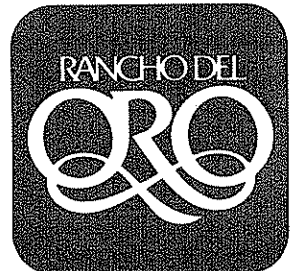


**COMMERCIAL
MASTER DEVELOPMENT PLAN**



**RANCHO DEL ORO
COMMERCIAL
MASTER DEVELOPMENT PLAN
OCEANSIDE, CA.**

RECEIVED

NOV 25 1986

PLANNING DIVISION
CITY OF OCEANSIDE

SUBMITTED TO:

**CITY OF OCEANSIDE
COMMUNITY DEVELOPMENT
DEPARTMENT
320 N. HORNE STREET
OCEANSIDE, CA 92054**

DEVELOPER:

**COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY RD
SUITE 118
SAN DIEGO, CA 92121**

PREPARED BY:

**THE LIGHTFOOT PLANNING GROUP
702 FOURTH STREET
OCEANSIDE, CA 92054**

APPROVED BY:

**OCEANSIDE PLANNING COMMISSION
AUGUST 4, 1986
RESOLUTION NO. 86 - P70**

D-6-84

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
100	DEVELOPMENT ADMINISTRATION	1
101	PURPOSE AND AUTHORITY	1
102	PROJECT APPROVAL PROCESS	2
103	PLANNING AND DEVELOPMENT BOARD	3
104	MODIFICATIONS AND WAIVERS	4
105	LANDOWNERS ASSOCIATION	5
200	ZONING AND LAND USE	7
201	PERMITTED USES	7
202	CONDITIONAL USES	13
203	PROHIBITED USES	15
300	DEVELOPMENT STANDARDS	17
301	APPLICABILITY	17
302	SITE DESIGN	17
303	SETBACKS	17
304	BUILDING COVERAGE	18
305	OFFSTREET PARKING	18
306	BUILDING REGULATIONS	22
307	USES WITH OUTDOOR FACILITIES	24
308	EXCAVATION AND GRADING	24
309	DRAINAGE	24
310	UTILITIES	25
311	LANDSCAPING	25
312	SITE LIGHTING	28
313	SCREENING OF STORAGE AND LOADING AREAS	28
314	SIGNS	28

APPENDIX A - GLOSSARY OF TERMS

APPENDIX B - COMMERCIAL MASTER DEVELOPMENT PLAN EXHIBITS

APPENDIX C - PLANNING COMMISSION RESOLUTION

LIST OF EXHIBITS

(All Exhibits Located in Appendix B)

<u>EXHIBIT</u>	<u>TITLE</u>
1	REGIONAL LOCATION MAP
2	SPECIFIC PLAN FOR RANCHO DEL ORO
3	PLANNED COMMERCIAL DEVELOPMENT ZONING AND LOCATION
4	MASTER DEVELOPMENT PLAN REVIEW PROCESS FLOW CHART
5	COMMERCIAL SIGNAGE - FREESTANDING SIGNS
6	COMMERCIAL SIGNAGE - SHOP TENANT SIGNS A. PRIMARY IDENTIFICATION SIGN B. WALL - MOUNTED SIGN
7	COMMERCIAL SIGNAGE - SHOP TENANT SIGNS C. UNDER - CANOPY SIGN D. BRACKET SIGN E. WINDOW SIGN F. AWNING SIGN
8	PARKING DESIGN STANDARDS

ARTICLE 100

DEVELOPMENT ADMINISTRATION

101. PURPOSE AND AUTHORITY.

This Commercial Master Development Plan has been prepared pursuant to the Specific Plan (hereinafter "Specific Plan") and Master Tentative Map (hereinafter "Master Tentative Map") for the Rancho Del Oro property and Section 1611 of the City of Oceanside Zoning Ordinance which regulates the content of Master Development Plans. The location of the Rancho Del Oro property and Specific Plan are shown in Exhibits 1 and 2. The standards and regulations contained herein shall apply to all the commercially zoned areas in the Rancho Del Oro Specific Plan area, as indicated on Exhibit 3.

The purpose of the Commercial Master Development Plan Text is to insure proper development and use of the commercial areas in Rancho Del Oro and to enhance and protect their value, and that of adjoining properties and uses. The development standards are intended to promote and preserve an efficient, attractive environment, to insure the construction of improvements with proper design and materials to enhance the economic and/or aesthetic value of the property, to provide for architectural flexibility while maintaining continuity of design excellence and compatibility between all buildings, to secure and maintain proper setbacks from streets, and to provide open spaces between structures, and in general to provide and maintain a high quality of improvements for the mutual benefit and protection of the property, and any and all future owners of any part or parcel of the property.

The overall concept for Rancho Del Oro is to create a sense of community through development of uniform streetscape elements that will identify each location as a part of Rancho Del Oro. The Retail Commercial Centers of Rancho Del Oro will be developed in four locations as established by the Specific Plan (Exhibit 2) and as indicated on Exhibit 3. These commercial areas are currently designated as Mission Center, Village Shopping Center, Plaza Rancho Del Oro and General Commercial (hereinafter collectively referred to as "Retail Commercial Centers").

All commercial sites shall be required to meet the design standards of this Master Development Plan Text, and shall maintain the overall Rancho Del Oro community character. Cohesive design elements such as architectural style, signage, and common landscape treatments are to be included to create a theme for each of the shopping centers.

102. PROJECT APPROVAL PROCESS.

Development plans for any commercial project in Rancho Del Oro shall be processed and reviewed as described in this section and as presented on Exhibit 4.

1. Each Developer shall review the development standards contained within this Commercial Development Master Plan and develop a project concept based on those standards.
2. Concept plans shall be prepared in conformance with the development standards and submitted to the Rancho Del Oro Planning and Development Board (hereinafter "Board") as described below, for review.
3. Subsequent to Board approval of the concept plans, a Development Plan (including a site plan for the building layout, architectural elevations and floor plans of the buildings, and a landscape plan indicating how the proposed development complies with the development standards adopted in this Master Development Plan) and a Tentative Map or Tentative Parcel Map if required by the Specific Plan, Master Tentative Map, City Subdivision Ordinance, or State Subdivision Map Act, shall be prepared and submitted to the Board for review and approval.
4. Subsequent to approval by the Board, and prior to any development or improvements of the site, and prior to issuance of any building permits, a Development Plan application shall be submitted to the Planning Division for hearing and action by the City of Oceanside Planning Commission pursuant to the City Zoning Ordinance. Concurrently, application for a Conditional Use Permit(s) shall also be submitted if necessary. A Tentative Map or

Tentative Parcel Map application shall be submitted concurrently for action by the City Planning Commission, to the extent required by and as provided for in the Specific Plan, Master Tentative Map, Oceanside Subdivision Ordinance and State Subdivision Map Act. No development or improvement of any portion or all of a commercially zoned site shall occur until approval by the City of a Development Plan and any other necessary permit or approval, including but not limited to, a Tentative Map, Tentative Parcel Map, and Conditional Use Permit, for the proposed development.

5. Review decisions by the Board are a separate activity which in no way shall bind the City of Oceanside in the City's review and action (whether to approve, conditionally approve, or deny) projects which have been approved by the Board. No provision of this Master Development Plan is intended to, nor shall any provision be deemed to constitute a waiver by City, or a delegation to the Board, of any rights by City to enforce any City ordinance, policy or regulation. No Board decision shall be in conflict with the Specific Plan, Master Tentative Map, and any other applicable City ordinance, policy or regulation.
6. No provision of this Master Development Plan is intended to preclude the Board, or any owner of any property covered by this Master Development Plan, from further restricting or limiting the allowed uses, development standards or other requirements of this Master Development Plan, but in no event shall the Board or any owner take any action which expands or broadens the uses, development standards or other requirements of this Master Development Plan, nor shall the Board or any owner take any action which indirectly or directly, precludes any person, party or entity from complying with this Master Development Plan, the Specific Plan or Master Tentative Map.

103. THE PLANNING AND DEVELOPMENT BOARD.

As provided in the Specific Plan and Master Tentative Map, the Rancho Del Oro Planning and Development Boards (the "Boards") have been established to review

development applications and improvement plans for the Rancho Del Oro property prior to their submission to the City, including the following commercial areas:

1. Plaza Rancho Del Oro and the General Commercial areas are subject to the CC&Rs originally recorded on January 15, 1982, as amended ("Tech Park CC&Rs"). The Tech Park CC&Rs also cover the Rancho Del Oro Technology Park, the Corporate Office Park and the Commerce Center. A three-member Board has been established with the authority to review development applications and improvement plans and to manage and maintain common areas for the property covered by the Tech Park CC&Rs.
2. The Village Shopping Center and Mission Center are subject to CC&Rs recorded on December 27, 1985 ("Development CC&Rs"). The Development CC&Rs will also cover non-industrial portions of the Rancho Del Oro property which are not subject to the Tech Park CC&Rs. A three-member Board has been established with the authority to review development plans for the property covered by the Development CC&Rs.
3. The Boards shall establish, pursuant to the recorded CC&Rs, development standards for the commercial areas which are compatible with this Commercial Master Development Plan, the Specific Plan and Master Tentative Map. These standards may regulate grading plans, infrastructure improvements, signage, and architectural, engineering and landscape plans and specifications, consistent with the City's requirements. As provided in Section 102 of this Commercial Master Development Plan, development applications and improvement plans shall be submitted to the appropriate Board for review and approval prior to submission to the City of Oceanside, in order to insure conformance with the CC&Rs, this Commercial Master Development Plan and the Specific Plan.

104. MODIFICATIONS AND WAIVERS.

Development Standards set forth in this text encompass and affect the commercial areas shown on Exhibit 3 in their entirety. The purpose of the development

standards is to minimize processing time and development costs for proposed uses which are compatible with the standards. Where a modification or waiver of any standard contained within this Master Development Plan is desired, an application for a variance must be made prior to or concurrent with the Development Plan application to the City in accordance with the requirements of Article 19 of the Oceanside Zoning Ordinance.

Any waiver or modification of standards shall be granted only if based upon specific and/or unique considerations relating to a site and applied in a manner consistent with this adopted Master Development Plan. All procedures and findings for Variances, as defined in the Oceanside Zoning Ordinance, shall also be met.

105. LANDOWNER'S ASSOCIATIONS.

The Board established pursuant to the Tech Park CC&Rs shall maintain all common areas for Plaza Rancho Del Oro and the General Commercial Areas, including, but not limited to, landscaped areas, medians and parkways within and adjacent to street rights-of-way, slope banks, and open space areas. It is intended that medians, parkways and slopes within and adjacent to Ranch Major and Secondary Arterials and Ranch Collectors will be maintained by a Maintenance District to be established for the Rancho Del Oro property as provided in the Specific Plan and Master Tentative Map. Upon formation of the District, these maintenance responsibilities shall be annexed into the District. Unless and until such time as the maintenance district is formed, maintenance of these common areas shall be carried out by the Board. The Board shall at all times maintain all other common areas.

