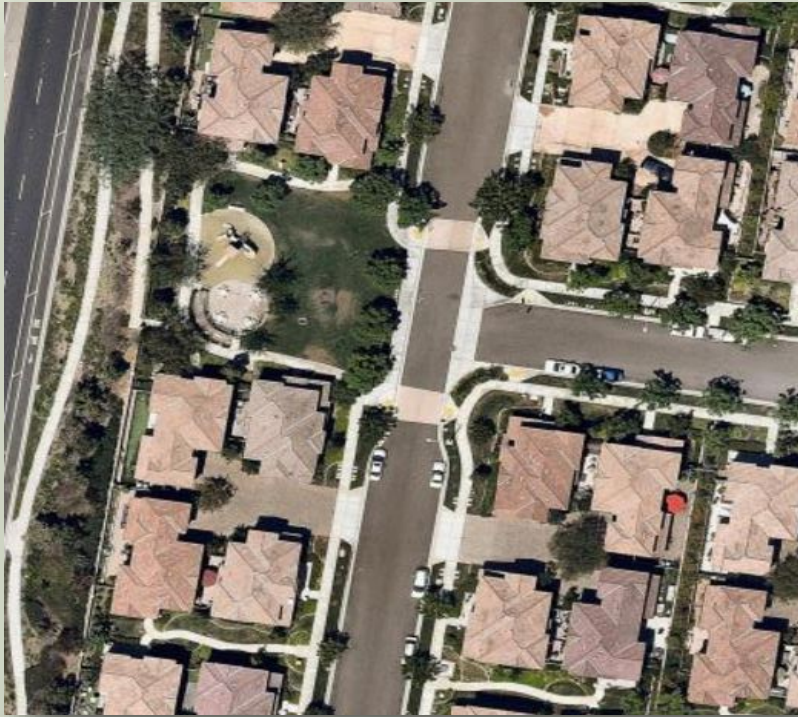


APPENDIX E
PLANNED BLOCK DEVELOPMENT PLAN FOR THE
OVERLAY DISTRICT



TIERRA NORTE
Planned Block Development
Overlay District
Development Plan

Draft
NOVEMBER 2021

TIERRA NORTE ROAD
Planned Block Development
Overlay District

Development Plan

Applicants:

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Submitted To:

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Oceanside, CA 92054

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Draft

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Chapter 1: Introduction

1.1 Executive Summary

The proposed Tierra Norte Planned Block Development Overlay District includes two (2) separate parcels located at 4617 and 4665 North River Road (APNs 157-060-17 & 157-060-40). These properties comprise approximately 25.6 acres of land located on the south side of North River Road generally between Avenida Descanso and Calle Montecito in the North Valley Neighborhood of Oceanside. The general regional location of the subject property is shown by *Figure 1.1*, while the surrounding neighborhood area is shown by *Figure 1.2*. Please note, the following terms; Property, Site, District, Overlay and Area are referred to throughout this document and are used interchangeably to describe the property included within the Overlay District.

This document will serve as the Planned Block Development Plan (PBDP) for the Overlay District. The intended purpose of the Planned Block Development Overlay District (PBD Overlay District) is to permit flexibility in land-use regulation and site development standards under control of the Planning Commission and City Council where flexibility or coordinated planning for a large site or a site under multiple ownership will enhance the potential for superior urban design.

