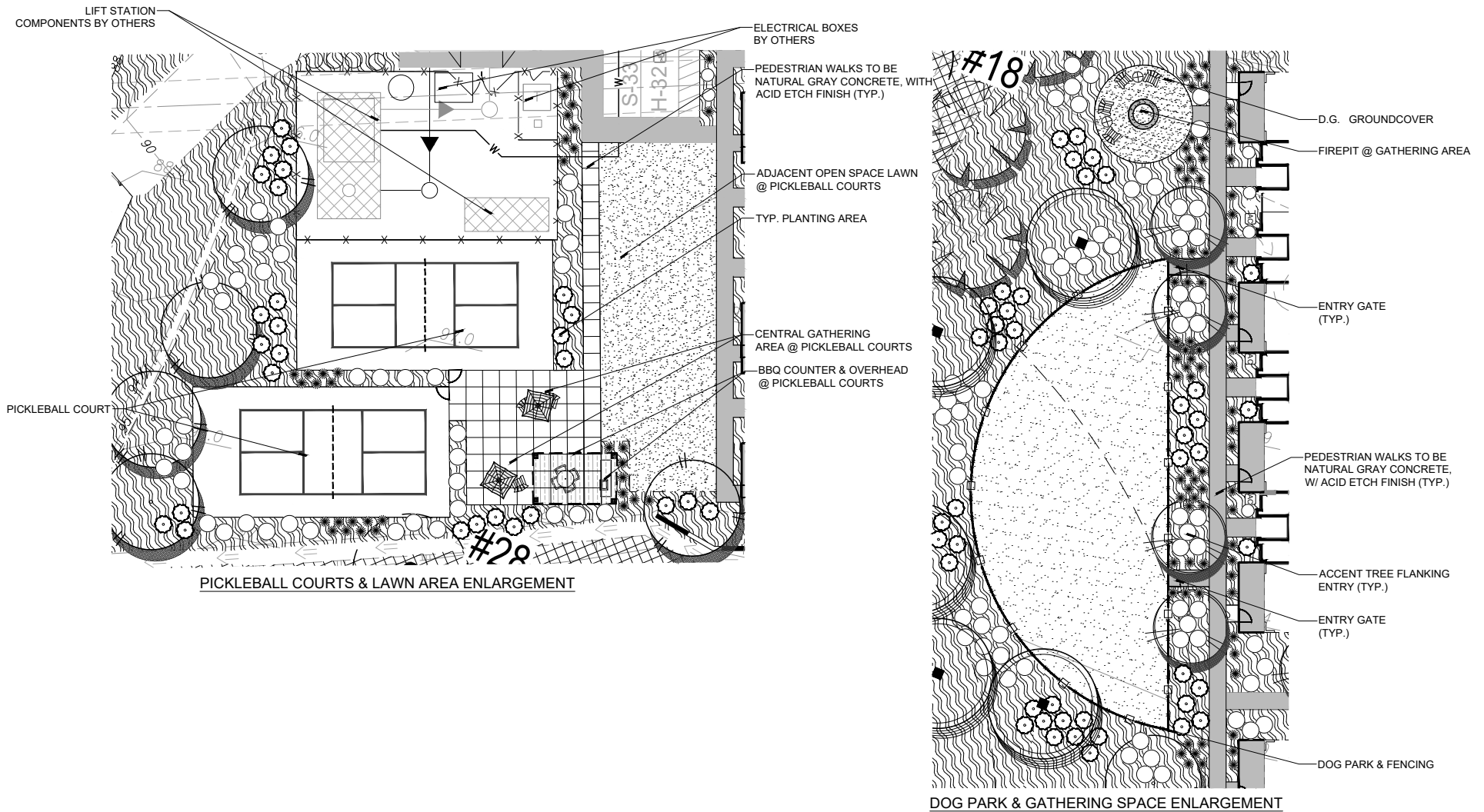


Figure 2.4. Conceptual Pickleball Courts and Dog Park Areas



2.2.3. Wall and Fence Regulations

The review of walls and fences shall be an integral part of any site plan, permit, or Site Development Plan Review application. Compliance with all wall and fence regulations contained herein shall be required, unless otherwise modified by a DP.

- a. Development within the planning shall be designed to minimize walls and fences to support an open community.
- b. No walls or fences in excess of three and a half (3.5) feet in height are permitted within the required front setback. All other walls and fences shall not exceed six (6) feet in height. Decorative Pilasters may exceed the maximum permitted height by up to one (1) foot. Taller walls and fences are permitted for retaining or sound attenuation purposes up to a maximum of fifteen (15) feet in height.
- c. The height of all walls, fences, and architectural screening elements shall be measured from the finished grade at the base of the wall to the highest point of the element.
- d. Where additional height is needed based on security or specific site operating requirements, additional wall/fence height may be approved through a DP, subject to evaluation of agencies and necessity.
- e. Walls, fences, and architectural screening elements shall be compatible with the architectural treatment of the primary building on the parcel.
- f. No wall, fence, or landscaping element shall interfere with intersection visibility, line of sight, or other safety issue.
- g. Blank walls are prohibited. Where screening or security walls (excluding wrought iron or other “open” fence types) are located within ten (10) feet of a public right-of-way, landscaping shall be provided between the wall and the right-of-way to a minimum height of four (4) feet to minimize opportunities for crime and unsafe conditions.
- h. Retaining walls above four (4) feet in height will be designed as plantable walls with landscape screening to improve their appearance.
- i. Approved materials include wood, vinyl, stone, masonry, brick, block, stucco, wrought iron/steel, concrete. Comparable materials are permitted subject to approval of the Director.
- j. Prohibited materials include barbed, razor, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration. Chain-link fencing and similar material are prohibited along any public right-of-way regardless of setback. Where chain-link is used, it shall not be visible from the public right-of-way.