For the Village Shopping Center and Mission Center, it is anticipated that, as development of each site occurs, a successor Board will be established for each site to succeed the Board established pursuant to the Development CC&Rs, with the authority to maintain those common areas which are not maintained by the District. Unless and until such time as such successor Board is formed, the Board established under the Development CC&Rs shall maintain all common areas, including but not limited to such common areas which ultimately may be included in the Maintenance District.

A Master Association covering the commercial areas and other portions of the Rancho Del Oro property may be formed to manage and maintain key community facilities, such as the hillside recreation areas.

It shall be the responsibility of the individual property owners within each planned commercial area to ensure that the Board or Boards established pursuant to the Tech Park CC&Rs and Development CC&Rs carry out the maintenance of all common areas, as required by the Specific Plan and Master Tentative Map.

ARTICLE 200

ZONING AND LAND USE

The Retail Commercial Centers of Rancho Del Oro are zoned Planned Commercial (PC) as shown on Exhibit 3. The purpose of this zoning classification is to provide for retail and service commercial developments offering a wide range of shopping facilities and goods, professional and administrative offices and entertainment establishments. The PC Zone provides for compatibility with sensitive land uses in proximity to the commercial use.

201. PERMITTED USES.

Prior to submittal of an application to the City, the Board shall review all proposed uses to determine whether a use is appropriate for a particular site. Allowable uses shall include all uses listed in this document if allowed by right or with a Conditional Use Permit in the City of Oceanside Zoning Ordinance regulations for the Planned Commercial (PC) Zone, subject to the provisions of this Master Development Plan, provided such use is performed or carried out entirely within a building that is designed and constructed such that the enclosed operations and uses do not cause or produce a nuisance or adverse physical impact to adjacent sites. No outside storage uses are permitted except as provided in Section 307.

The following list identifies specific uses which are permitted by right or with a Conditional Use Permit under current zoning regulations and which are considered appropriate uses for the Retail Commercial Centers of Rancho Del Oro. Any and all approvals by the City of Oceanside may require public hearings. Uses not included on this list require specific approval by the Rancho Del Oro Planning and Development Board and the City of Oceanside. Nothing herein is intended to prevent the Board from further restricting uses included on this list within any commercial center of Rancho Del Oro.

A - BUILDING MATERIALS STORES

This category provides for the retail sale of building materials such as hardware, lumber, paint, electrical and glass. Home improvement centers are a typical use

combining two or more building supplies. Outdoor display of building materials and nursery stock is allowed subject to the limitations of Article 300. This category provides for but does not limit the land uses to the following:

1. Home Improvement Center
2. Retail Heating and Plumbing Equipment
3. Retail Paint, Glass, and Wallpaper
4. Retail Electrical Supplies
5. Retail Hardware Supplies
6. Retail Nurseries, Lawn and Garden Supplies
7. Miscellaneous Retail Building Materials Stores

B - GENERAL MERCHANDISE STORE

Stores in this category generally sell a wide range of consumer goods including clothing and home accessories. Department and variety stores fall into this group along with discount stores. These stores are intended to act as anchors for the other speciality stores which are intended to be located in the shopping centers. These uses include the following and similar uses:

1. Department Stores
2. Mail Order
3. Variety Stores
4. Miscellaneous General Merchandise Stores

C - FOOD STORES

This land use category allows retail sales of food. The main use is a supermarket but stores specializing in specific food groups such as meat and fish or dairy products are also allowed. Food may be prepared on site as in a bakery or candy store. The following uses, and similar uses, are included in this category:

1. Groceries/Supermarkets
2. Meat & Fish

3. Fruits and Vegetables
4. Candy, Nut, & Confectionary
5. Dairy Products
6. Bakeries
7. Delicatessen Ready-Cooked or Prepared Food
 - a. Health food
 - b. Food to go and delivery and pick-up (subject to the approval of a Conditional Use Permit - See Section 202)
 - c. Miscellaneous Retail Food Stores

D - AUTOMOTIVE SERVICE AND ACCESSORIES

This category is for activities that are related to the sale of parts for the servicing of automobiles and other motor vehicles and sales of parts and accessories. Repair work shall not be allowed except as part of a gasoline service station. All parts and accessory installation and any repair services shall be conducted in an enclosed area.

1. Tire, Battery, and Accessory sales
2. Gasoline Service Stations (subject to the approval of a Conditional Use Permit - See Section 202)
3. Boat, Motorcycle, and Auto Accessories, not elsewhere classified

E - APPAREL AND ACCESSORIES

These activities include specialty clothing stores and accessories such as shoes. Specialty stores such as uniform or formal rental are also included.

1. Men's and Boys' Clothing
2. Women's Ready-to-Wear
3. Women's Accessories & Specialties
4. Children's & Infant's Wear
5. Family Clothing
6. Custom Tailoring
7. Furs

8. Other Apparel such as: Uniforms, Formal Rental, Sports, and Specialities Items, i.e. jeans

F - FURNITURE AND HOME FURNISHING SALES

Items for furnishing and decorating homes, offices, and businesses are included in this category.

1. Retail Furniture, and Home Furnishings
2. Household Appliances
3. Radios, Television, Music Sound Systems
4. Retail Office Equipment, Furniture, Machines and Supplies
5. Miscellaneous Furniture and Home Furnishings

G - DINING AND DRINKING ESTABLISHMENTS

This category provides for on-site dining and drinking establishments to be integrated into the retail shopping areas. Types of uses include restaurants with or without liquor, as well as cafeteria and fast food/carry out establishments. Drive-through facilities require a Conditional Use Permit as do separate cocktail lounges. Specialty food such as doughnut shops, ice cream parlors, yogurt shops, delicatessens, pasta shops, cheese shops and other similar uses are included.

1. Restaurants and other Food Service Establishments (Those with drive-up facilities require a Conditional Use Permit - See Section 202).
2. Drinking Establishment - Alcoholic Beverages (subject to all requirements of Article 15.2 of the Oceanside Zoning Ordinance and a Conditional Use Permit under Article 15 of the Oceanside Zoning Ordinance when not an accessory use to an appropriate food service establishment - See Section 202).

H - SPECIALTY RETAIL

This use category is for specialty shops featuring retail sales of consumer goods. Usually a shop will feature one item such as a kitchen store. Sale of a

wider range of goods is also permitted, such as those goods found in a drug store.

1. Drug Store
2. Liquor Store or Wine Shop (subject to Conditional Use Permit and spacing regulations - See Section 202)
3. Antiques, Stamp and Coin Shops (Antiques subject to granting of a Conditional Use Permit - see Section 202)
4. Book, Stationery, Art and Hobby Shops (Adult bookstores shall be subject to all regulations of Article 15.2 of the Oceanside Zoning Ordinance)
5. Sporting Goods, Bicycle & Toy Stores
6. Nursery, and Garden Supplies (subject to the limitations of Article 300)
7. Jewelry
8. Other Retail Trade, such as: Florist, Newspaper, Camera, Photographic, Optical, and Pet Stores

I - FINANCE, INSURANCE, AND REAL ESTATE SERVICES

This category provides for financial, insurance, and real estate offices in the shopping centers. These uses include related financial and real estate support services such as credit unions and title companies.

1. Banking Services and Related Functions
2. Credit Services
3. Security and Commodity Services
4. Insurance Services
5. Real Estate and Related Services
6. Holding and Investment Services
7. Miscellaneous Finance, Insurance, and Real Estate Services

J - PERSONAL SERVICES

These are shops that offer personal services where convenience is an important factor. These uses range from barber and beauty shops to repair services.

1. Laundering and Dry Cleaning
2. Photographic Services
3. Beauty and Barber Shops
4. Apparel and Shoe Repair
5. Miscellaneous Personal Services, not elsewhere classified

K - BUSINESS SERVICES

The following services provide support services and facilities for other business and are therefore acceptable in commercial centers.

1. Advertising Services
 - a. Advertising and public relation services
2. Consumer Credit Services
3. Duplicating, Mailing and Office Services
4. Dwelling and Building Services
5. News Syndicate Services
6. Employment Agencies
7. Other similar Business Services

L - REPAIR SERVICES

This classification provides for uses that repair existing consumer goods. These services may be offered as incidental to the retail sale of the particular goods.

1. Electrical Appliances
2. Repair Shops
 - a. Watch, clock, jewelry, and engraving
 - b. Re-upholstery and furniture repair
 - c. Locksmith and key shops
 - d. Saw, knife, lawn mower sharpening
3. Other repair shops such as camera, musical instruments, and leather goods

M - PROFESSIONAL SERVICES

This category provides for the office facilities for professional services within the retail and commercial areas.

1. Medical and other Health Services (except hospitals and sanitariums)
2. Legal Services
3. Engineering/Planning/Architectural and other Design Services
4. Research Services
5. Data Processing Services
6. Professional Services such as: Accounting, Interior Design, Counseling, Computer Programming, and Travel Agencies

N - CONTRACT CONSTRUCTION SERVICES

This category provides for the office facilities for construction services. No outside parking, storage or display of construction materials, fleet vehicles or equipment is allowed.

1. General Contractors
2. Building Construction Trade Services
3. Specialized Construction Trade Services

O - GOVERNMENTAL SERVICES

1. Executive, Legislative, and Judicial
2. Protective Functions
3. Postal Services
4. Libraries/Bookmobile
5. Social Services Offices

202. CONDITIONAL USES.

The following uses may be allowed subject to the approval of a Conditional Use Permit by the City of Oceanside pursuant to Article 15.2 of the City Zoning Ordinance and/or the City Spacing Ordinance.

A - MISCELLANEOUS SERVICE ORGANIZATIONS

1. Religious Activities
2. Welfare and Charitable Services
3. Business, Professional, and Labor Organizations and Services
4. Social, Fraternal, and Youth Organizations
5. Political, Civic, and Veterans Organizations
6. Clubs and Organizations
7. Other Similar Service Organizations

B - PUBLIC ASSEMBLY

This involves uses where larger numbers of individuals gather together for a single event.

1. Entertainment Assembly
 - a. Motion Picture Theaters
 - b. Legitimate Theater
2. Public Assembly
 - a. Exhibition Spaces

C - RECREATION ACTIVITIES

These include both public and private facilities.

1. Ice Skating
2. Roller Skating
3. Bowling Alleys
4. Gymnasiums, Athletic Clubs, Fitness Studios and Health Clubs

D - OTHERS

1. Automobile Leasing (where no vehicles are stored, displayed or parked on premises)
2. Bar or Cocktail lounge* (when not accessory to a food service establishment)

3. Car wash
4. Cinema, motion picture theaters*
5. Convenience food store, such as a Seven-Eleven or Lavicios
6. Dance Halls, Peep Show Establishments *
7. Day-Care Facilities
8. Drive-in facilities of any land use including, but not exclusive to, banks, restaurants and photo processing stores where the customer remains in the vehicle
9. Gun Shop
10. Liquor store*
11. Self service Laundry
12. Service Station
13. Pawn Shops
14. Poolrooms and Billiard Parlors
15. Private Security Agency
16. Recreation Facilities
17. Secondhand Stores/Antiques
18. Trade and Specialty Schools
19. Theaters for live entertainment
20. Temporary Facilities for Sales or Leasing of Property within Rancho Del Oro
21. Temporary Facilities for Financial Institutions
22. Any development requesting a building height varying from standards set forth in this Master Development Plan and with the approval of a variance.