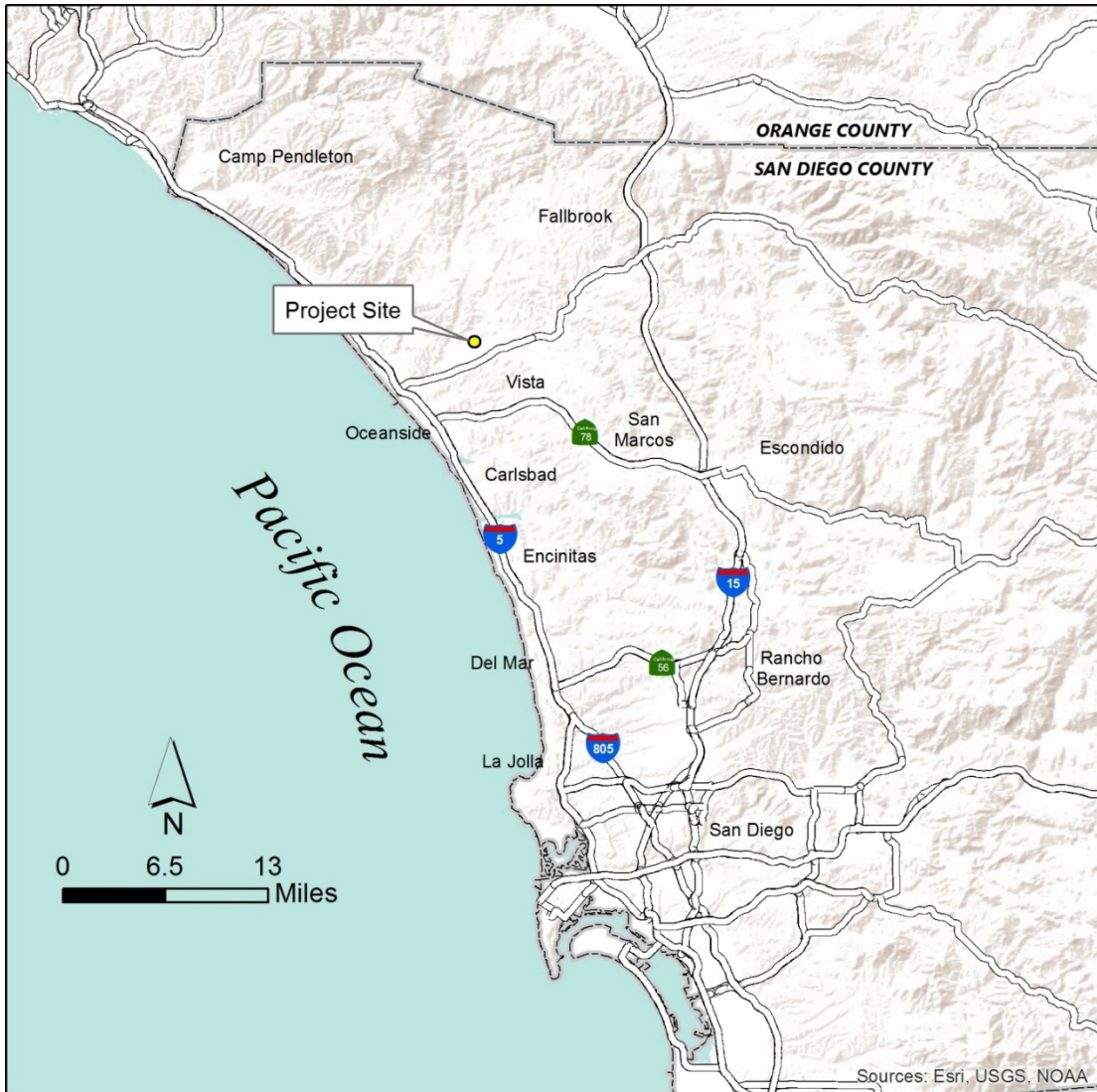
The PBDP establishes the land use and development standards that will regulate future residential development proposals for the property. The PBDP also presents site planning and architectural design criteria intended to promote development of a well thought-out, highly livable residential community which is compatible with the surrounding neighborhood. Detailed site layouts and residential building designs will ultimately be identified as part of future development plans specifically proposed for the property. While a comprehensive project may be proposed for the entire Overlay Area, it is recognized that each parcel exists under separate ownership and that multiple development plans may also be considered.

The PBDP Property is currently designated as Light Industrial (LI) by the City of Oceanside General Plan and as Limited Industrial (IL) under the City's Comprehensive Zoning Ordinance, hereinafter referred to as the "Zoning Ordinance". Associated project applications propose to establish the PBD Overlay District on this property, amend its land use designation to Medium Density - C Residential (MDC-R) and rezone the property to Medium Density Residential C (RM-C) to allow for future residential development of the site.

A medium-density residential use on this property would complement the existing residential uses located to the north and west while providing a transition from light industrial uses located to the east. Infill residential development represents an opportunity to repurpose this underutilized site by providing future housing opportunities for the Oceanside community.

Regional Map

Figure 1.1



Vicinity Map

Figure 1.2



1.2 Site Context

The proposed PBD Overlay District is comprised of two (2) separate parcels located along the south side of North River Road as shown in *Figure 1.3*. The main access to the project area is proposed from North River Road, while Calle Joven is available to provide secondary and emergency access at points along the southern and eastern boundaries of the parcels.

Parcel A, the eastern parcel, is approximately 9.7 total acres in size and currently developed with a small office/warehouse facility. The facility on site has historically (dating to the 1960's) served as a packing warehouse utilized for produce shipping and storage operations. The offices were added at a later date to support administrative functions. The property remains today as a remnant agricultural support use with a small office and very limited shipping/warehousing operations.

Parcel B, the western parcel, comprises approximately 15.9 total acres with roughly 75% of the land area in agricultural cultivation. Several small warehouse buildings used primarily for agricultural storage and a single-family dwelling occupy remaining portions of the property.

The surrounding North Valley Neighborhood presents a diversity of land uses situated between Camp Pendleton on the north and the San Luis Rey River on the south. The neighborhood area is home to a number of multi-family developments and single-family subdivisions ranging from just a few years to nearly 50 years old.

Neighborhood serving commercial uses are located nearby along the North River Road corridor at intersections with Douglas Drive, College Boulevard, and Vandegriff Boulevard. The North River Village mixed-use development and San Luis Rey Bus Transit Center (SLRBTC) are also located approximately within one (1) mile of the Overlay Area at the southeast corner of the North River Road and Vandegriff Boulevard intersection.

The PBD Area is well served by various infrastructure components. North River Road provides direct access and is designated as a major arterial through this area featuring dedicated bike lanes and improved sidewalks for pedestrians. Wet and dry utilities are also established adjacent to the site and can be improved as necessary in conjunction with future residential development on the site.

The San Luis Rey River and unpaved trail along its northern boundary are located to south of the PBDP Property, running from approximately 800 feet south of Parcel A to 175 feet south of Parcel B. The site features level topography with elevations generally ranging from 68 to 72 feet above sea level. The property is located within FEMA Flood Zone "X" within an area designated as protected from a 100-year flood event by the existing levee.



