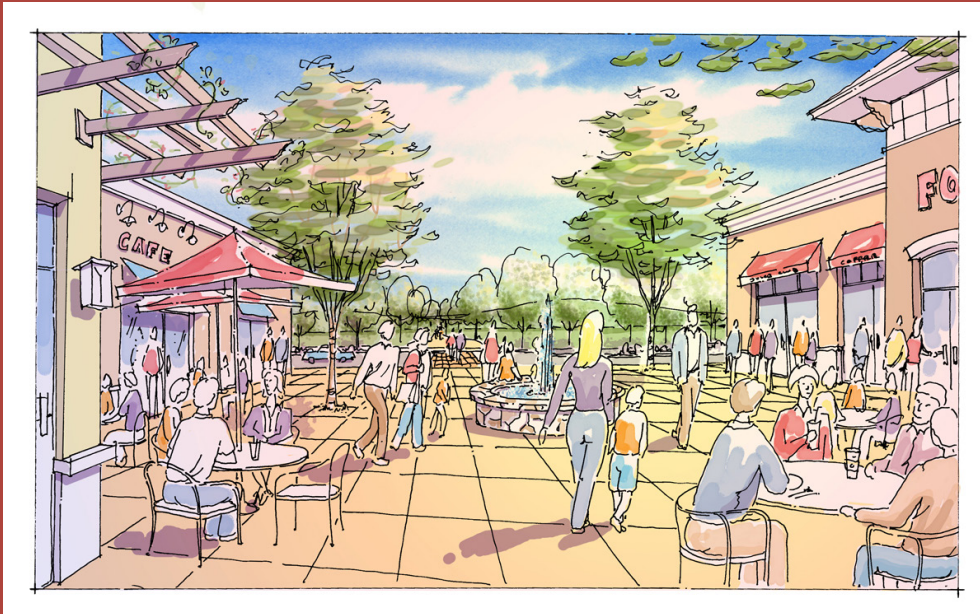


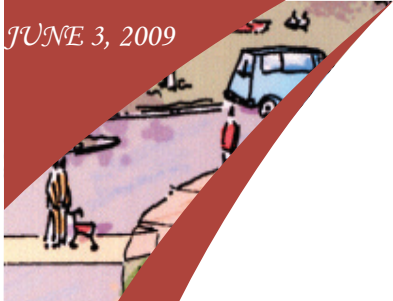
El Corazon



Specific Plan

"A Retreat in the City"

JUNE 3, 2009



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El Corazon Specific Plan

*Council action on 6-3-09
Introduction of Ordinance and
Resolution No. 09-R0332-1 (FEIR)
Resolution No. 09-R0333-1 (GPA)*

*On 9-9-09
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(Specific Plan Amendment)*

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Ordinance No. 16-OR0847-1
(Specific Plan Amendment)*

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(Specific Plan Amendment)*

*On 12-7-16
Adoption of Ordinance
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(Specific Plan Amendment)*



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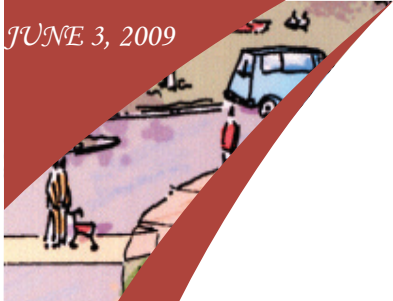
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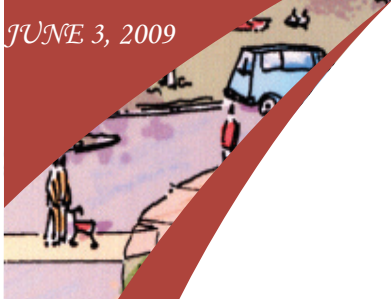
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JUNE 3, 2009