*Adult entertainment business shall be subject to Article 15.2 of the Zoning Ordinance.

203. PROHIBITED USES.

The following uses, and any other use not expressly permitted by this Master Development Plan are prohibited in all Planned Commercial zoned areas of Rancho Del Oro.

1. Amusement Parks
2. Apartments

3. Arcades
4. Bath Houses, including Turkish Baths
5. Body Studios and Schools
6. Campgrounds and recreational vehicle parks
7. Cardrooms
8. Escort Services
9. Golf Courses
10. Greenhouses
11. Hospitals and Sanitariums
12. Hotels and motels
13. Light Equipment Rental Yards
14. Massage Parlors or Establishments
15. Miniature Golf Courses, Driving Ranges
16. Motor Vehicles Sales and Rentals
17. Parking Lots or Structures (Commercial)
18. Race Tracks, Rodeos, Fairgrounds and Similar Facilities
19. Rap Parlors
20. Rescue Missions
21. Sanitary Landfills
22. Sewage Disposal Plants
23. Shooting Galleries
24. Swap Lots
25. Tattoo Parlors
26. Temporary Trailer or Equipment Vans

ARTICLE 300

DEVELOPMENT STANDARDS

301. APPLICABILITY.

The Development Standards contained herein shall apply to all the Retail Commercial Centers of Rancho Del Oro. Individual commercial development projects shall be reviewed and approved as appropriate by the City of Oceanside for compliance with these standards.

302. SITE DESIGN.

In order to create retail centers which will be both functional for users and create a pleasing atmosphere for Rancho Del Oro, certain development standards have been established for the design of the retail sites.

Within each commercial Shopping Center of Rancho Del Oro, site designs shall be required to provide a variety of aesthetic and functional elements. All site plans must include functional building siting, compatible pedestrian and automobile circulation patterns, attractive landscaping in sizes adequate to complement the design of the project, adequate parking located in a manner to be convenient for users access to stores, and general ease of access and maximum visibility to commercial tenants and their patrons.

303. SETBACKS.

All development within the Retail Commercial Centers shall have a minimum setback from all street frontages of 15 feet. No building or structure of any kind shall be constructed, installed or maintained within the minimum setback area. The following improvements may be permitted within the setback subject to site plan review and specific approval by the City in the Development Plan review process:

- a. Landscaping
- b. Steps and walks

- c. Monument signs
- d. Lighting facilities
- e. Entrance drives
- f. Roof overhang
- g. Paving and associated curbing for vehicular parking areas
- h. Fences
- i. Raised planters
- j. Directional signs
- k. Flag poles, sculptures, or other graphic elements
- l. Street furniture

Yards adjacent to residential areas - On property adjacent to residential development, specific design proposals shall be prepared to screen and protect the residential areas from the adjoining business activities. Screening shall consist of a combination of decorative fencing, slope banks, raised earth berms, or landscaped buffer consisting of trees, shrubs and ground cover, the design of which shall be subject to the approval of the Planning Commission of the City of Oceanside as part of the Development Plan review process.

304. BUILDING COVERAGE.

Building coverage should not exceed 60% of the total commercial center site area.

305. OFFSTREET PARKING.

Parking shall be provided as specified in this section. The Development Plan for each center shall indicate parking areas which provide adequate offstreet parking to accommodate all parking needs for the site, including customer and employee parking. In no event shall any on-street parking be permitted. Parking requirements for individual pad users shall be reviewed as part of the Development Plan. Should a change in the size or type of use on a pad building affect the parking requirements, resulting in a higher parking demand, additional offstreet parking to accommodate the increase or expansion shall be provided. Each owner, lessee or other occupant of a site, and their assigns, shall cause their customers, visitors, agents, and employees to use the

offstreet parking spaces provided on their site and shall prohibit the parking of moving vans, trucks and like vehicles on the public streets surrounding the premises.

Detailed and precise parking plans, including, but not limited to, design and capacity for each site shall be provided in the respective Development Plans and submitted to the Board and City Planner for review and approval pursuant to Article 102 of this Master Development Plan. The plans shall clearly indicate the proposed location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot. The adequacy of the parking shall be reviewed for conformance with the standards set forth herein as part of the Development Plan with respect to the proposed improvements, proposed uses, or changes in uses. The Board and the City Planner may disapprove, approve or conditionally approve any such proposed improvement, use, or change in use based on offstreet parking and circulation adequacy.

Parking requirements for commercial developments shall be based on the gross leasable area (GLA) of the shopping center, with modifications for particular uses as indicated in this section but in no event exceeding five (5) spaces per 1,000 square feet of GLA. Specific parking requirements shall be as follows:

a. Retail Commercial Shopping Center -Basic Requirement

Four (4) spaces for each 1,000 square feet of retail commercial gross leasable area.

b. Business and Professional Offices and Financial Institutions

Four (4) spaces for each 1,000 square feet of net rentable office space, including space either freestanding or incorporated within the center.

c. Food Services; Both Full Service and Fast Food Restaurants

Ten (10) spaces for each 1,000 square feet of food service tenant area when located on a separate pad, in addition to the basic requirement of four (4)

spaces per 1,000 square feet of GLA, for food service establishments in a shopping center with total GLA between 25,000 and 100,000 square feet.

Six (6) spaces for each 1,000 square feet of food service tenant area, in addition to the basic requirement of four (4) spaces per 1,000 square feet of GLA, for food service establishments in a shopping center with total GLA between 100,000 and 200,000 square feet.

d. Theaters, (Cinemas)

Parking requirements for theaters shall be subject to review and approval as part of the Conditional Use Permit process and subject to the approval of the City Engineer.

For any particular site, the number of parking spaces specified in these guidelines may be increased or decreased by the Board and approved by the City Planner based upon an analysis of the proposed uses for the site, but in no event shall be more than five (5) spaces for each 1,000 square feet of GLA overall. Multiple buildings utilizing common parking areas on a site consisting of two or more lots shall be reviewed and approved by the Board. In addition, joint use or common parking facilities may be authorized by the Board, and are subject to the review and approval of the City Planner.

Parking Design Standards

1. Size and Access -

- a. Each parking space shall be provided with adequate ingress and egress. Adequate ingress and egress shall mean a driveway having a minimum width as shown on Exhibit 8, surfaced with asphaltic concrete or cement concrete paving, properly drained, no part of which shall be included in the required area of a parking space. Such drives shall be kept free and clear of any intrusions for a height of at least 14 feet. Fire lanes shall be provided in accordance with the Fire Code of the City of Oceanside.

- b. Each standard offstreet parking space for commercial usage shall be 9 feet wide by 18 feet deep, exclusive of drives and aisles.
 - c. Each compact offstreet parking space for commercial and industrial usage, shall be 7.5 feet wide by 15 feet deep. Sites containing 50 or more parking spaces shall be allowed 40 percent compact parking spaces.
2. Surfacing - Offstreet parking areas shall be surfaced with an asphaltic concrete or cement concrete paving and shall be graded and drained to dispose of all surface water with no water running over sidewalks or onto adjacent sites.
3. Buffering -
- a. Every parking area which abuts a street shall be screened from public view through the use of landscaping, mounding or berming, decorative fences or retaining walls and planting areas located in the setback area, provided however, that such elements shall be an integral part of the overall site design. Such design shall be subject to the approval of the City of Oceanside Planning Commission.
 - b. Every parking area which abuts property located in any residential zones shall be separated from such property by a solid masonry, rock, concrete or stucco wall six feet in height measured from the grade of the finished surface of such parking lot closest to the contiguous residential or residentially zoned property, provided that along the required front yard the wall shall not exceed 42 inches in height. No such wall need be provided where the elevation of that portion of the parking area immediately adjacent to a residential property is six feet or more above or below the elevation of such residential property along the common property line. Alternate means of screening, and provisions for security based upon specific design proposals, may be submitted. These designs shall be subject to the approval of City Planning Commission.

4. Lighting - Any lights provided to illuminate any parking area shall be arranged and screened so as to direct the light away from any residential property and traffic.
5. Entrances and Exits - The location and design of major entrances and exits shall be a part of the Development Plan application, shall conform to the Specific Plan and be subject to the approval of the Planning Commission as part of the Development Plan approval.
6. Wheel Stops - Each parking space adjacent to buildings, walls, sidewalks and landscaped areas less than six (6) feet wide or sidewalks at the same grade as the parking space shall be provided with a concrete curb or bumper at least six (6) inches in height within two feet of the front of such space. This provision shall not be applicable to parallel parking spaces.
7. Striping -
 - a. All parking spaces as required by this Master Development Plan shall be clearly marked on the parking surface, and shall conform to the parking area plans as approved by the City Engineer and shall be part of the Development Plan application.
 - b. In addition to the clear marking of all spaces, directional arrows shall be clearly drawn on the paved surface of access areas wherever such directions are necessary to provide for a safe pattern of traffic movement.

306. BUILDING REGULATIONS.

A Mission Architectural theme shall be used throughout the Retail Commercial Centers of Rancho Del Oro. This theme shall be carried out through the use of architectural features such as stucco walls, clay tile roofing, natural wood, heavy timbers and beams, and formed concrete, stucco or heavy timber columns. Elevations containing all required information shall be submitted with the Development Plan application

for Planning Commission review and action. Any building or structure erected on any site shall conform to the following minimum standards:

1. All exterior wall elevations of buildings, and screening walls, shall have high quality architectural treatment.
2. Colors, materials and finishes shall be coordinated for all exterior elevations of the buildings to provide total continuity of design both from within the site and with respect to adjoining structures.
3. The exterior walls of each building may be constructed of finished tilt-up concrete, poured-in-place concrete, masonry, wood, stucco, glass, ceramic or equivalent materials as approved by the Planning Commission.
4. Exterior walls of sheet or corrugated iron, steel, aluminum, asbestos or reflective glass, shall not be permitted.
5. All roof material exposed to any view from streets, roads, on-site use or other nearby properties shall be of clay tile or other finish material approved by the City Planning Commission.
6. Exterior colors of all buildings and structures shall be submitted as part of the Development Plan application and shall be subject to the approval of the Planning Commission. No exterior walls of any building or structure shall be repainted or otherwise refinished until the materials and colors thereof have been approved in writing by the Board.
7. Mechanical equipment, vents, stacks, apparatus, antennae, or other appurtenant items shall be incorporated into the total design of the structure in a visually attractive manner and shall be entirely enclosed and screened from the view of any nearby properties and public streets and roads in a manner which has been reviewed and approved by the Planning Commission.

8. For the purposes of determining the height of a building, the average finished pad grade of the parcel on which the building is located shall be used. No building or structure shall exceed a height of 52 feet, or four (4) stories, whichever is less, unless specifically approved by variance in addition to the Development Plan application approval by the City of Oceanside.