The Tierra Norte PBD Overlay District represents an excellent opportunity to realize a medium density residential in-fill development on a site surrounded by properties with a mixture of land use and zoning designations, as follows:

- To the west is a developed single-family residential subdivision zoned Residential Estate – B (RE-B) consisting of 270 residences.
- The properties to the east are designated under the Light Industrial (LI) land use category with the corresponding zoning designation of Limited Industrial (IL). The property to the southeast consists of parking and support areas for the Oceanside Auto Auction. A recreational vehicle/self-storage use is also located farther to the east. This light industrial area extends east to the San Luis Rey River boundary.
- The properties located along the north side of North River Road in this area are generally developed residential parcels and include land use designations of Medium Density – C Residential (MDC-R), Medium Density – B Residential (MDB-R), and Medium Density – A Residential (MDA-R). The corresponding zoning categories for these properties are Medium Density Residential C (RM-C), Medium Density Residential B (RM-B), Medium Density Residential A (RM-A), and PD-22 (Planned Development for Habitat for Humanity single-family residential project). The established uses in this area consist of multi-family condominiums and apartments, mobile home communities, and single-family development.
- The area on the south side of North River Road that is currently designated for light industrial uses, including the proposed PBD Overlay District, encompasses 10 contiguous parcels totaling roughly 112 acres. Approximately 74 acres are dedicated to the auto auction site and 12 acres to the recreational vehicle storage facility. The remaining approximate 26 acres comprise the proposed PBD Overlay District.
- Primary vehicle access to the PBD Site is anticipated via North River Road. Secondary and emergency access to the site is available via connections to Calle Joven. An existing emergency access drive running between Parcels A and B serves the auto auction property and can be maintained as a part of future development proposals – either along its current alignment or in conjunction with internal circulation routes designed with a future project.

Chapter 2: Land Use and Residential Building Typology

2.1 Land Use Summary

The property comprising the Tierra Norte PBD Overlay District is currently designated as Light Industrial (LI) under the City's General Plan. In addition to establishing the Planned Block Overlay District, accompanying project applications propose to designate the property as Medium Density - C Residential (MDC-R) under the General Plan in order to allow for appropriate medium density residential development on the site in the future.

The proposed medium-density residential use will provide an effective transition between existing light industrial uses located to the east, and residential uses located to the west and north. The corresponding PBD Overlay District Area is shown along with Existing and Proposed Land Use and Zoning designations in *Figures 2.1 & 2.2, respectively*.

Land use summary information for the PBD Overlay District is presented in *Table 1* showing corresponding land use designations, residential density, and potential dwelling unit range. The MDC-R designation establishes a density range of 15.1 – 20.9 dwelling units per acre with a potential overall development range of between 359 and 497 dwelling units. However, this PBDP institutes a dwelling unit 'cap' with a maximum allowance of only 400 dwelling units for the entire Overlay District – consistent with the lower end density of the MDC-R land use category (16.8 du/ac).

The development potential of each parcel is also capped accordingly based on a percentage of its size in relation to the overall PBD Area as presented in *Table 1*. As part of this PBDP, a redistribution of dwelling units between each parcel may be proposed in conjunction with separate development applications unique to each parcel. Any proposed density transfer shall be indicated via a binding agreement between the property owners of each parcel. Such agreement shall be included as part of the corresponding development application submitted to the City of Oceanside.

Implementation of this density transfer mechanism requires a corresponding reduction of dwelling units from the cap amount of other parcel(s) so that the overall maximum cap of 400 dwelling units is not exceeded. The maximum dwelling unit quantities presented in *Table 1* do not preclude proposals for lower unit counts and densities in conjunction with future development plans.

Table 1 - PBD Overlay District Land Use Summary

Area	Gross Developable Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Land Use Density (du/ac)	Possible Dwelling Unit Range	Dwelling Unit Cap ¹
Parcel A % of Total	7.9 ² (33% of 23.8)	Light Industrial (LI)	Medium Density -C- Residential (MDC-R)	15.1 – 20.9	119 - 165	132 (33% of 400)
Parcel B % of Total	15.9 (67% of 23.8)	Light Industrial (LI)	Medium Density -C- Residential (MDC-R)	15.1 – 20.9	240 - 332	268 (67% of 400)
Totals	23.8				359 - 497	
Maximum Number of Dwelling Units Permitted Within PBD Overlay District:						400³