2.2.4. Landscaping Regulations

All open space areas shall be landscaped in accordance with the City of Oceanside's Water Conservation Master Plan. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash, and debris.

2.3. Pedestrian Circulation

The planning area is located within walking distance of numerous uses, services, and facilities that make Pacifica a walkable, transit-oriented community. Within the planning area, the Project establishes a highly connected and efficient circulation system of sidewalks and pathways supported by pedestrian friendly architecture and landscaping. Walkways are designed to provide access in accordance with the Americans with Disability Act (ADA) and to promote walkability and connectivity within the site and to the existing neighborhood. See Figure 2.6. Conceptual Pedestrian Circulation.

2.4. Sustainability

The project proposed by this PD includes a variety of sustainable features and practices intended to reduce energy consumption. This housing will be designed to meet or exceed current building codes and standards. The California Building Code includes the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; and more. New homes will have features including photovoltaic panels, spray foam insulation, thermal breaks, low-e windows, energy star appliances, and sealed insulated ducts. Landscaping for the Project utilizes a palette of drought tolerant and California native plant palettes.

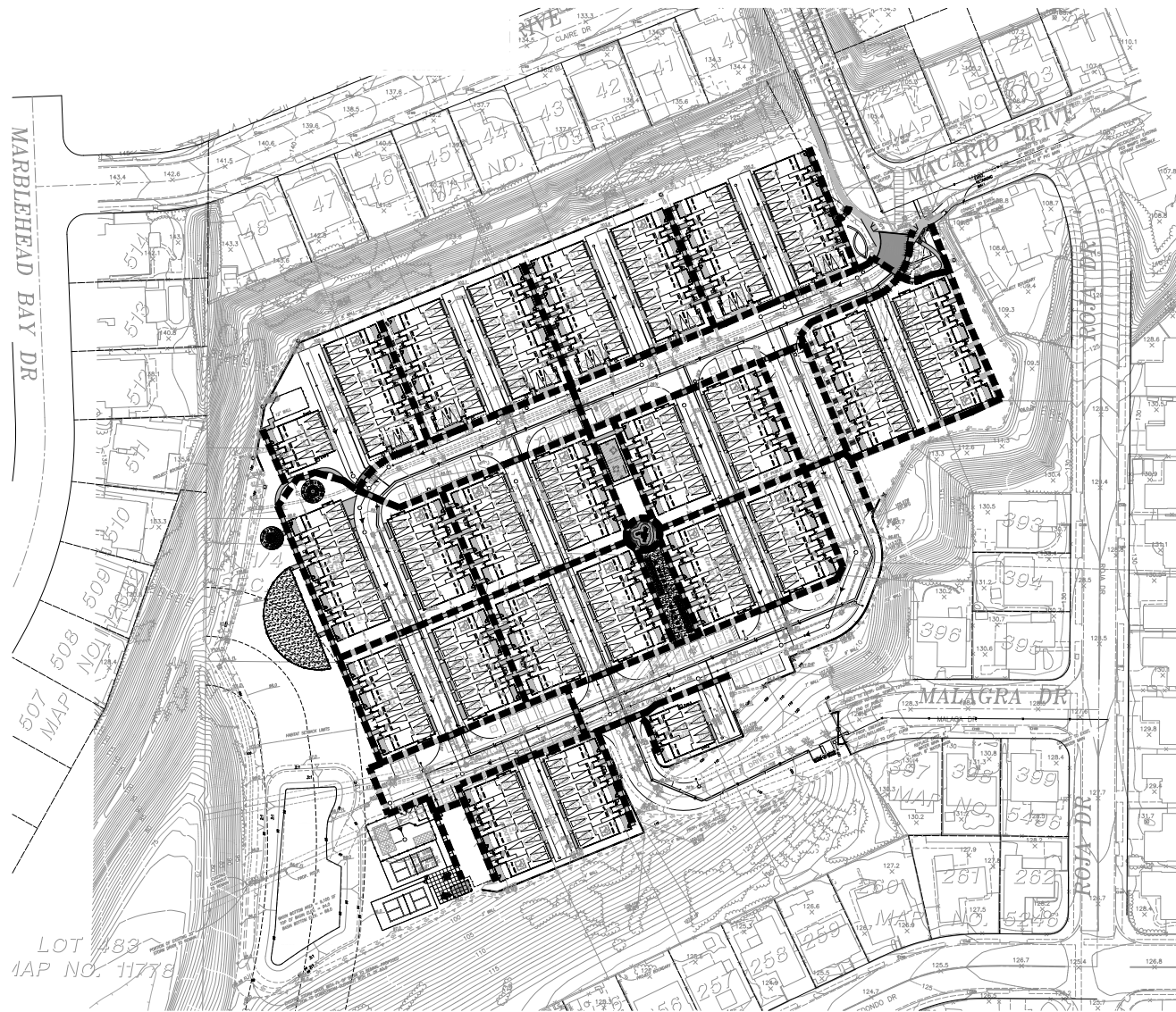


Figure 2.6. Conceptual Pedestrian Circulation



3 - Architectural Design

3.1. Applicability

Design guidelines are provided to supplement and enhance development standards and regulations as a means to ensure high quality design. Unlike development standards and regulations, design guidelines are intended to be more flexible to allow designers creativity in achieving the design intent and vision for the planning area. While designers are encouraged to adhere to the guidelines contained herein, they are also encouraged to pursue creative designs. Creative designs may not always fit exactly within the guidelines contained herein but are permitted when the Director determines that a particular design offers an equal or superior solution that supports the high-quality urban living environment envisioned by the PD.