307. USES WITH OUTDOOR FACILITIES.

Every business located in the Retail Commercial Centers of Rancho Del Oro shall be conducted entirely within an enclosed building except the following:

1. Service Stations
2. Restaurants with drive-thru or outdoor eating facilities
3. Nurseries and building materials stores
4. Home Improvement Centers
5. Day Care Centers with outdoor playgrounds

Outdoor eating facilities shall be separated from common walks. Design of the separation shall be approved by the Planning Commission as part of the development review process. Outdoor display areas for nurseries and home improvement centers are allowed subject to screening and security provisions that are architecturally compatible with the buildings associated with these uses and are subject to approval of the Planning Commission.

308. EXCAVATION AND GRADING.

All excavation and grading shall be performed in accordance with the Grading Ordinance of the City of Oceanside and by permit only.

309. DRAINAGE.

The development of each site shall be designed with due regard for its effect upon drainage within the site and on adjacent property and shall conform to all applicable rules and regulations of the City of Oceanside and the specifications of the City Engineer.

310. UTILITIES.

All electrical, telephone and other cable services to individual lots or sites shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to the underground facilities and street-lighting system may be placed above ground or per the specifications of the City Engineer.

311. LANDSCAPING.

Every site on which a building is constructed shall be landscaped and irrigated in accordance with plans and specifications submitted for approval by the City Engineer and the Planning Commission. Approval of the Landscape Plan shall be based on conformity with the Landscape Standards herein, the Master Landscape Plan as required by the Rancho Del Oro Specific Plan and the City of Oceanside Landscape Manual Specifications, whichever is more restrictive, to be determined by the City Engineer.

1. Setback Areas Landscaping - All open areas within the required setback, except vehicular access ways, parking areas, and pedestrian walkways, shall be landscaped. A minimum of 60 percent landscaping shall be provided within the required front and side yard setback areas.
2. Site Landscaping - A minimum of ten (10) percent of the total area of the site shall be landscaped. A minimum of five (5) percent of such landscaped area shall be generally dispersed throughout the parking lot. The remaining percentage of required landscaping shall be distributed in planting areas around buildings, peripheral planters around the site, parkways, street tree wells, and other appropriate locations.
3. Screening of Parking Areas - Parking areas adjacent to the street shall be screened with landscaping.

4. General Provisions -

- a. The landscaping plan shall meet the criteria provided in the City Landscaping manual and the Master Landscape Plan for the Rancho Del Oro Specific Plan area.
- b. The landscaping plan shall be drawn to a minimum scale of one inch for each forty feet; shall indicate the square footage of each planting area; shall tabulate the square footage of all landscaped areas and percentage of the total site devoted to landscaping; shall identify at the planting area the type of plant; shall list the botanical and common names of all plants with the quantity of each and their container size; and shall clearly portray the permanent automatic irrigation system.
- c. No planting areas shall be less than 12 square feet with the exception of raised planter boxes around or in close proximity to buildings.
- d. At least one tree of a species approved by the Board shall be installed within each parking area for every ten single row parking stalls or every twenty double row parking stalls within the parking lot.
- e. Landscaping shall consist of combination of trees, shrubs, and live ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability and adaptability to existing soil and climatic conditions.
- f. Each unused area resulting from the design or layout of parking spaces, or accessory structures, shall be used for planting purposes if over 24 square feet.
- g. All planted areas shall contain a permanent automatic irrigation system and shall be enclosed by a six (6) inch high concrete curb.

Where planter areas about a sidewalk or cement concrete driveway, no curb shall be required.

5. Installation - Landscape and irrigation systems for the site or a specific phase of the site, as approved by the Board, shall be completely installed and in operation at the time of completion of the first building on any part of such site. Completion shall be defined as either:
 - a. occupancy of the first building, or
 - b. filing of a Notice of Completion for the first building unless the Board approves in writing a different completion date.

6. Maintenance - Landscaping and irrigation systems shall be maintained in sightly and good condition in accordance with the plans approved by the City and the Planning Commission.
 - a. All plant growth in required landscaped areas shall be controlled by pruning, trimming or otherwise, so that the plant material will not:
 1. Interfere with the installation, maintenance and repair of any public utilities;
 2. Restrict pedestrian or vehicular access;
 3. Constitute a traffic hazard; or
 4. Appear unsightly

 - b. Cultivation and watering - All planted areas shall be watered sufficiently to promote growth of all trees, shrubs and ground cover plants. Planting areas shall be maintained in a weed free condition. All planting shall be periodically pruned, trimmed, edged and fertilized in accordance with generally accepted horticultural practices.

 - c. Replanting - All trees, shrubs and plants which have been planted and which, due to accident, damage, disease, or other cause, fail to show a healthy growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation.

312. SITE LIGHTING.

The design, location, type, and size of all exterior lighting shall be reviewed and approved as part of the Development Plan approval by the Planning Commission. All exterior lighting shall be adequately controlled and shielded so as to prevent glare and undesirable illumination of adjacent properties or streets. The use of energy-conserving lighting systems shall be given primary consideration. Appropriate lighting fixtures shall be used in all locations. The use of walkway and landscape feature lighting is encouraged, as necessary and desirable for safety and aesthetic purposes. Security lighting fixtures shall not be substituted for site or walkway lighting and shall be restricted to loading and storage locations or other similar service areas only. Light standard design and scale shall be consistent within each Commercial Center.

313. SCREENING OF STORAGE AND LOADING AREAS.

No materials, supplies, or equipment, including company owned or operated motor vehicles (with the exception of passenger vehicles) shall be parked, displayed or stored in any area of the site except inside a closed building or behind a visual screening barrier. Outdoor areas, such as loading docks and ramps, service yards, refuse collection areas, storage tanks, and other appurtenant items of poor visual quality, shall be screened by the use of concrete, masonry, wood or metal walls, mature landscape materials, or approved fencing materials, so that such areas are screened from view from neighboring properties or public streets. Stacking of stored items behind such screening shall not exceed the height of the screens. Loading areas, docks, or other similar facilities shall be located and designed so as to eliminate the necessity of any backing maneuvers by vehicles onto public streets. The location and design of any such areas and required screening shall be subject to the review and approval by the Planning Commission during the Development Plan review process.

314. SIGNS.

1. General Criteria -

The Master Sign Program contained in the Rancho Del Oro Specific Plan

provides a uniform sign theme throughout the entire Ranch for both temporary and permanent signs. Temporary signs shall be permitted as defined by the Specific Plan. All regulatory signs (traffic control signs) must conform with State and City regulations, and the design standards of the Specific Plan. The permanent signage for each Retail Commercial Center shall be established through site-specific Comprehensive Sign Packages (CSP) to be applied for and approved by the City Planner.

For the Board's own purposes, the Comprehensive Sign Package for each commercial site shall also be prepared and submitted to the Board for review and approval pursuant to Article 102. The submittal should have sufficient information to clearly define the signing concept for that particular building phase, including the following:

- a. Building elevations and sections indicating location, height, and size of each sign.
- b. Details of construction setting forth all materials, finishes, color and method of lighting.
- c. Letter type, size, color and finish.
- d. A copy of the Comprehensive Sign Package to be attached to the lease document.
- e. A copy of the Comprehensive Sign Package to be filed with the City of Oceanside.

Signs shall be related to their surroundings in terms of size, shape, color, material, texture and lighting in order to complement the overall design of the building and not to compete with other conforming signs in the area. The following types of signs shall be permitted:

- a. Identification signs.
- b. Directional signs.
- c. Signs offering the premises for sale or lease.
- d. Name of the project or development.

2. Sign Criteria for Freestanding Signs -

Each freestanding sign shall be approved as part of the CSP application.

a. Freestanding Center Identification Signs - Sign Type "1"

Center identification signs shall be provided for each Retail Commercial Center. Such signs shall include the Center name and logo as shown on Exhibit 5. Major tenants may also be identified on one identification sign at each center. The following criteria shall be used in designing Freestanding Center Identification Signs:

1. Number of Signs - The identification of a shopping center and major tenants located within a major shopping center shall be limited to one freestanding sign. Additional signs that identify the shopping center only (no tenant identification) may be located at each driveway entrance not to exceed one sign per each 500 feet of street frontage.
2. Sign Size - The area of a center identification sign shall not exceed (on each side) 40 square feet plus 4 square feet per 1,000 square feet of building area for commercial centers of 20,000 square feet or less. For commercial centers in excess of 20,000 square feet, the area of a center identification sign shall not exceed 120 square feet plus 1 square foot for each 800 square feet of building area for the center, to a maximum area of 200 square feet.
3. Sign Dimensions - The height of a center identification sign shall not exceed 15 feet and the width shall not exceed 20 feet. For the purpose of determining the point at which to measure the height of a center identification sign, the following standards will be used:
 - a. Measure from finished grade beneath the sign base where the land is generally level.

- b. The height of a mound on which a center identification sign is placed shall not exceed three (3) feet. The slope of the mound shall not exceed a ratio of 3:1.
 - c. When a slope bank separates a street from the center, the height shall not exceed 15 feet from ground level at the point where the sign is installed, measured at the center of the sign perpendicular from the top of the sign to the ground.
- 4. Sign Materials - Signs shall be wood carved or painted, exterior illuminated, within a wood frame, chain mounted and double faced. They shall be carved (from wood) using routing, sandblasting, and/or other techniques, or cast from wood plastic sign, to include painting of the sign surface. Graphics shall be in relief and painted with high gloss enamels. A handcrafted effect is desired. All exposed surfaces shall be either stained or painted.
 - 5. Sign Message - The principle message shall identify the Center. Individual identification of major tenants (20,000 square feet or larger) within a center may be included in the sign message provided that on any one sign no more than 4 tenants are identified. The total square footage of tenant identification shall not exceed 100 square feet.
 - 6. Sign Placement - Center identification signs shall be placed within a landscaped area at least equal in area to the total square footage of the sign, and shall be located so as not to create traffic hazards.
- b. Freestanding Building Identification Signs - Sign Type "2"

An individual freestanding building within a commercial center shall be permitted to have an individual monument sign to identify the user as approved in the CSP (See Exhibit 5). These signs may be permitted subject to the following design standards:

1. Number of Signs - The identification of a freestanding building tenant shall be limited to one monument sign. A minimum distance of 200 feet must be maintained between monument signs. The use, or combination of uses, which the monument sign is to identify must have street frontage of at least 100 feet or be the primary tenant of a freestanding building.

2. Sign Size - The sign area of a freestanding building monument identification sign shall not exceed 40 square feet on each side.

3. Sign Dimensions - A freestanding building identification sign, including a frame, border or base shall not exceed eight (8) feet in height or six (6) feet in width. For the purpose of determining the point at which to measure the height of a monument sign, the following standards will be used:
 - a. Measure from finished grade beneath the sign base where the land is generally level.

 - b. The height of a mound on which a monument sign is placed shall not exceed three (3) feet. The slope of the mound shall not exceed a ratio of 3:1.

 - c. When a slope bank separates a street from the Center, the height shall not exceed eight (8) feet from ground level at the point where the sign is installed measured at the center of the sign perpendicular from the top of the sign to the ground.

4. Sign Materials - The sign shall be designed and constructed in the same manner as center identification signs, chain mounted and double faced with exterior illumination. The base of a monument sign shall be designed to be an integral part of the entire sign, not merely a support. The base of the monument sign shall be solid or shall consist of posts having a minimum thickness of 6 inches by 6 inches.