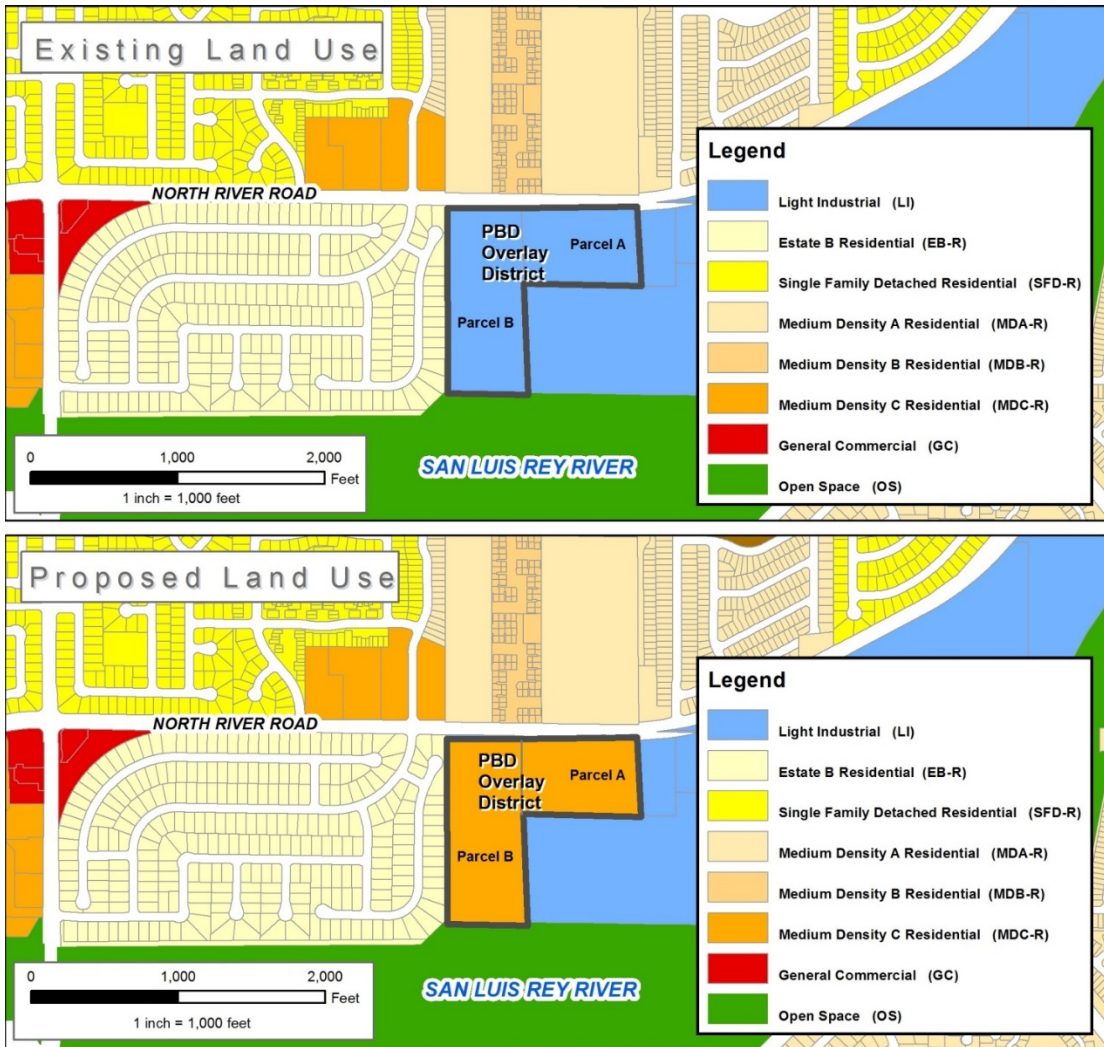
¹ The development potential of each parcel is capped accordingly based on a percentage of its size in relation to the overall PBD Area. Redistribution of dwelling units between each parcel up to the maximum unit range (Parcel A up to 165du; Parcel B up to 332du) may be proposed in conjunction with separate development applications unique to each parcel. However, implementation of this density transfer mechanism requires a corresponding reduction of dwelling units from the cap amount of the other parcel(s) so that the overall maximum cap of 400 dwelling units is not exceeded.

² Parcel A consists of a total land area of 9.7 acres; however, approximately 1.8 acres are comprised of roadway and emergency access rights-of-way. Such existing rights-of-way are defined as “Undevelopable Lands” under the City of Oceanside General Plan and Zoning Ordinance. Therefore, Parcel A contains **7.9 Gross Developable Acres** of land applicable to density calculations.

³ This is the maximum overall dwelling unit amount potential. Lower unit counts and densities may be proposed with future development applications. Final development areas, gross developable acreage and dwelling unit distribution will be determined in conjunction with detailed project development plans. The maximum development potential within the PBD Overlay District will remain at 400 dwelling units.