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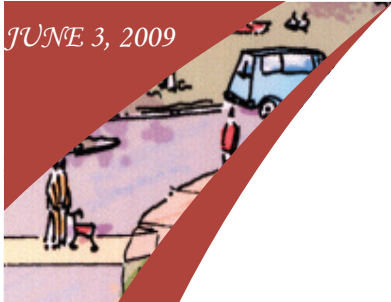
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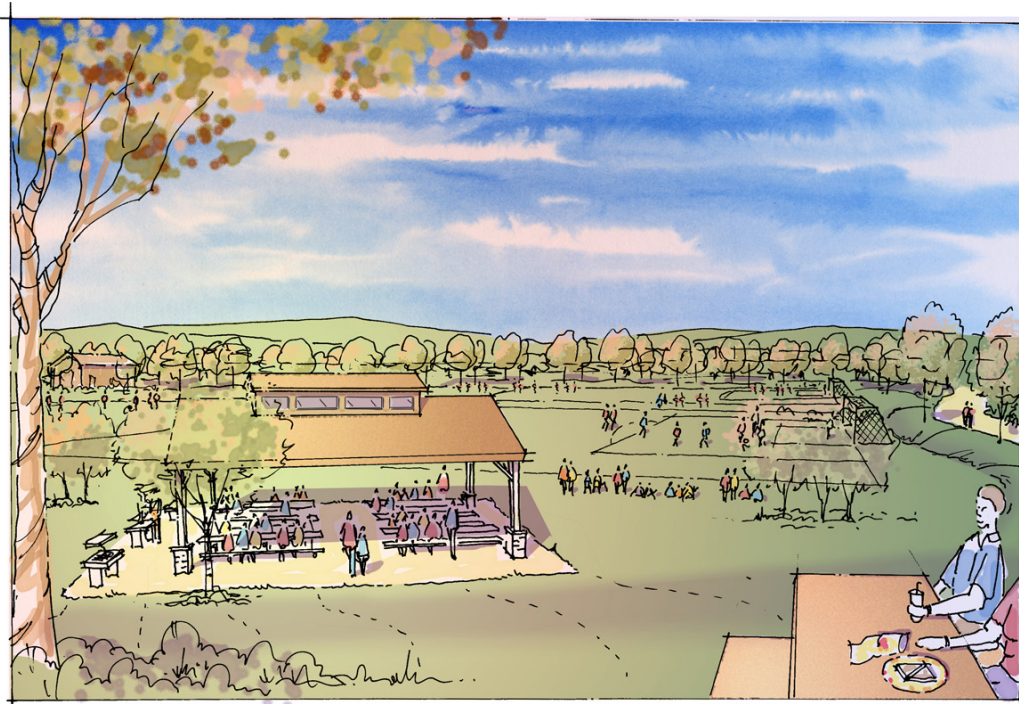
Chapter 1 - Introduction

Section 1.1 Purpose

The El Corazon Specific Plan is a comprehensive document that will implement the vision for the El Corazon Specific Plan Area as established by the El Corazon Master Planning process. A Specific Plan is a regulatory tool that local governments use to implement the General Plan and to guide development

in a localized area. While the City of Oceanside General Plan is the primary guide for growth and development in a community, the Specific Plan is able to focus on the unique characteristics of a specialized area. This Specific Plan was prepared pursuant to Section 65450 et seq. of the California Government Code.

The Specific Plan allows for customizing the standards and regulations found in the City of Oceanside Zoning Ordinance to help achieve the vision for El Corazon. The Specific Plan provides a framework for more unique developments than those anticipated under existing rules and procedures. It establishes appropriate land uses, development standards, urban design concepts, and architectural design guidelines for the Specific Plan Area, which are combined with a logical system of circulation, parking, and public improvements.



El Corazon, the Heart of Oceanside

Section 1.2 Project Location

In 1994, approximately 465 acres of vacant property was donated to the City of Oceanside in northern San Diego County. Located at the geographical center of the Oceanside City limits, the property was given the name “El Corazon de Oceanside”, meaning “Heart of Oceanside” in Spanish. The Specific Plan Area is bounded by Oceanside Boulevard to the south and El Camino Real to the west. Mesa Drive forms the northern border while Rancho del Oro establishes the eastern edge. See Figure 1-1 for a location map of the site.