5. Sign Placement - Monument signs shall be placed within a landscaped area equal in area to the total square footage of the sign and shall be located so as not to create traffic hazards.

3. Sign Criteria for Building Signs -

a. General Requirements

Individual uses within the Retail Commercial Centers shall be permitted exterior signage under the following criteria and as approved in the CSP.

1. The design and graphics for each sign should reflect the character of the shop or business it identifies. Design approval will be based upon compatibility with the storefront design and with regard for the character intended for the overall development.
2. All signs shall conform to the standards in the Comprehensive Sign Package.
3. All sign designs, colors, and specifications shall be submitted to the Board and the City Planner pursuant to Article 102 of this Master Development Plan.
4. Suite numbers will be established by the landlord.
5. Tenants will be permitted to place in the upper window panel to the right of each entrance of its premises not more than 288 square inches of "Helvetica" lettering (by dimension or equal) not to exceed 2 inches in height, indicating hours of business, telephone number, etc.
6. Tenants shall be required to provide a painted plexiglass identification plaque to the right of the rear entrance door. The plaque shall not exceed 144 square inches of "Helvetica" lettering (by dimension or equal) not to exceed 12 inches in height indicating

tenant name and address. The plaque shall be placed in a wood frame mounted on a wall surface 48 to 60 inches above finished floor on the locking side of the entrance.

7. All shop or business tenants shall be permitted to have a primary identification sign, or a wall mounted sign and in addition an under-canopy sign or awning sign (whichever applicable) and either a window sign or bracket sign. All primary and secondary signs shall be in conformance with the permitted signs listed in the following section and detailed in the Comprehensive Sign Package.
8. All shop or business tenants in corner units have the option where physically possible of declaring either side as its major entrance for sign calculation purposes.
9. If shop tenants are in a situation where buildings have two major entrances, the shop will be permitted to have a primary identification sign and a canopy sign on both sides of the store or business.
10. The maximum area of signage for each shop or business tenant shall be determined by the frontage length of the shop or business. The maximum area of signage may be in any permitted combination of sign types as follows. Each shop or business tenant shall have a primary identification sign (Type A or B or F). Additional signage may include an under-canopy or awning sign (Type C or E), and a Bracket or Window Sign (Type D or E), with the total of these signs not to exceed the maximum area shown in the table below.

<u>Shop or Business Frontage Length (One Side)</u>	<u>Maximum Area of Signage (Storefronts One Side)</u>	<u>Maximum Additional Area of Signage on Other Side of Building (Storefronts on Two Sides)</u>
19 feet or less	40 square feet	40 square feet
20 to 24 feet	50 square feet	40 square feet
25 feet or greater	55 square feet	40 square feet

b. Permitted Sign Types - Shop Tenants

These shall be determined for each center through application for a Comprehensive Sign Package.

1. Primary Identification Signs - Sign Type "A" - Primary identification signs may indicate the name of the business and its primary service or category of goods. Each tenant shall be allowed one primary identification canopy sign. Signs shall be wood carved and painted, or cast (from wood) plastic and metal, exterior or interior illuminated, mounted under beams and between columns, beneath the roof overhang. Graphics shall be included with each sign. A handcrafted effect is desired. Signs shall be constructed and mounted as shown on Exhibit 6. All exposed surfaces shall be either stained or painted. Total sign area shall not exceed 20 square feet.
2. Wall Mounted Signs - Sign Type "B" - These signs may be used with approval by the Board instead of a primary identification sign when appropriate and when not in conflict with the intent of any comprehensive signing plan or center design concept. They are to be mounted flush to wall in manner approved by the Board.
 - a. Internally-Illuminated Individual Letter Signs - Such individual letter signs shall be wall mounted and internally illuminated. They shall be constructed of metal with plexiglass faces and a metal trim cap at the letters edge or cast plastic. All wiring and ballast are to be concealed. Color and letter type shall be approved by the Board. Total sign area shall not exceed 15 square feet. (See Exhibit 6).
 - b. Wood-Carved or Cast (from Wood) Plastic Signs - Signs of this type are similar to primary signs. All signs shall be sized as shown on Exhibit 6. Signs shall have exterior illumination. Total sign area shall not exceed 15 square feet, with a maximum length of 5 feet and a maximum height of 5 feet. (See Exhibit 7).

3. Under-Canopy Signs - Sign Type "C" - In addition to a primary or wall mounted sign, each tenant shall be allowed one canopy sign under any canopy or arbor covering a sidewalk in front of the store or business frontage. (See Exhibit 7).

Signs of this type shall be designed and constructed in the same manner as primary signs, chain mounted and double faced with exterior illumination. The total sign area shall not exceed 6 square feet per side. Dimensions may vary in accordance with approved sign.

4. Bracket Signs - Sign Type "D" - These signs are optional and are similar in fashion to primary signs. They shall be designed and constructed in the same manner as primary signs. Bracket signs are allowed in addition to a primary sign and in lieu of under-canopy signs.

Signs of this type are bracket mounted and double-faced with exterior illumination. One sign is allowed per tenant. All signs shall be sized as shown on Exhibit 7. The total sign area shall not exceed 12 square feet per side, with a maximum length of 4 feet, and a maximum height of 4 feet.

5. Window Signs - Sign Type "E" - These signs are silk screened, gold leafed, painted, acid etched, or sandblasted onto the window surface of the store or business. Each store or business is allowed one Storefront Window Sign limited to the name of the establishment and one other phase (i.e. an establishment date, main service or goods for sale). Total sign area shall not exceed 12 square feet or 25 percent of uninterrupted glass area of the window.

6. Awning Signs - Sign Type "F" - These signs may be painted, dyed or silk screened onto the front or both sides of a cloth awning. Total area of an awning sign used in lieu of a primary sign may not exceed 15 square feet. Where an awning sign is used as a secondary sign (Sign Type "F1") the total sign area may not exceed 5 square feet.

c. Permitted Sign Types - Major Tenant and Freestanding Buildings

Major Tenants: The maximum area of signage for each major tenant shall be 250 square feet. The maximum area of signage may be in any combination of the following sign types: primary identification, wall mounted and under-canopy or bracket.

Freestanding Building Tenants: The maximum area of signage for each freestanding building tenant shall be 250 square feet displayed on one or more sides of the building, with a maximum of 100 square feet per side of the building. The maximum area of signage may be in any combination of the following types: primary identification, internally-illuminated, wall-mounted, under-canopy, and bracket signs. In addition, each freestanding building shall be permitted one monument sign as per Section 314.2.b above.

4. Prohibited Signs

- a. No signs shall be painted on the surface of a building, except where the sign becomes an integral part of the design of the building, as specifically approved in writing by the Board, and as indicated in the Comprehensive Sign Package for the Commercial Center where such sign is proposed. Such signs shall be reviewed as part of the Development Plan.
- b. No sign shall be constructed or maintained to flash, rotate, or in any way simulate motion or create sound.
- c. No sandwich board, paper, or other type of temporary signing shall be allowed on the building or site. Such signs within a building shall not be visible from the exterior of the building.
- d. No sign shall be so constructed or located as to constitute a nuisance or in any way be detrimental to adjoining uses.
- e. No other sign, symbol, billboard, advertising or other identifying markings on the buildings or building sites shall be permitted unless specifically

identified as a part of the sign program for the site and approved in writing by the Board prior to construction or installation.

- f. No banners, pennants or temporary signs may be displayed on any building or in the parking area, and no signs may be placed on the inside surfaces of any window or hung closer than 18 inches behind the inside surface of any window.
- g. No vehicles displaying shop tenant logos, names or other advertising information shall be permitted to be parked in areas of the shopping center lot which are visible from adjacent roadways.

5. Sign Maintenance

All signs on private property shall be maintained by the owner of the sign in accordance with applicable City regulations and the criteria contained within the Development Plan.

APPENDIX A
GLOSSARY OF TERMS

APPENDIX A

GLOSSARY OF TERMS

Board(s) - The Rancho Del Oro Planning and Development Boards.

Development Plan - All reference to Development Plan refers to the Development Plan as required by the Oceanside Subdivision Ordinance Article 16.

Food Service Tenants - Includes both full service, carry out and fast food restaurants with or without liquor service, as well as specialty stores such as doughnut shops or ice cream parlors.

Freestanding Buildings - This refers to individual buildings within a shopping center which are not attached to the main shop areas and are separated by parking areas. Examples of this type of building user would be a restaurant or bank.

Gross Leasable Area (GLA) - The total floor area designed for both tenant occupancy and exclusive use. This includes both owned and leased areas.

Major Tenant - A tenant within a Retail Commercial Center occupying 20,000 square feet or more of building area.

Master Development Plan - The term Master Development Plan is used as defined in Section 1611 (d) of the Oceanside Zoning Ordinance.

Master Tentative Map - All reference to Master Tentative Map refers to the Master Tentative Map approved by City Council Resolution No. 85-242 and Master Final Map East and West approved by City Council Resolution No. 85-279 and recorded on December 27, 1985.

Net Developable Acres - Net developable acres are obtained by taking the gross acres of the residential area and subtracting the area of all streets, open space, natural slopes and manufactured slopes.

Rancho Del Oro Planning and Development Board - The Boards established by the Developer pursuant to recorded CC&Rs, as described in Section 103, whose purpose is to establish and maintain overall private development standards for the Rancho Del Oro property by reviewing development applications and improvement plans for conformance with the Specific Plan, the applicable Master Development Plan and recorded restrictions prior to submission of any permit or approval application to the City of Oceanside.

Retail Commercial Centers - The Community and Village Shopping Centers and General Commercial areas of Rancho Del Oro as designated on the Specific Plan (Exhibit 2) and zoned Planned Commercial (PC) as shown on Exhibit 3.

Shopping Center - A group of architecturally unified commercial establishments built on site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.

Tentative Subdivision Map - All reference to Tentative Subdivision Map refers to such maps as defined by the State of California Subdivision Map Act.