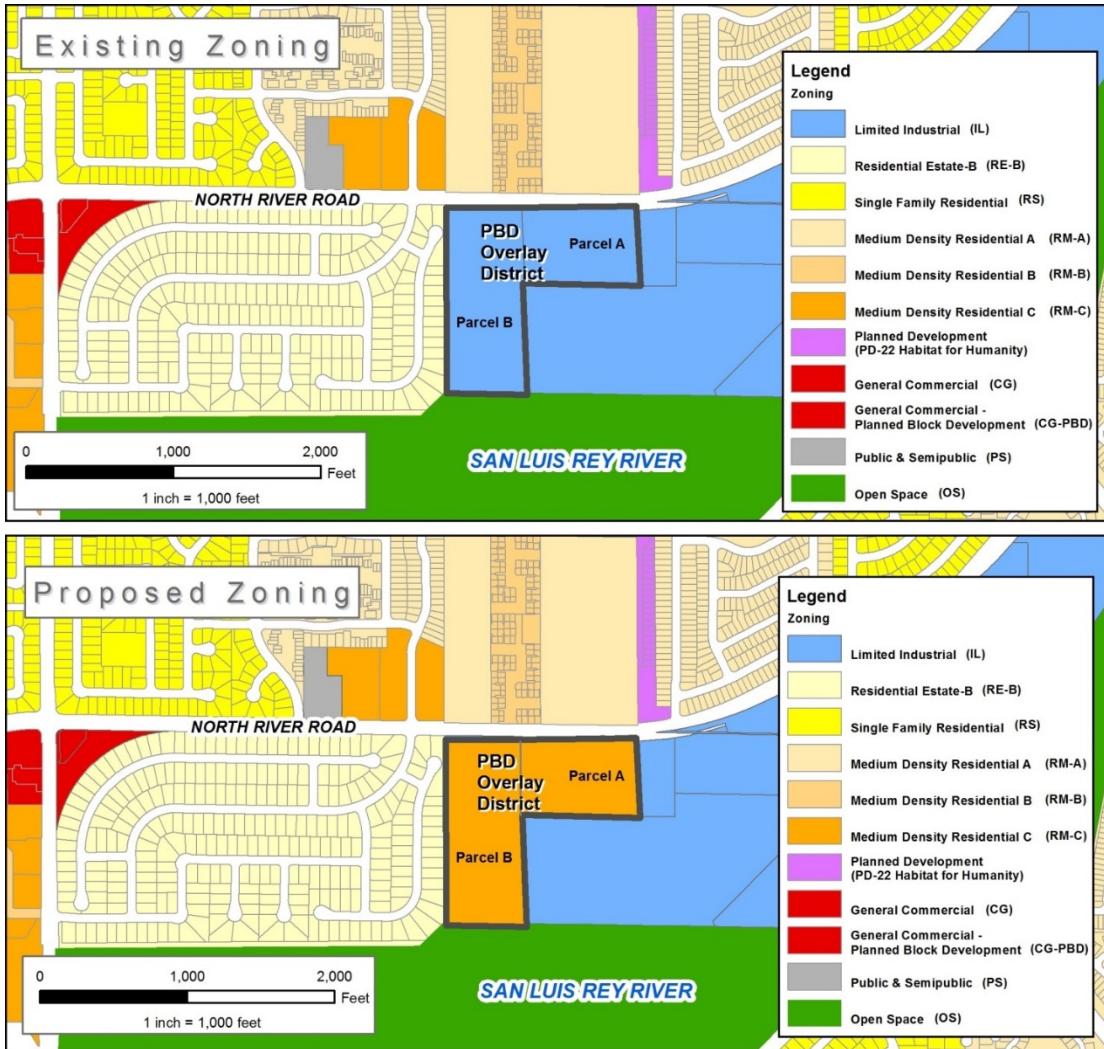
PBD Overlay District Area Existing and Proposed Land Use Designations

Figure 2.1



PBD Overlay District Area Existing and Proposed Zoning Designations

Figure 2.2



2.2 Medium Density Residential Building Types

The medium density land use (MDC-R) and zoning (RM-C) designations proposed for the PBD Overlay District will allow for the future development of residential communities that may be achieved through a variety of site and building designs. Specific site layouts and residential product designs will ultimately be identified as part of future Development Plans proposed for the property.

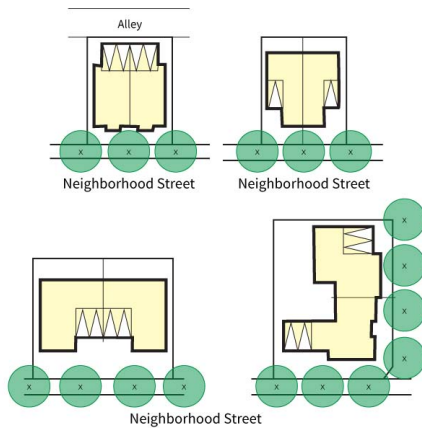
A range of housing types can be provided as part of appropriately scaled medium density developments. These residential building types may include small lot attached single-family homes, condominiums, townhomes, courtyard clusters, duplex homes and garden apartments, along with various other product configurations. Descriptions of these various attached and detached residential building types are provided on the following pages. The exhibits present typical site schematics and development characteristics for each product type. A list of the anticipated residential building types is presented in *Table 2* below.

Table 2 - Medium Density Residential Building Types

¹ Residential Building Types			Permitted in PBD Overlay
Small Lot Attached Single-Family Homes			X
Duplex Homes			X
Condominiums			X
Courtyard Clusters			X
Rowhomes			X
Garden Courts			X
Motor Courts			X
Garden Apartments			X

¹ Attached and detached medium density residential units are identified as consistent with the MDC-R land use under the City’s General Plan and Zoning Ordinance. The listed building typologies are not all inclusive and variations of these residential uses may be proposed in conjunction with future Development Plans within the PBD Overlay District.

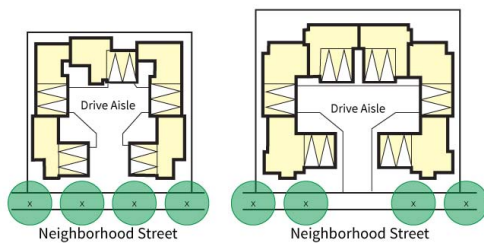
Medium Density Residential Building Types



Attached Single Family and Duplex Homes

Homes paired together with common walls and designed to “live” more like single family homes and are typically designed in 2 to 3 unit configurations. A smaller residential footprint provides space for private yards and usable outdoor areas.

Density:	7 – 12 du/ac
Height:	1 – 2 stories
Unit Size:	1,400 – 2,000 sq. ft.

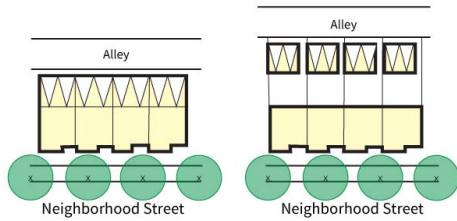


Condominiums and Courtyard Cluster Homes

Connected homes that share an auto court access and are typically grouped in configurations of 4 to 6 units. This design presents a single family streetscape aesthetic while reducing the direct exposure of street facing garages. Building configurations provide private yard and usable outdoor space.