3.2. Architectural Styles

The architectural style or styles of buildings within a community strongly define a community's character. To create successful communities, architectural design must embody methods that are flexible enough to meet the changing needs of the consumer market yet, must also be visually pleasing and complementary to the surrounding neighborhood. Pacifica aims to provide a contemporary interpretation of traditional styles found in the existing single family neighborhood surrounding the site.

The Pacifica community is made up of multiple building types. This variation in building types provides diversity between buildings within the planning area. The six-plex (6-plex) and eight-plex A (8-plex A) buildings occur over seven times each within the community; therefore, additional variation is required and can be achieved through the design of at least two (2) architectural styles.

The project proposes two variations of the Spanish Eclectic style that blend classic elements from the Spanish vernacular with modern construction techniques. Simple massing with a combination of hipped and gabled roof forms are accentuated with stylistic features found in traditional Spanish homes such as arched stucco column porches and decks, clay tile vents, shutters, and stucco over foam window and door trim. These styles combined with a minimum of four (4) color schemes, will work together to create diversity throughout the community.

It should be noted that architecture within the planning area should not be limited to only the styles presented herein. Additional transitional architectural styles not represented in this chapter are permitted within the planning area so long as any proposed architecture is found to be an appropriate design by the City of Oceanside Development Services Department and consistent with design guidelines set forth in the sections below.

3.3 Floor Plans and Elevations

Floor plans should be designed to provide a variety of floor plans that offer different price points for varying income levels. Floor plans range from two (2) to four (4) bedrooms and have an office, niche, or flex space to support working from home. The PD proposes three (3) floor plans and four (4) building types. Floor plans are summarized in Table 3.1. Conceptual Floor Plan Summary and building types are summarized in Table 3.2. Building Type Summary. Final configurations will be approved by the City of Oceanside Development Services Department.

Table 3.1. Conceptual Floor Plan Summary

Plan No.	Square Footage	Bedroom Count	Garage Configuration	Unit Count
2532	121	2	2-car, Side-by-Side	14
1633	1497	3	2-car, Tandem	76
1636	1791	4	2-car, Side-by-Side	74
Total				164

Table 3.2. Building Type Summary

Building Type	Plan 2532	Plan 1633	Plan 1632	Total Units per Building	Total Number of Buildings
301	0	2	1	3	2
601	0	3	3	6	13
801	2	3	3	8	7
802	0	4	4	8	3
Total					25

The conceptual location for each building type is illustrated Figure 3.1. Conceptual Plotting Plan. Conceptual floor plans and two (2) conceptual elevation styles are illustrated in Figures 3.2.1. through 3.2.14. Styles have Spanish influences expressed in contemporary interpretation. The “A” elevation has Spanish influences with a varying hip roof forms and concrete “s” tile roofing. Primary wall material is stucco with additional details include shutters, soft arches, vertical railing and vent pipes. The “B” elevation varies its Spanish influences with a combination of gable and hip roof forms and concrete “s” tile roofing. Primary wall material is stucco with details including covered entries and porches, vertical railing, and shutters. Colors help articulate the massing of the building while being compatible as a theme throughout the community.

3.4 Massing and Scale

Massing and scale provide the visual identity between residential dwelling units and the environment. Those qualities help dictate the placement, size, and form for multi-family residential buildings within the planning area. Building type placement within the planning area was studied to achieve the best possible groupings as well as providing transition massing from the street, thereby enhancing the visual character of the neighborhood. Incorporation of the following design concepts should be considered for the architecture within the planning area:

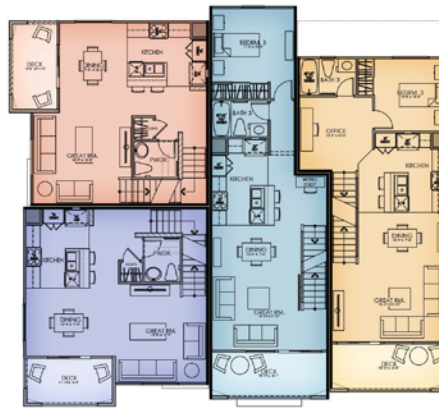
- Utilize building-form elements, such as plane breaks, roof forms, and changes in material to define individual units.
- Vertically and horizontally articulate building design for both front and rear elevations.
- Break up long unbroken surfaces on front elevations by providing a change in plane at least every 25 feet.
- Break up long unbroken surfaces on rear elevations by provide second/third floor cantilevers over every other garage door.