APPENDIX B
COMMERCIAL MASTER DEVELOPMENT PLAN
EXHIBITS

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
1	REGIONAL LOCATION MAP
2	SPECIFIC PLAN FOR RANCHO DEL ORO
3	PLANNED COMMERCIAL DEVELOPMENT ZONING AND LOCATION
4	MASTER DEVELOPMENT PLAN REVIEW PROCESS FLOW CHART
5	COMMERCIAL SIGNAGE - FREESTANDING SIGNS
6	COMMERCIAL SIGNAGE - SHOP TENANT SIGNS A. PRIMARY IDENTIFICATION SIGN B. WALL - MOUNTED SIGN
7	COMMERCIAL SIGNAGE - SHOP TENANT SIGNS C. UNDER - CANOPY SIGN D. BRACKET SIGN E. WINDOW SIGN F. AWNING SIGN
8	PARKING DESIGN STANDARDS

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

LOCATION MAP

DEVELOPER
COLLINS RANCHO DEL ORO
11750 BORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

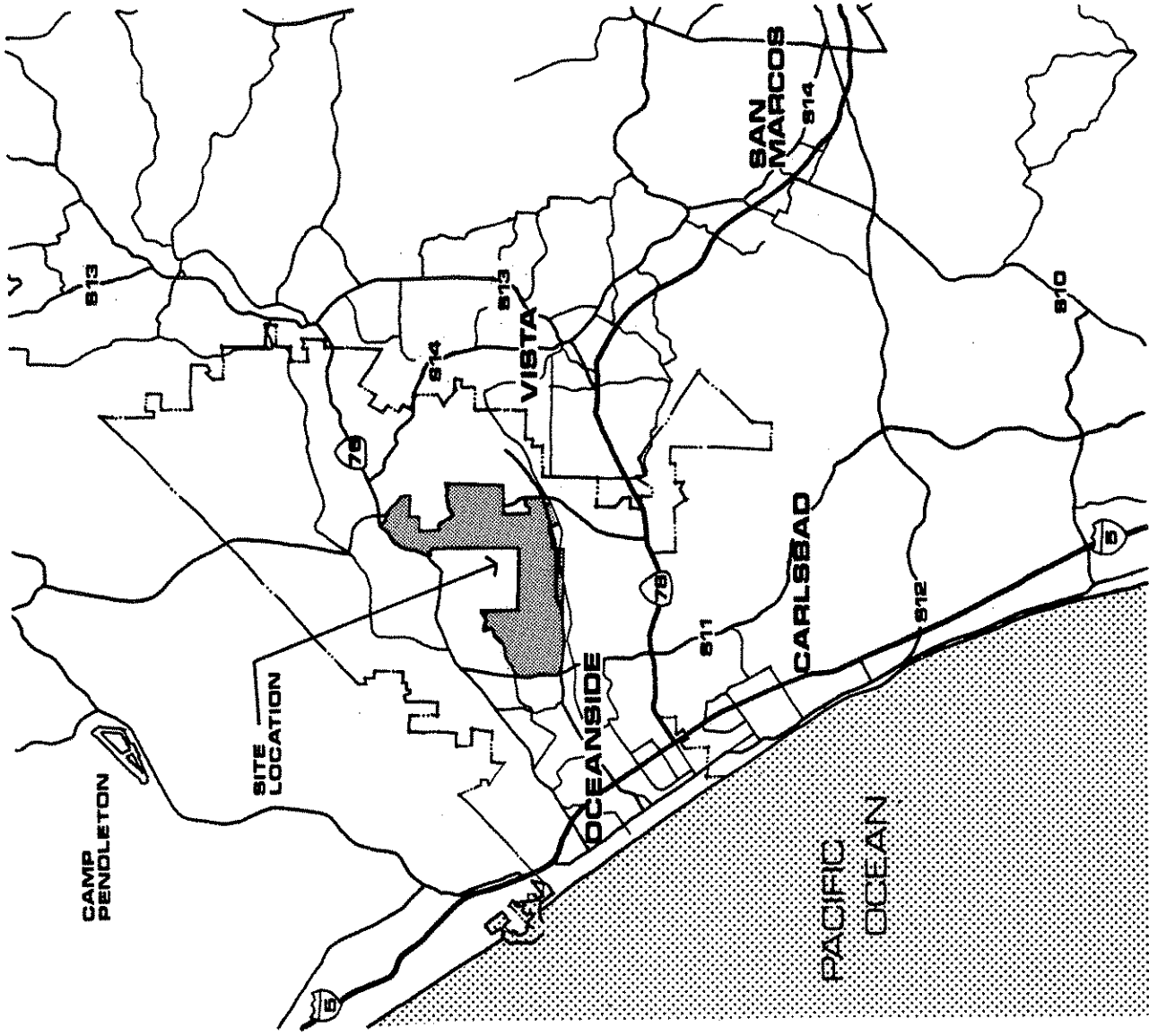
PLANNING CONSULTANT
THE LIGHTFOOT PLANNING GROUP
702 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SOPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
938 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 1



RANCHO DEL ORO

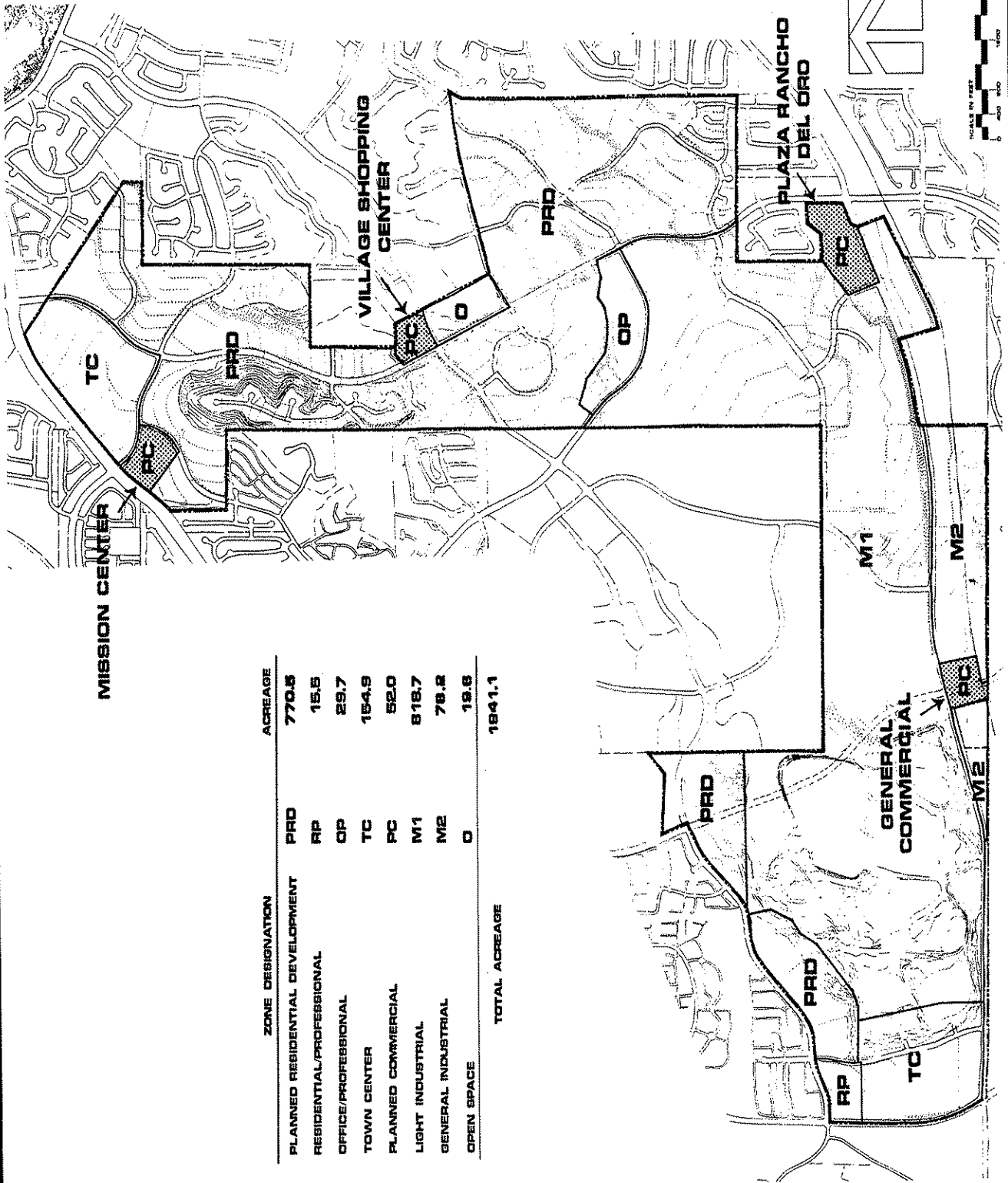


OCEANSIDE CALIFORNIA

LOCATION OF RETAIL COMMERCIAL CENTERS & PLANNED COMMERCIAL ZONING

- DEVELOPER**
 COLLINS RANCHO DEL ORO
 11750 BORRENTO VALLEY ROAD
 SAN DIEGO, CALIFORNIA
- PLANNING CONSULTANT**
 THE LIGHTFOOT PLANNING GROUP
 702 FOURTH STREET
 OCEANSIDE, CALIFORNIA
- COMMERCIAL PLANNING**
 BOPA
 440 UPAS STREET
 SAN DIEGO, CALIFORNIA
- CIVIL ENGINEER**
 CEP ASSOCIATED
 5486 COMPLEX STREET
 SAN DIEGO, CALIFORNIA
- LAND PLANNER**
 ANTHONY M. GUZZARDO
 AND ASSOCIATES, INC.
 836 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

EXHIBIT 3



ZONE DESIGNATION	ACREAGE
PLANNED RESIDENTIAL DEVELOPMENT	770.5
RESIDENTIAL/PROFESSIONAL	15.5
OFFICE/PROFESSIONAL	29.7
TOWN CENTER	154.9
PLANNED COMMERCIAL	52.0
LIGHT INDUSTRIAL	818.7
GENERAL INDUSTRIAL	78.2
OPEN SPACE	19.8
TOTAL ACREAGE	1841.1