Density:	8 – 14 du/ac
Height:	2 - 3 stories
Unit Size:	1,200 – 1,800 sq. ft.

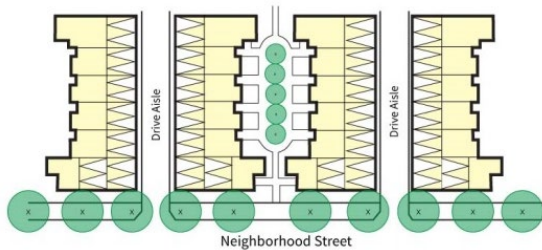
Medium Density Residential Building Types



Rowhomes

Attached townhomes featuring 2 and 3-story designs with typical configurations ranging from 3 to 6 units in size. Building designs integrated with common open space and landscape areas provide each home with well-designed living areas on upper floors, private patio and balcony areas, and dedicated garages.

Density:	10 – 15 du/ac
Height:	2 - 3 stories
Unit Size:	1,200 – 2,100 sq. ft.

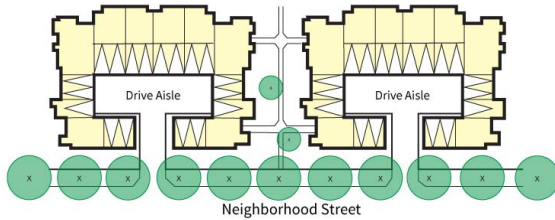


Garden Court Townhomes

Buildings are oriented to front on common open space and landscaped areas. Garages are typically rear-loaded along shared alleys. Typical 2 and 3 story building designs allow for a variety of floor plan options with attached garages. Units have front and rear exposure with patios, balconies, window and door openings.

Density:	12 – 18 du/ac
Height:	2 - 3 stories
Unit Size:	1,200 -2,000 sq. ft.

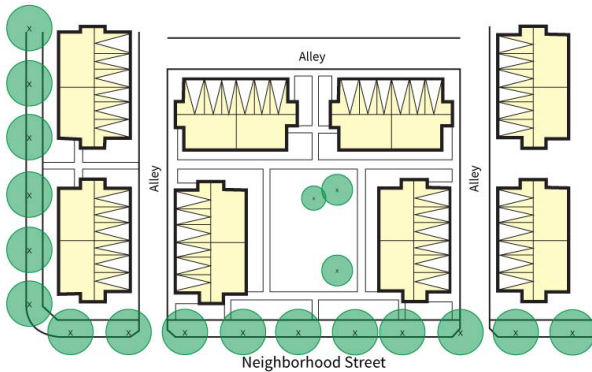
Medium Density Residential Building Types



Motor Court Condominiums / Apartments

Attached homes organized around a shared access drive with configurations of 6 to 8 units. Courtyard design minimizes building mass and produces a lower density residential appearance along street frontage. Building frontages are oriented along landscaped common areas.

Density:	16 – 20 du/ac
Height:	2 - 3 stories
Unit Size:	1,100 -1,600 sq. ft.



Garden Apartments

Buildings typically feature 3-story designs and stacked flat configurations and may allow for direct garage access. Design focus is on entire building and less on individual units. Living spaces are focused toward internal landscape areas and courtyards. Private open space is typically provided via balconies or patios.

Density:	18 - 22 du/ac
Height:	3 stories
Unit Size:	850 – 1,100 sq. ft.

Chapter 3: Project Development Regulations

3.1 Development Standards

The Development Standards presented in *Table 3* will regulate future development proposals within PBD Overlay District. The standards address development criteria including site design, open space, and parking. These regulations are further augmented by the Community Design Guidelines presented in Chapter 4.

The regulations are intended to allow flexibility for specific development proposals while providing reliable base criteria to ensure appropriate development within the PBD Overlay Area and promote the formation of well-designed medium density residential neighborhood areas.

The standards support flexibility in site design and development patterns within the PBD Overlay in an effort to create a pleasing community aesthetic and facilitate efficient use of the site. The regulations support a development pattern and scale sensitive to the varying adjacent neighborhood areas which consist of single and multi-family residential developments.

Where the Planned Block Development Plan does not address a particular development standard, the applicable standards of the Zoning Ordinance shall apply. The standards for the Medium Density Residential C (RM-C) zoning district are applicable as the proposed underlying land use is (MDC-R). If there is a discrepancy between the provisions of the Zoning Ordinance and the PBDP, the regulations set forth in the PBDP shall prevail.

Table 3 - Site Development Regulations Summary

Regulations Consistent with Current RM-C Standards in the Zoning Ordinance		
<u>Standard</u> ¹	<u>PBDP Overlay</u>	
Minimum Lot Area	7,500 sq. ft.	
Minimum Lot Width	60 ft.	
Maximum Site Coverage	65%	
Supplemental Development Standards As presented in the City of Oceanside Zoning Ordinance - Title 30	Screening of Mechanical Equipment	Per Section 3021
	Refuse Storage Areas	Per Section 3022
	Underground Utilities	Per Section 3023
	Performance Standards	Per Section 3024
	Vehicular Access	Per Section 3114
	Signs	Per Article 33
	Nonconforming Structures	Per Article 35