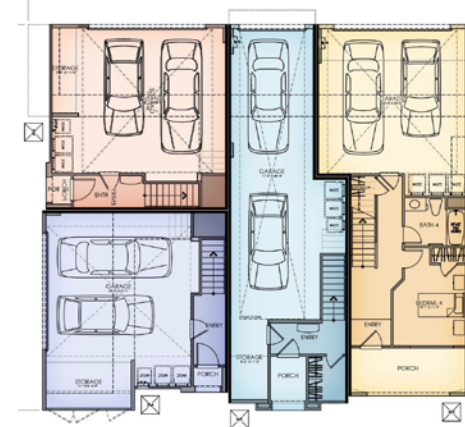
Figure 3.1. Conceptual Plotting Plan



Third Floor



Second Floor



First Floor



Plan 2532

- 1,210 SF
- 2 Bedroom
- 2.5 Bath
- 83 SF Deck



Plan 1633

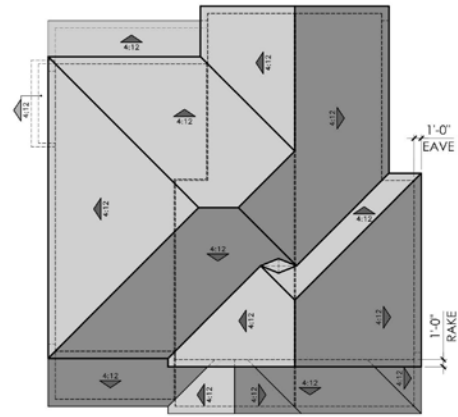
- 1,497 SF
- 3 Bedroom
- 3 Bath
- 107 SF Deck



Plan 1636

- 1,791 SF
- 4 Bedroom
- 4 Bath
- Office
- Adaptable Ground-Floor Bath (ADA)
- 110 SF Deck

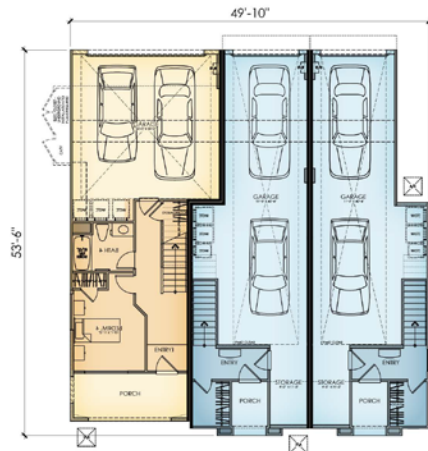
Figure 3.2.1. Conceptual Architecture - Floor Plans



Roof



Third Floor



First Floor



Second Floor

Figure 3.2.2. Conceptual Architecture - 3-plex Building Floor Plan



Front



Right

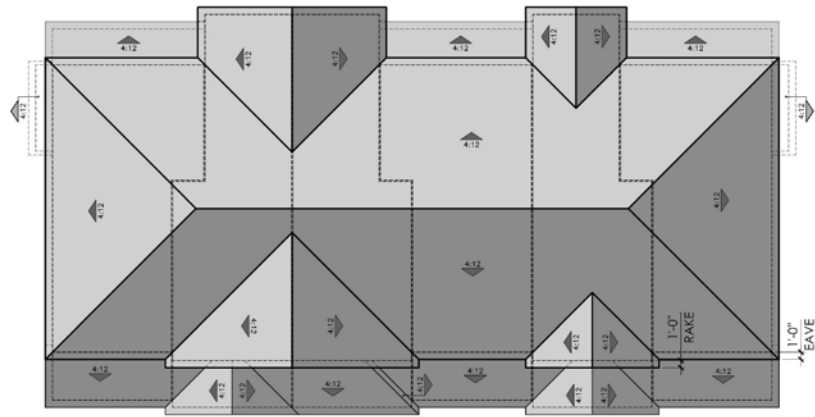


Rear



Left

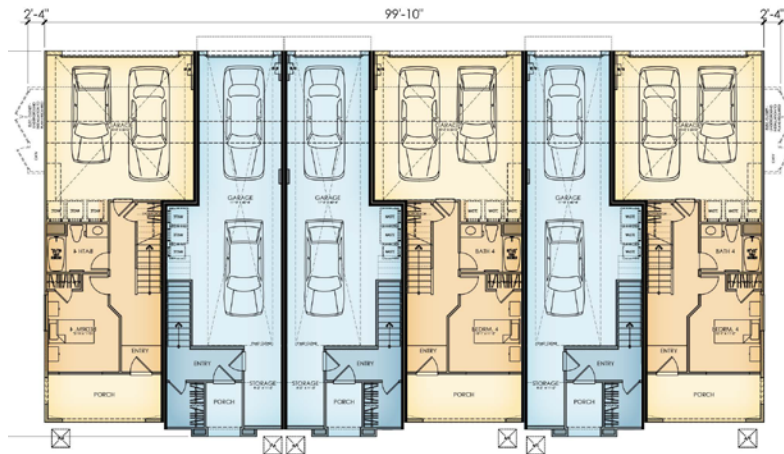
Figure 3.2.3. Conceptual Architecture - 3-plex Building Elevation