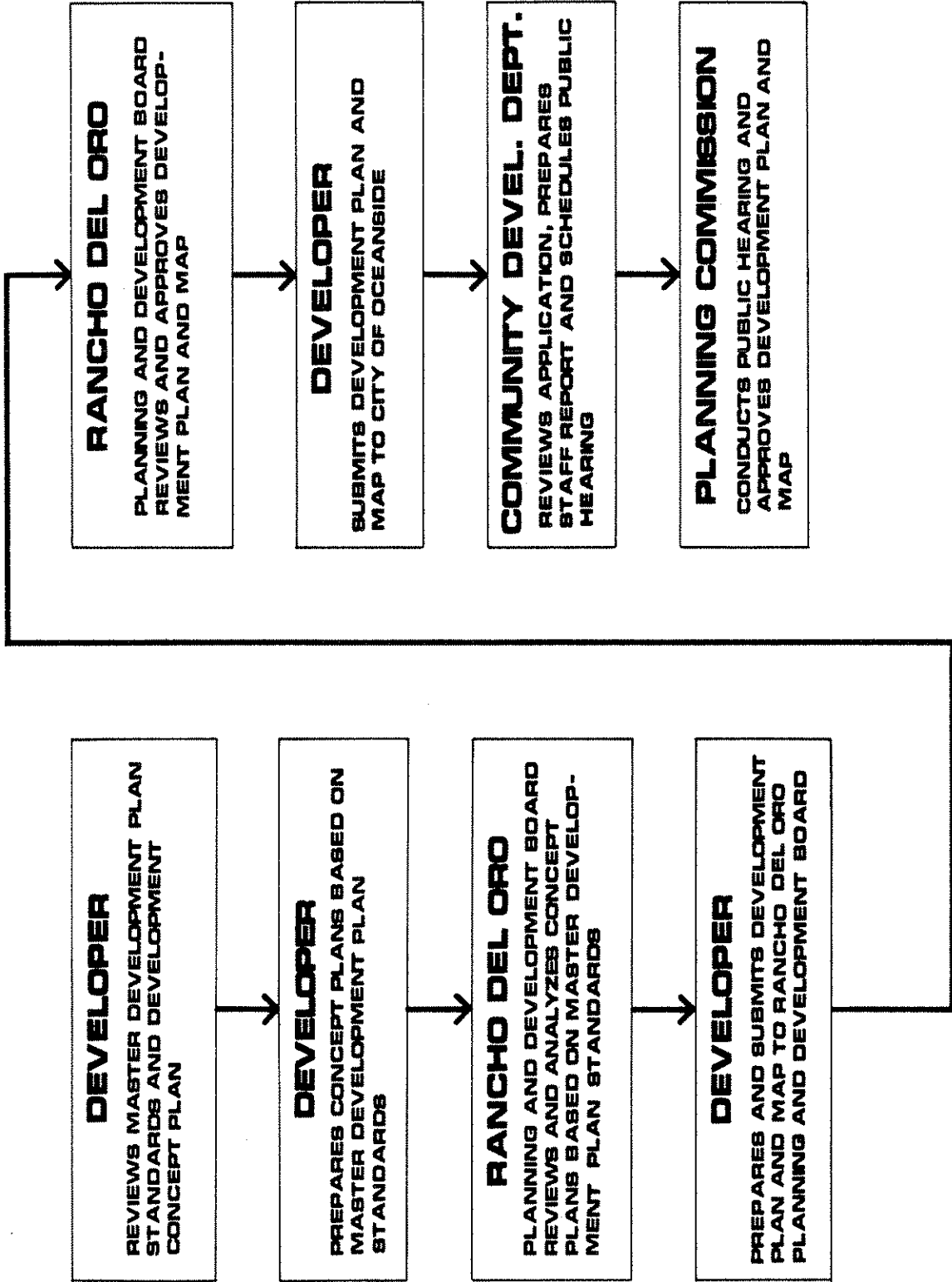
RANCHO DEL ORO



OCEANSIDE CALIFORNIA

MASTER DEVELOPMENT PLAN REVIEW PROCESS

FLOW CHART



DEVELOPER

COLLINS RANCHO DEL ORO
11750 BORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT

THE LIGHTFOOT PLANNING GROUP
702 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING

89PA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER

CEP ASSOCIATED
5488 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER

ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

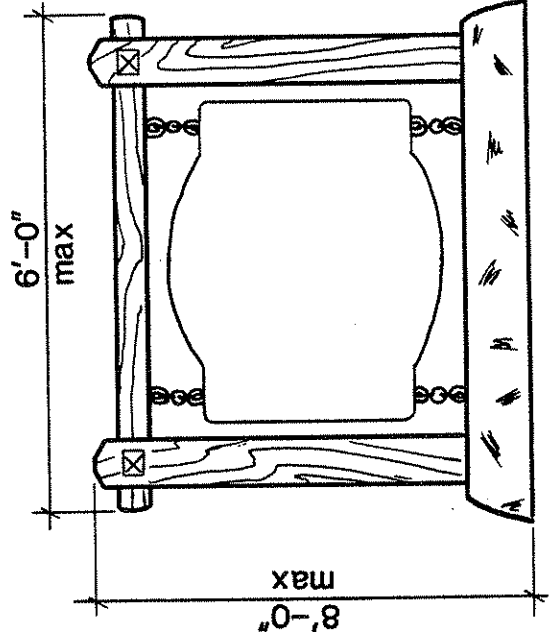
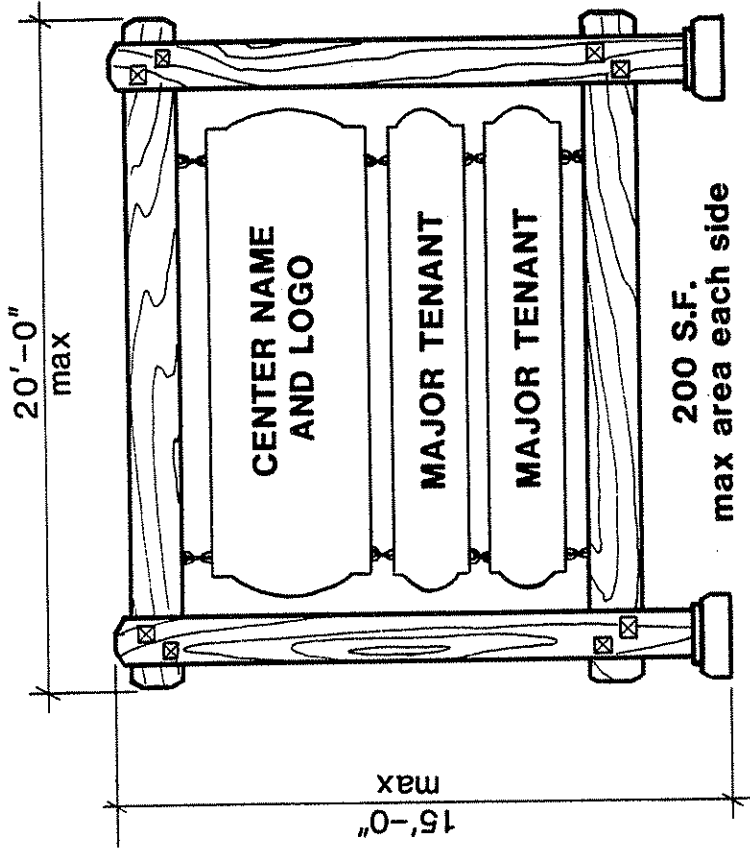
RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

FREESTANDING
SIGNS

Type "1" FREESTANDING CENTER IDENTIFICATION SIGN



Type "2" FREESTANDING BUILDING IDENTIFICATION SIGN

40 S.F.
max area
each side

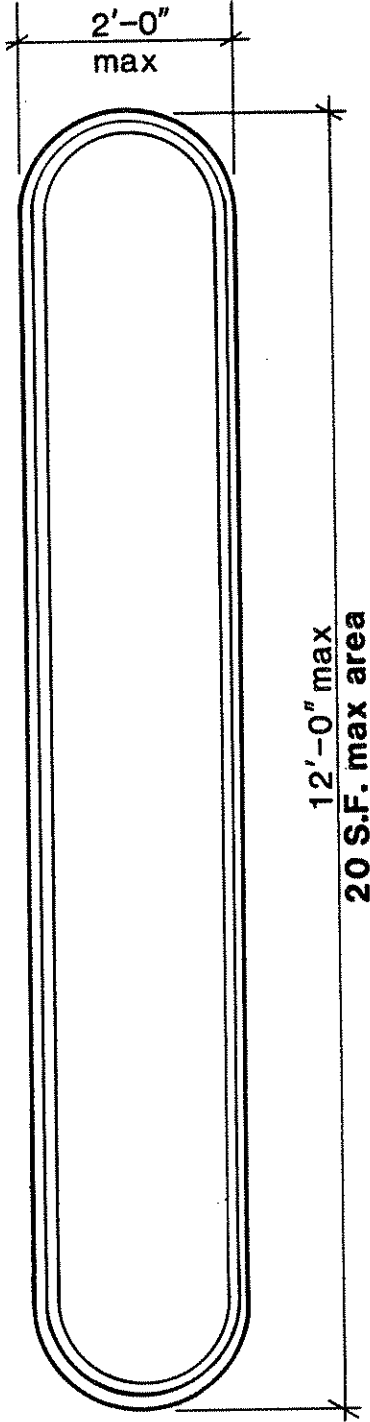
- DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA
- PLANNING CONSULTANT
THE LIGHTFOOT PLANNING GROUP
705 FOURTH STREET
OCEANSIDE, CALIFORNIA
- COMMERCIAL PLANNING
BOPA
440 UPAB STREET
SAN DIEGO, CALIFORNIA
- CIVIL ENGINEER
CEP ASSOCIATED
5486 COMPLEX STREET
SAN DIEGO, CALIFORNIA
- LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
838 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

**RANCHO
DEL ORO**

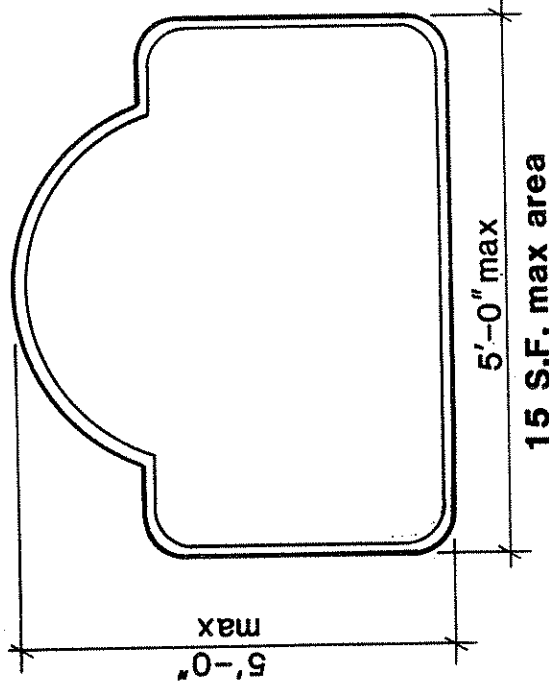


**OCEANSIDE
CALIFORNIA**

**SHOP TENANT
SIGNS**



Type "A" - PRIMARY IDENTIFICATION SIGN



WOOD CARVED/CAST PLASTIC

ABC

15 S.F. max area

**INTERNALLY ILLUMINATED
INDIVIDUAL LETTERS**

Type "B" - WALL MOUNTED SIGN

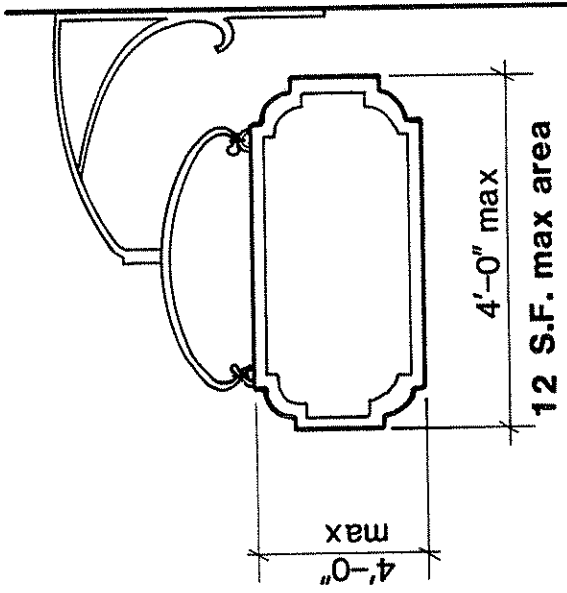
- DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA
- PLANNING CONSULTANT
THE LIGHTFOOT PLANNING GROUP
702 FOURTH STREET
OCEANSIDE, CALIFORNIA
- COMMERCIAL PLANNING
SOPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA
- CIVIL ENGINEER
CEP ASSOCIATED
8486 COMPLEX STREET
SAN DIEGO, CALIFORNIA
- LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
898 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