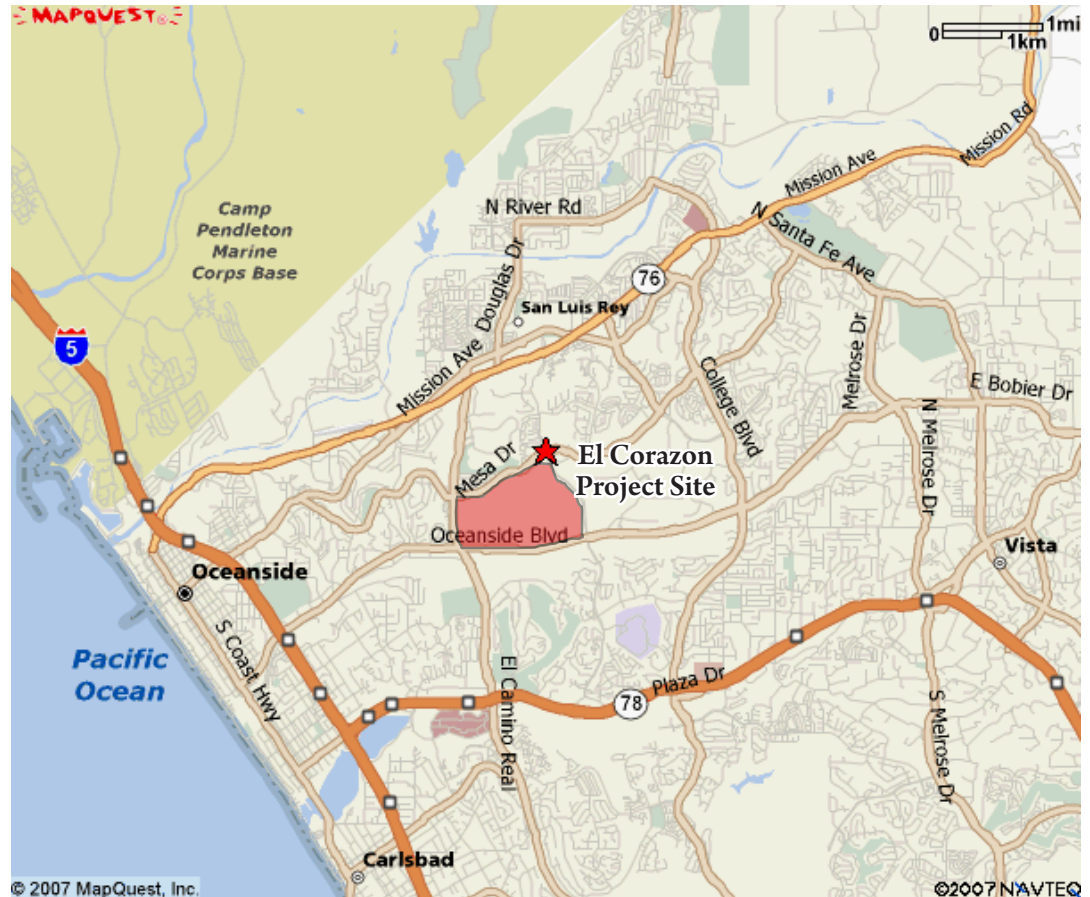


Figure 1-1 Regional Location Map

Section 1.3 Project Setting

Located in northern San Diego County, the City of Oceanside is situated along Interstate 5 in a prime Southern California location. The site is bordered by the Pacific Ocean to the west, natural habitat areas of U.S. Marine Corps Base Camp Pendleton to the north, and semi-rural development to the east. To the south, the City begins the transition into the growing metropolis of the San Diego region, thus positioning Oceanside to maintain optimal links to both the natural and urban environments.