Roof



Third Floor



First Floor



Second Floor

Figure 3.2.4. Conceptual Architecture - 6-Plex Building Floor Plans



Front



Right

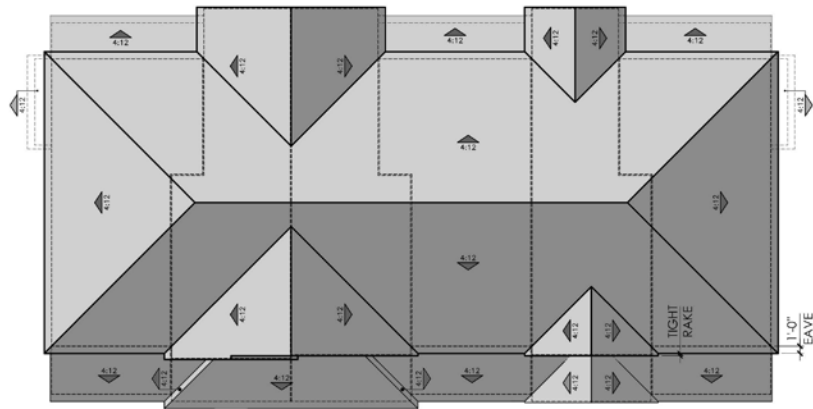


Rear



Left

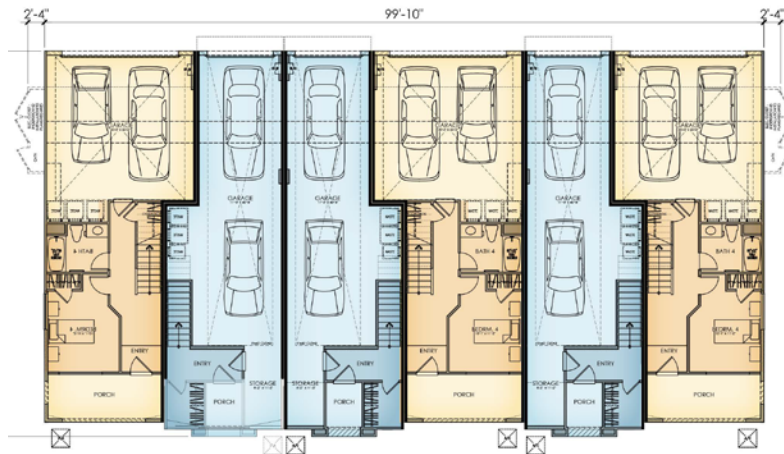
Figure 3.2.5. Conceptual Architecture - 6-plex Building Elevation "A"



Roof



Third Floor



First Floor



Second Floor

Figure 3.2.6. Conceptual Architecture - 6-Plex Building Floor Plans



Front



Right

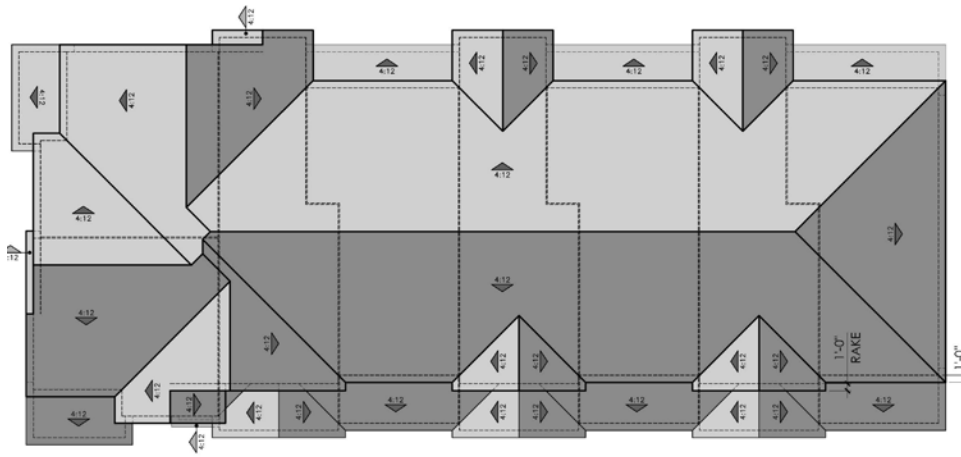


Rear



Left

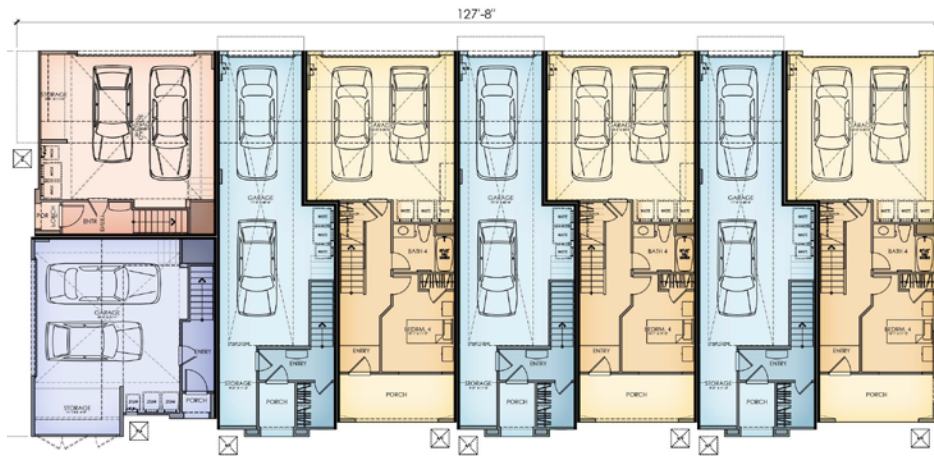
Figure 3.2.7. Conceptual Architecture - 6-plex Building Elevation "B"