Regulations as Proposed for PBD Overlay District	
<u>Standard</u>	<u>PBDP Overlay</u>
Minimum Site Perimeter Setbacks: ²	
From North River Road	20 ft.
From Calle Joven	15 ft.
From Side and Rear Property Lines	10 ft. (1 story structures) 15 ft. (2nd story portion of structures) 20 ft. (3rd story portion of structures) *An additional 5 feet of setback required for structures adjacent to single-family residences.
Minimum Building Separation Distance: ³	
Front to Front	20 ft.
Side to Side	10 ft.
Rear to Rear	10 ft.
From Internal Streets	5 ft.
All Others	10 ft.
Maximum Building Height: ⁴	35 ft. (3 story maximum)
Maximum Fence & Wall Height:	6 ft for perimeter and internal project walls. 8 ft for walls along North River Road frontage.
Usable Open Space	<u>350 sq. ft. / unit - Minimum Overall Total</u> Design of Common and Private Usable Open Space areas shall be per the standards presented in Section 1050 (Q) (Usable Open Space) of the Zoning Ordinance.

¹ Lot Area, Width and Site Coverage are applicable to the overall development site, not individual dwelling unit lot areas.

² Encroachment of up to two (2) feet may be permitted into minimum building setbacks and separation distances for architectural features, chimneys, roof overhangs, balconies, and similar features. Patio areas at grade are exempt from separation distance requirements.

³ Building separation requirements shall be provided in conjunction with noted setback requirements and in lieu of the standards presented in Section 1050 (N) (Windows Opposite Court) of the Zoning Ordinance.

⁴ Building height shall be measured from finished grade, exclusive of all architectural and structural features per section 3018 of the Zoning Ordinance 'Exceptions to Height Limits'.

3.2 Parking Standards & Transit

Off-street parking shall be incorporated with any future residential project in a manner which best serves the proposed development and use of the property. Off-site parking outside the PBD Overlay District is not permitted to meet the parking requirements established by this PBDP. Parking associated with proposed future residential development shall be provided per the standards listed in *Table 4* below.

Table 4 - Parking Standards Summary

Standard	Parking Requirements
Detached Residential	Two-car garage / unit
Attached Residential	1.5 spaces / one bedroom or studio units, which must include 1 covered space 2 spaces / two or more bedroom units, which must include 1 covered space
Guest Parking	A minimum number of spaces equal to 25% of the total number of dwelling units
Parking Space Dimensions	8.5 ft. x 18 ft. minimum (non-garage spaces)
Garage Dimensions	10 ft. wide x 19 ft. deep Minimum for one-car garages 20 ft. wide x 19 ft. deep Minimum for two-car garages
Garage Setbacks	Garage setbacks shall be measured from the back of sidewalk, curb line, or edge of access drive (whichever is least) based on building orientation. Garage setbacks from access drives shall be either: <ul style="list-style-type: none"> • Less than or equal to 4 feet; or • Greater than or equal to 18 feet • Parking shall not be permitted in drives less than 18 feet in length (exclusive of sidewalk and curb areas).

Specific transit options are available for future projects which may lead to reductions in vehicle trips and on-site parking demand. The site is located along a high frequency bus transit line (303 NCTD Breeze) that provides direct access to area community amenities and established transit options. The 303 line runs between the Oceanside and Vista Transit Centers with bus stops currently located adjacent to this parcel at Calle Montecito. The San Luis Rey Bus Transit Center (SLRBTC) is also located approximately (1) mile northeast of this site at the southeast corner of the intersection of North River Road and Vandegrift Boulevard. In addition to the existing high frequency local bus service, the SLRBTC and route 303 is planned for rapid bus service to be phased in by 2035.

Chapter 4: Community Design Guidelines

The following Community Design Guidelines presented for the Tierra Norte PBD Overlay District are applicable in the evaluation of future medium density residential development proposals for the property. The Guidelines are intended to be flexible in their application in order to allow for a diversity of quality project designs that are responsive to and compatible with existing surroundings. The recommendations include site planning and architectural design criteria intended to promote development of a well-planned desirable residential community. In summary these Guidelines are provided to:

- *Promote compatibility between new and existing development;*
- *Encourage new development that embodies high quality design elements and project identity;*
- *Allow for a diversity of residential designs and architectural styles;*
- *Serve as a key reference for developers, staff and City officials in the review of future development proposals within the PBD Overlay Area; and*
- *Enhance community identity through thoughtful project design.*

4.1. Community Design and Site Planning

- Provide a variety of architectural styles and building configurations, such as courts and clusters, to avoid a monotonous appearance.
- Show sensitivity to adjacent properties, open space, and community amenity areas with appropriate setbacks and orientation of buildings and facades.
- Provide for a varied streetscape and community appearance.
- Neighborhood designs should blend compatible architectural styles and utilize a distinctive palette of colors and materials.
- Provide varied building setbacks along the street or articulate each building.
- Design internal streets to include landscaping and provide spaces and pedestrian amenities for social interaction such as small gathering areas, mail box clusters, benches and seating, water features, and shaded areas.
- Provide traffic calming measures such as narrower roadways, on-street parking, bump-outs, and speedbumps along internal streets.



Building Orientation

- Design internal streets with sidewalks along a minimum of one side to promote pedestrian activity within the development.
- Minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, landscaping and slopes that impede pedestrian circulation shall be avoided.
- Orient buildings to incorporate a relationship between indoor and outdoor space.
- Provide enhanced pedestrian circulation with access and connections to internal walkways, paseos, and open space systems.
- Incorporate landscape areas to enhance the appearance of structures, define site functions of outdoor spaces, and screen undesirable views of parking areas and utilities.
- Integrate appropriate landscaping that includes a variety of trees, shrubs, and other plantings.
- Design landscaping to be compatible with building design. Use trellises, arbors, cascading landscaping, vines and perimeter garden walls where suitable.