RANCHO DEL ORO

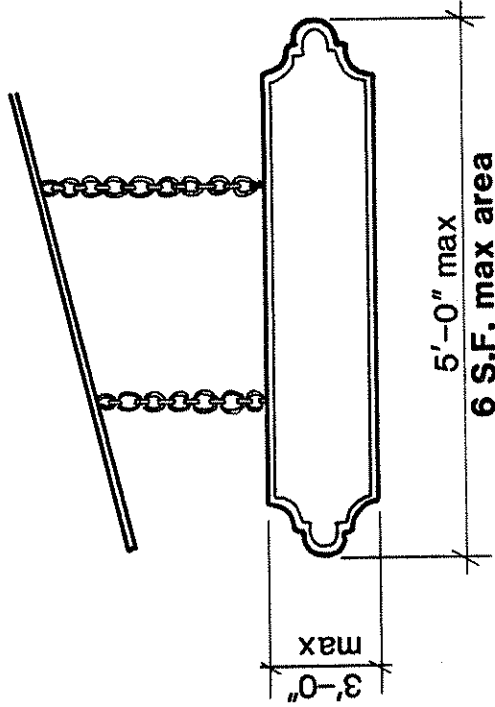


OCEANSIDE CALIFORNIA

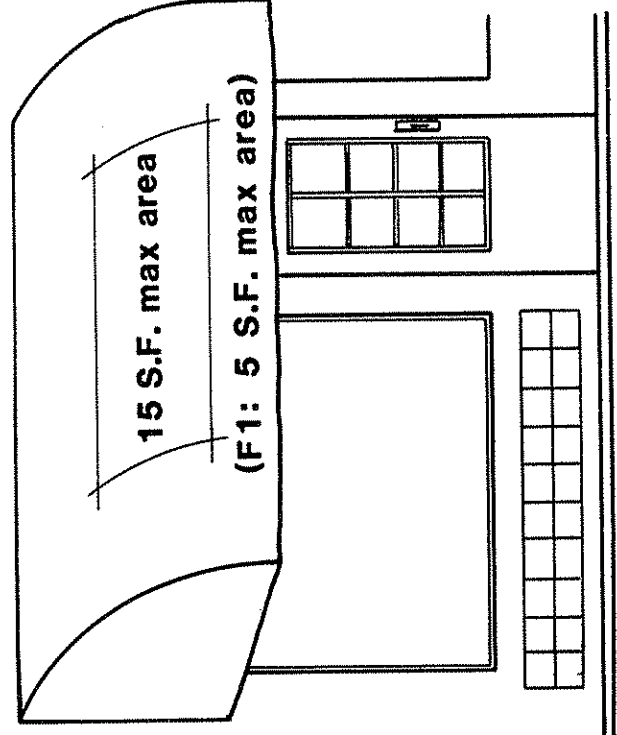
SHOP TENANT SIGNS



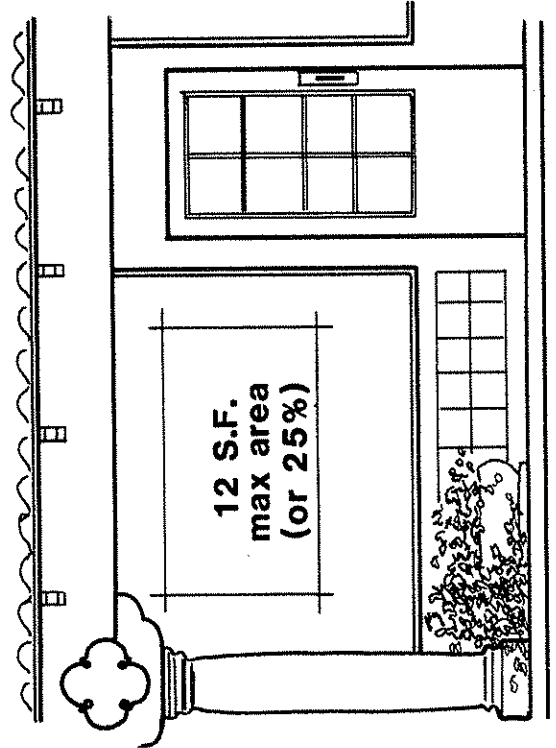
Type "D" - BRACKET SIGN



Type "C" - UNDER CANOPY SIGN



Type "F" - AWNING SIGN



Type "E" - WINDOW SIGN

DEVELOPER
COLLINS RANCHO DEL ORO
11750 BORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
THE LIGHTFOOT PLANNING GROUP
702 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SPPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

RANCHO DEL ORO

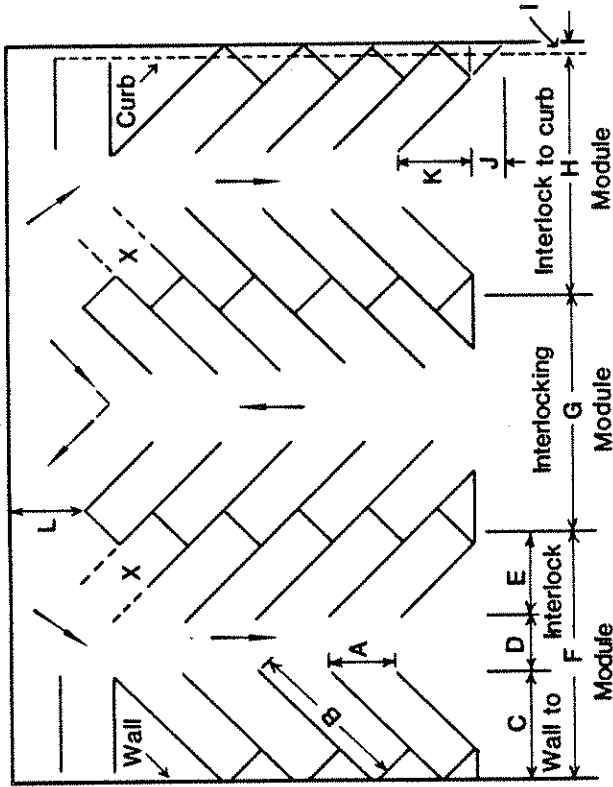


OCEANSIDE CALIFORNIA

PARKING LOT LAYOUT STANDARDS

- DEVELOPER
 COLLING RANCHO DEL ORO
 11750 SOBRENTO VALLEY ROAD
 SAN DIEGO, CALIFORNIA
- PLANNING CONSULTANT
 THE LIGHTFOOT PLANNING GROUP
 702 FOURTH STREET
 OCEANSIDE, CALIFORNIA
- COMMERCIAL PLANNING
 SOPA
 400 LUPAS STREET
 SAN DIEGO, CALIFORNIA
- CIVIL ENGINEER
 CEP ASSOCIATED
 5488 COMPLEX STREET
 SAN DIEGO, CALIFORNIA
- LAND PLANNER
 ANTHONY M. GUZZARDO
 AND ASSOCIATES, INC.
 838 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

EXHIBIT B



DIMENSION	ON DIAGRAM	FULL SIZE		COMPACT	
		60°	90°	60°	90°
Stall width, parallel to aisle	A	10.4	9.0	8.6	7.5
Stall length of line	B	22.0	20.0	19.3	15.0
Stall depth to wall	C	19.0	20.0	16.7	15.0
Aisle width between stall lines	D 1 way	16.0	24.0	14.0	20.0
	D 2 way	20.0	24.0	20.0	20.0
Stall depth, interlock	E	20.0	24.0	14.9	15.0
Module, wall to interlock	F 1 way	52.5	64.0	45.6	50.0
	F 2 way	56.5	64.0	51.6	50.0
Module, interlocking	G 1 way	51.0	64.0	43.8	50.0
	G 2 way	55.0	64.0	49.8	50.0
Module, interlock to curb face	H 1 way	50.2	61.5	43.8	48.0
	H 2 way	54.2	61.5	49.8	48.0
Bumper overhang (typical)	I	2.3	2.5	1.8	2.0
Offset	J	2.7	0.0	3.8	0.0
Setback	K	0.3	0.0	7.5	0.0
Cross Aisle, one-way	L	14.0	14.0	14.0	14.0
Cross Aisle, two-way	-	24.0	24.0	24.0	24.0

Source:
 City of Oceanside
 "City Engineer's Parking Lot
 Layout Guide", June 1985

0216r/31.014

APPENDIX C
PLANNING COMMISSION
RESOLUTION OF APPROVAL
RESOLUTION NO. 86-P70
AUGUST 4, 1986

1 PLANNING COMMISSION
2 RESOLUTION NO. 86-P78

3 A RESOLUTION OF THE PLANNING COMMISSION OF
4 THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 COMMERCIAL MASTER DEVELOPMENT PLAN ON CERTAIN
6 REAL PROPERTY IN THE CITY OF OCEANSIDE

7 APPLICATION NO: D-6-84
8 APPLICANT: COLLINS - RANCHO DEL ORO
9 LOCATION: All four commercial lots in the Rancho Del Oro
10 Specific Plan Area

11 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
12 RESOLVE AS FOLLOWS:

13 WHEREAS, there was filed with this Commission a
14 verified petition on the forms prescribed by the Commission
15 requesting a Master Development Plan under the provisions of
16 Article 16 of the Zoning Ordinance of the City of Oceanside to
17 permit the following:

18 Commercial Master Development Plan

19 on certain real property legally described as shown on EXHIBIT
20 "A" attached hereto and incorporated herein by reference thereto.

21 WHEREAS, the Planning Commission, after giving the
22 required notice, did on the 21st day of July, 1986 conduct a duly
23 advertised public hearing as prescribed by law to consider said
24 application.

25 WHEREAS, studies and investigations made by this
26 Commission and in its behalf reveal the following facts:

27 1. That the Master Development Plan as approved will not
28 substantially depreciate property values in the vicinity or
unreasonably interfere with the use or enjoyment of
neighboring property and/or occupants.

- This plan will act to preserve and enhance the local
property values and enjoyment of the community.

2. That the Master Development Plan as approved will not
endanger the public peace, health, safety, or general
welfare of persons residing or working in the vicinity or
injurious to property or improvements in the vicinity.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning
2 Commission does hereby APPROVE Development Plan D-6-84, which is
3 attached as Exhibit "B", subject to the following conditions:

- 4 1. Any and all uses, actions, specifications or standards
5 called out in this document which indicate an inconsistency
6 with the City's Zoning Ordinance, General Plan or any other
7 adopted Plan requires that the appropriate permits or
8 approval applications be submitted to the City's Community
9 Development Department for appropriate action.

10 PASSED on June 21, 1986 by the following vote, to wit:


11 AYES: Lyon, Cassan, Ramsey, Sullivan

12 NAYES: Martinek, Jakovac

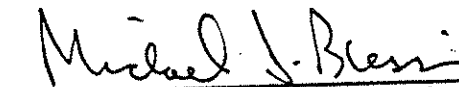
13 ABSENT: Skinner

14 ABSTAIN: None

15 ADOPTED on this 4th day of August, 1986.

16 
17 Brian Sullivan, Chairman

18 ATTEST:

19 
20 Michael J. Blessing, Secretary

21 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
22 Commission, hereby certify that this is a true and correct copy
23 of Resolution No. 86-P70.

24 Dated: 5 Aug '86

25 MICHAEL J. BLESSING, Secretary
26 OCEANSIDE PLANNING COMMISSION
27
28