Roof



Third Floor



First Floor



Second Floor

Figure 3.2.8. Conceptual Architecture - 8-plex A Building Floor Plan



Front



Right

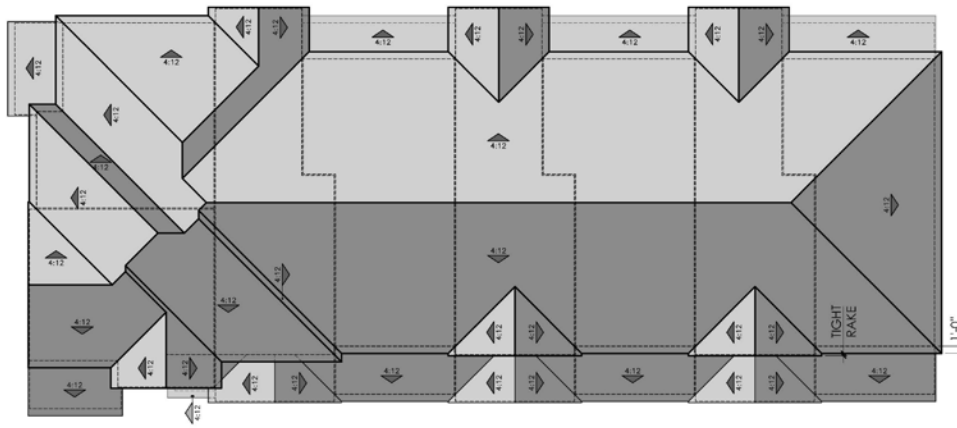


Rear



Left

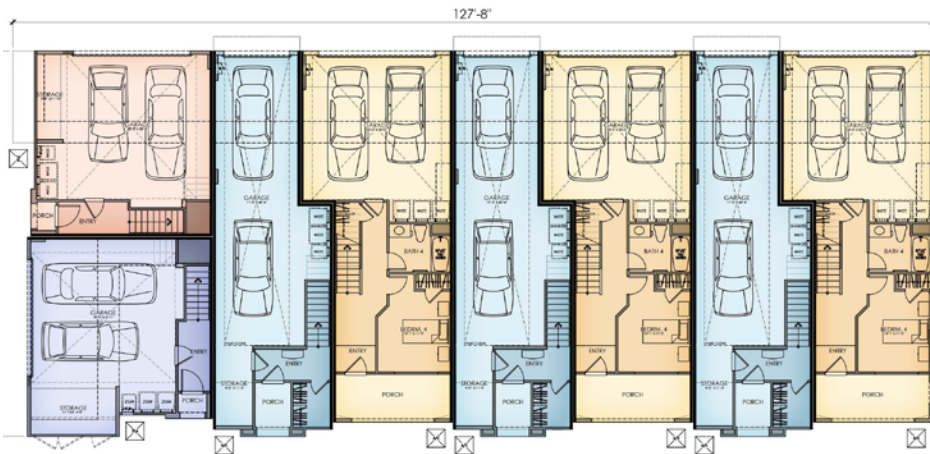
Figure 3.2.9. Conceptual Architecture - 8-plex A Building Elevation "A"



Roof



Third Floor



First Floor

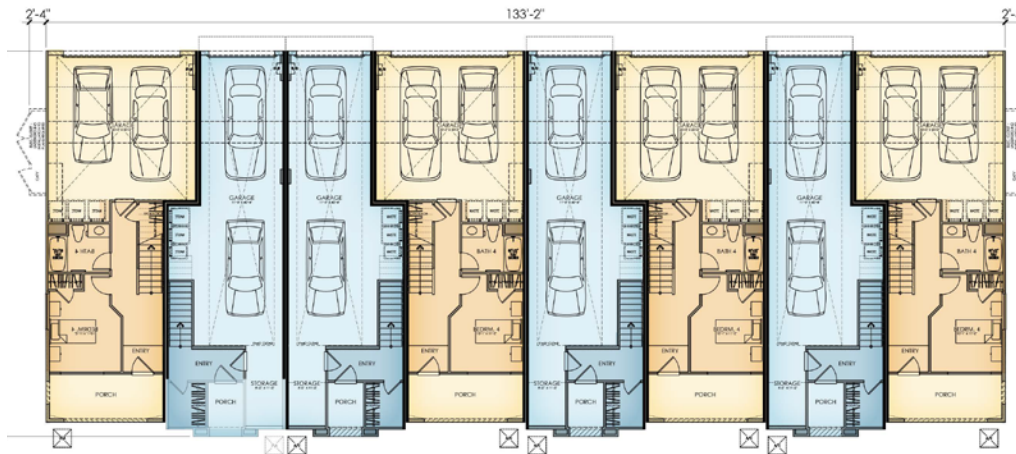


Second Floor

Figure 3.2.10. Conceptual Architecture - 8-plex A Building Floor Plan

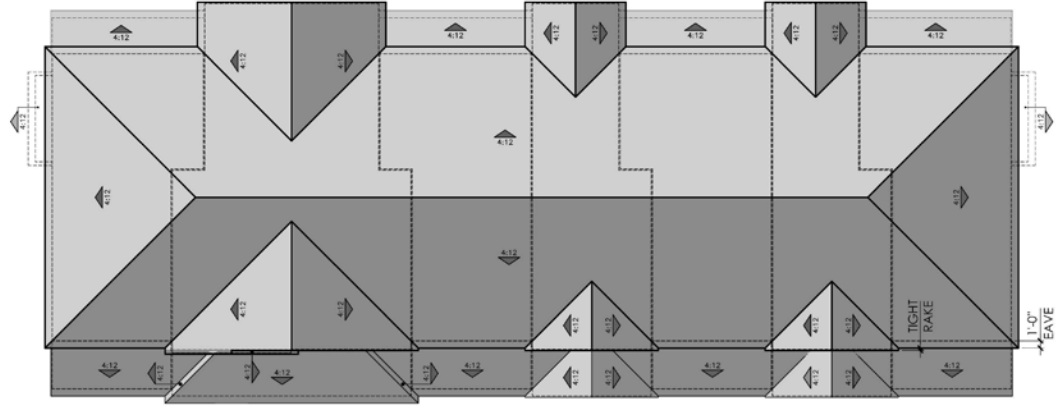


Second Floor



First Floor

Figure 3.2.12. Conceptual Architecture - 8-plex B Building Floor Plan



Roof



Third Floor

Figure 3.2.13. Conceptual Architecture - 8-plex B Building Floor Plan



Front



Right



Rear



Left

Figure 3.2.14. Conceptual Architecture - 8-plex B Building Elevation “B”