4.2. Massing and Scale

- The scale and mass of residential structures should be compatible with the adjacent neighborhood and vary based on character, scale, and edge conditions of surrounding existing developments.
- Use varied roof forms, mass, shape, and materials to create variations in building facades.
- Articulate building walls, projections, offset wall planes and recesses to provide shadow and depth, variable rooflines, and a combination of two and three story forms.
- Create varying front setbacks, staggered roof planes, and variety in orientation for units clustered into one structure.
- Avoid large expanses of wall surface, repetition in design, or 'box-like' structures lacking horizontal and vertical articulation.
- Vary orientation of buildings to avoid monotony of facades and to minimize the length of garage door corridors.
- Provide varied setbacks between building elements (i.e. recessed or side/rear facing garages, porches, second floor elements, etc.).
- Integrate balconies, decks, and exterior stairs with building elevations to provide articulation and minimize large wall masses.
- Stagger setbacks between adjacent buildings to enhance variation and quality of streetscapes.



Variations in Massing

4.3. Roof Form

- Vary roof elements to minimize the appearance of mass and bulk of buildings.
- Second and third stories should feature off-set façade elements with a variety of roof lines pitches.
- Roof materials should be appropriate to the architectural style of the dwellings.
- Roofline design should complement variations in building massing and building articulation by featuring bays, gables, dormers and strong eave elements.
- Roof materials should consist of concrete tile, clay, composite shingles, or similar material appropriate to the architectural style of the residential building.



Varying roof forms

4.4. Building Materials and Finishes

- Use high quality, durable building materials that require low maintenance, and complement the design of the building.
- Use a combination of varied materials, textures, and colors to articulate building elements, provide greater variety visual interest within the community.
- Coordinate color palettes using subtle earth tones with accent colors that are darker or lighter to highlight the character of the structure.
- Bright colors and non-earth tones should be avoided except as accents.
- Integrate design features, architectural detail, and articulation on side and rear facades consistent with building fronts.



Coordinated Color Palette & Materials

4.5. Garages and Accessory Buildings

- All garage and accessory structures (community buildings, pool houses, etc.) are subject to these same design guidelines and should be consistent with the architectural style and design of the primary residential buildings.
- Designs should minimize garage doors facing external streets. Side and rear facing garages should be incorporated when possible.
- Avoid long rows of garage doors within building designs and vary location of garages throughout the development area.
- Garage door design should complement the overall building architecture.
- Garage doors should be multi-paneled and recessed from framing to create visual shadow relief.



Recessed garages facing interior court

4.6. Windows and Doors

- Windows and doors are significant building components and should be designed to add variety and visual interest to the building design.
- Recessed openings, bay windows, projections, window boxes, and balconies are encouraged where appropriate for the architectural style.
- Windows and doors should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.
- Upper story windows should incorporate features such as pot shelves, shutters, grill work, stucco trim and similar details that articulate the building architecture.



Upper story window treatment

4.7. Community Lighting

- Site lighting should incorporate a scale and aesthetic that best complements the residential character of the development.
- Street lighting should be utilized to the minimum extent possible to provide a safe community, but also to enhance neighborhood character. All lighting standards should be hooded and designed to prevent light spillover.
- Lighting along roadways should be designed to emphasize pedestrian scale and orientation.
- Ensure safe pedestrian lighting is incorporated with interior paths and community walkways.



Pedestrian-Scaled Site Lighting

4.8. Trash Enclosures, Mechanical Equipment and Mailboxes

- Trash and recycling enclosure screen walls shall be constructed of materials consistent with the architectural style of the residential buildings.
- Enclosures shall be screened from view of upper level residences with coverings designed to meet current stormwater requirements.
- All utility and mechanical equipment shall be screened from view.
- Common mailbox enclosures should be incorporated into accessory structures when possible and designed with complementary forms, materials and colors.



Coordinated trash enclosure design

Chapter 5: Plan Implementation

5.1 Development Review

A General Plan Amendment and Zone Amendment, in conjunction with the project Environmental Impact Report, will be considered and adopted concurrently with the Tierra Norte Planned Block Development Overlay District. Future residential development as described within this PBD Plan will require the review and approval of subsequent land use applications as required for the specific development proposal.

Implementing development proposals shall require, at a minimum, review of a Development Plan to present specific development projects within the Overlay Area and to address any necessary infrastructure or facility improvements. Specific projects shall be reviewed by the City in order to ensure consistency and substantial conformance with the development regulations and design guidelines presented in this Plan. All land use and development applications within the Overlay Area shall be reviewed according to established City of Oceanside policies and procedures.

5.2 Plan Amendments

While this document attempts to be comprehensive, not all development scenarios or future situations can be envisioned. Plan Amendments shall be considered as a mechanism to keep this Planned Block Development Plan current by providing the City and developers flexibility in responding to potential changes in future design preferences and market conditions.

Proposed modifications to the PBDP shall be initially reviewed by the City in order to determine the extent to which they differ from the established standards and regulations of the Plan. The City Planner shall consider the impact and effect of any revision and determine whether an amendment to the Plan is required. Modifications to this Plan shall be in accordance with the regulations specified in the City of Oceanside Zoning Ordinance.