Kevin L. Crook
Architect
 Inc
PLANNING + ARCHITECTURE

3.5 Building Materials, Accents and Colors

Materials are a key factor in defining architectural styles, convey a sense of quality, and contribute to the community's character. Building color is an integral component in unifying buildings, creating variation of street scape, and building on the foundation of the community aesthetic. The following guidelines should be considered when selecting materials and colors:

- Select material and colors that are appropriate for each facade, and contribute to enhancing the neighborhoods visual theme, match the theme of the specific style of home to which they are applied.
- Use materials and colors to accentuate changes in massing, define individual units, and complement architectural materials and features.
- Choose colors and materials that complement each other, complement neighboring developments, and add depth to the community.
- Avoid materials and colors that significantly clash with the surrounding neighborhood.
- Avoid the use of identical color palettes where possible for adjacent buildings,
- Use colors palettes to distinguish individual buildings within the planning area and improve the visual interest of streetscapes.
- Appropriate materials include wood, stone veneer, stucco, and brick. Metal accents and trims are acceptable within the planning area.
- Choose colors to achieve a reasonable representation of a particular architectural style lending authenticity to the final product.
- Accents colors should complement the palette of the main structure.

Figure 3.3.1 through 3.3.4 provide conceptual color and materials schemes chosen to accompany the architecture shown in Figures 3.2.1. through 3.2.14.; however, alternative materials and colors may be allowed so long as they are determined to be acceptable by the Development Services Department.



Figure 3.3.1. Color and Material Scheme 1



Figure 3.3.2. Color and Material Scheme 2



Figure 3.3.3. Color and Material Scheme 3



Figure 3.3.4. Color and Material Scheme 4

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4 - General Plan and Zoning Consistency

4.1. Permitted Uses

The permitted uses under this PD Plan are defined in Section 1020(C) of the Zoning Ordinance and as follows:

1. Multiple Unit Structures (MUS). A structure or a group of structures containing two or more dwelling units on a single property. Subdivision of the property may exist to permit ownership of air space in the form of a dwelling unit with an undivided share in common elements. The property may also be divided for the purpose of ownership in the form of a stock cooperative.

4.2. General Plan

Development of the Project requires amending the City of Oceanside's General Plan land use designation. The current General Plan land use designation for the planning area is Civic Institution (CI). This designation does not allow for residential uses as it is intended for public and quasi-public uses and facilities. The change in general plan land use to Medium Density Residential - B (MDB-R) will allow for housing to be developed on the site at an appropriate scale for the area and size of parcel. The proposed General Plan land use designation will be consistent with that of the adjacent residential developments in the surrounding area that include SFD-R, MDB-R, MDC-R, and HD-R properties. Upon amendment of the General Plan to designate the property as MDB-R, the proposed Project will be consistent with the General Plan as outlined below.

4.3. Consistency with General Plan

Section 2.3 of the City of Oceanside's General Plan Land Use Element identifies objectives and policies for residential development throughout the City. As such, the stated objective of this section is:

To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well balanced and organized City.

To meet this objective, the City has established policies within the same section. As previously stated, the proposed General Plan land use designation for the Project is Medium Density Residential - B (MDB-R). The proposed density for the Project is within the density range identified on Table LU-1 of the Land Use Element.

Table 4.1. Project Density

Allowed Density Range	Proposed Project Density
Medium Density B: 10.0 - 15.0 du/ac	12.8 du/ac

The Medium Density B (RM-B) District allows for a base density is 10.0 dwelling units per gross acre and a maximum potential density is 15.0 dwelling units per gross acre. Pursuant to Article 3, Section 330, Definitions of the City of Oceanside Comprehensive Zoning Ordinance (COCZO). “Density is calculated by dividing the number of residential dwelling units by the total number of gross developable areas of land. Lands Considered undevelopable per Section 1.25 of [sic] the Land Use Element shall not be included in density calculations.” Section 1.25 of the City of Oceanside General Plan Land Use Element states that “Undevelopable lands include slopes in excess of forty percent (40%) with a minimum elevation differential of twenty-five (25) feet.” Based on this definition, the project’s gross acreage for calculating density is 12.82 acres, giving the project a density of 12.8 du/ac.

To exceed the base density of 10.0 for the Medium Density B designation, the project must provide superior design features. The proposed project includes the following characteristics that provide excellence in design:

- Exceeding lot standards for lot area, width, depth, and area per unit.
- Exceeding development standards for parking, open space, landscaping, and urban forestry.
- Superior architectural and landscape design and materials.
- Superior recreation facilities and amenities including a dog park, pickleball courts, lawn game areas, community gathering spaces, and more.
- Consolifation of existing legal lots to provide a unified site design.

The Land Use Element also identifies long range policy direction goals, policies and objectives that, broadly, are designed to:

- Provide the consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable and well-balanced community.

- Provide the continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.
- Provide continual evaluation of the state of the environment and formulation of a program of planned management, wise utilization and preservation of natural resources to ensure the health, safety, and welfare of the present and future generations.

The Pacifica Planned Development Plan achieves this as follows:

- The Planned Development ensures land use diversity and balanced development by taking a site that is largely already graded with no environmental sensitivities and proposed to utilize the property to its highest and best use. Well thought out site planning and architectural design provide an attractive and highly desirable new housing development in a community that is otherwise built out. Existing adjacencies are respected through large setbacks and respecting existing slopes that surround the site. Natural features are preserved through a large setback from existing riparian habitat. The Project has a small window into the existing community along Monica Circle and Macario Drive that will be enhanced by front doors engaging with the street and high quality architecture that provides a updated look on traditional styles. Housing diversity is maximized by a range of unit types that appeal to different buyer segments while still filling the need for well built workforce housing.
- The proposed development maintains community connection by remaining ungated with minimal walls to create a community that is open to the surrounding neighborhood. Walkways, architecture, and landscaping are designed to maximize pedestrian connectivity and encourage walkability.
- New housing proposed by the PD will be high quality, sustainable development, designed to meet or exceed current building codes and standards. The California Building Code includes the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; and more. The PD also implements the strategies of the City's Climate Action plan to reduce GHG emissions by including elements that support transit use, active modes of transportation, and the use of electric vehicles. Proximity to transit and trails and the walkable design of the community have the potential to reduce VMT for improved air quality.
- The PD provides a detailed set of architectural and landscape design guidelines to ensure a distinctive built environment with unique and memorable amenities and spaces.

4.4. Zoning Ordinance

Development of the Project also requires amending the Zoning Ordinance. Currently, the entire property is designation as Civic/Public (PS) which does not allow for housing. A Zone Amendment is proposed that will designate the entire property as Planned Development (PD) with the Pacifica Planned Development Plan serving as the regulating document. The requirements for a Planned Development are established in Article 17 of the Zoning Ordinance, with several sections governing the development of projects in this zone.

Section 1702 - Land Use Regulations

Section 1702 states that no use, other than the existing use at the time of establishment of a PD District, shall be permitted except in accordance with a valid PD Plan or Specific Plan. No other uses are proposed other than those included within this PD Plan.

Section 1703 - Development Regulations

Section 1703 specifies the following regulations apply to development of a project within a PD District:

- **Minimum Area:** The minimum net area of a PD District shall be 4 acres. The proposed Project site has a net developable area of 12.82 acres, with the development pad area of 10.23 acres.
- **Residential Unit Density:** The residential density allowed by the PD District shall not exceed the maximum density permitted by the General Plan. The Project proposes a General Plan Amendment to Medium Density Residential - B which would allow up to 15 du/ac. The proposed project would be consistent with this density range.
- **Performance Standards:** The performance standards prescribed by Section 3024 shall apply. Section 3024 defines performance standards regarding noise, vibration, dust, odors, glare, and combustible, explosive, radioactive, and hazardous materials that apply to all use classifications in all zoning districts. The Project shall comply will all standards set forth in Section 3024 of the Zoning Ordinance.

4.5. Consistency with Zoning and Findings

Section 1706.A. establishes the required findings that Planning Commission is required to consider in order to make a recommendation for approval of a PD Plan.

1. The PD or Specific Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development.

The proposed PD Plan is consistent with the General Plan Land Use Element as the PD and Development Plan will be approved concurrently with a General Plan Amendment. This amendment will change the land use designation to Medium Density Residential - B which allows for housing

developments up to 15.0 du/ac and is consistent with the type of housing proposed. Additionally, the Project proposes a density of 12.8 du/ac which, though above the base density, is well within the range for the proposed land use. The project sits below adjacent uses and has increased setbacks from the surrounding single family homes than the minimum standards require which reduce impacts on the surrounding development. Additionally, high quality architecture with a range of floorplans and amenities provide a highly desirable community for future homeowners to find attainable housing in the City.

2. The PD Plan or Specific Plan and the Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved.

The PD Plan will result in a superior land use design in comparison with development permitted under the base district regulations. The PD Plan allows for a more creative site design with new homes that will be a high quality, sustainable development, designed to meet or exceed current building codes and standards. The proposed project is able to blend into the existing fabric of the neighborhood by engaging with the pedestrian realm along Monica Circle while drawing residents into a community nestled back from the street. Multiple amenities are located throughout the site creating an environment that encourages neighbor interaction and community gathering. Architectural styling and detail draw on the history of the neighborhood and provide an updated take on traditional styles.

3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan and the Development Plan.

Deviations from the base district regulations allow for the creation of a high quality urban living environment that provides strong pedestrian connectivity to surrounding and modern recreational amenities. The residential community will create a physical environment that optimizes social interaction through the flexible design of common amenity areas. The development standards and design guidelines will provide for a consistent architectural theme and a unified site design that ensure residents can enjoy unique common amenities as well as their own private open space.

4. The PD Plan or Specific Plan and the Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of the existing and planned systems.

The PD Plan and the Development Plan include adequate provisions for utilities, services, and emergency vehicle access. Furthermore, public service demands will not exceed the capacity of the existing and planned systems. As designed, all buildings and other site improvements will accommodate all necessary utilities and services. Emergency vehicle access is provided through a looping circulation pattern with a secondary EVA to and from the site. Similarly, trash and other services will be able to circulate through the site as needed to ensure the needs of the community are met.