For the past decade, the City has been experiencing rapid growth in population. This increase in residency has created demands for more community facilities within the City.

The Specific Plan Area was formerly owned by the U.S. Silica Company and was used for mineral mining operations for six decades. Due to limited access and steep slopes, as well as the former mining operations, the property was isolated from surrounding development for an extended

period of time. After many years of gravel mining operations the native landscape of El Corazon has been significantly impacted. The previous grading, excavation, and mining pit operations have reduced some of the site to relatively unstable soils blanketed in non-native plant species and noxious weeds. Native plant restoration efforts may be required to rehabilitate the site to a more natural character. In contrast, limited access

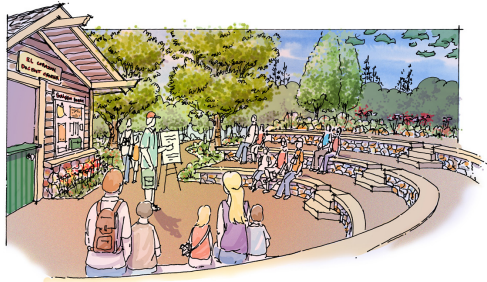
to the site has preserved pockets and corridors for native habitat to exist. These natural areas have preserved many now endangered species on site, making this property unique as a natural park and important as a habitat preserve.



Abundant natural areas will characterize the site

Due to the steep grades and dense riparian vegetation, the conditions and constraints of the property indicate that the best opportunity for future access to the site is from Rancho del Oro Drive and Oceanside Boulevard. The site characteristics also determine that intensified active uses will be located on the eastern side of the property, with less intensive land uses and more park land located toward the west, transitioning into a habitat preserve.

The orientation and elevation of El Corazon provides visitors with distant views of hills, ocean, and riparian corridors. The high volume traffic on adjacent arterial streets will provide easy



Educational opportunities about the natural habitat will be coordinated



Sports activities will be a highlight of the park

access, connectivity, and high visitor use for proposed commercial and retail areas.

The greatest advantage to both the local and regional community is the site's central location within the city. The site's position in the geographic center of the City of Oceanside provides a conduit for linking the community with parks, trails, transit centers, public facilities, and commercial and retail districts.

Especially key is that El Corazon offers the community a unique opportunity to experience a park in "the heart" of the city.

Section 1.4 Planning Process

A. Phase 1: Visioning

Following acquisition of the Specific Plan Area property, the Oceanside City Council directed City staff to develop a long-range plan to create a vision that would help guide the general land use for the newly acquired property.

The City encouraged citizens to participate in developing the visioning concepts and a common goal for El Corazon. Through several public workshops, The El Corazon Oceanside Vision Concept was formed. (For more information on the vision, see Section 2.2 Visioning.)

The Vision Concept identified land uses for the site and was the beginning of the planning efforts for the El Corazon site. Various planning efforts over the next several years contributed to a variety of land use decisions about the site, such as preserving part of the land for habitat conservation and locating a community senior center on the site. The continued community focus on the site led the

City Council to establish a new citizens' planning process in 2003. The El Corazon Planning Committee (ECPC) was created and 15 Oceanside residents were appointed as members of the committee.

During 2003, the ECPC planning efforts focused on planning needs, program elements, and goal statements for the park. Next, the ECPC determined the candidate land uses for the property through a series of Ad Hoc Committees and public outreach efforts. The committees made presentations to the community, service clubs, and City Commissions and provided information on the City website.

The Ad-Hoc Committees studied potential recreational, cultural, educational, environmental, community, and commercial revenue generating land uses. The committees focused on programmatic issues, capital construction costs, life-cycle costs, revenue generating potential, community needs, and marketability. The results of the ad-hoc committees were reviewed by the entire ECPC and evaluated against the goals, constraints, and public input established for the project. A refined list

of preliminary land uses was created and the top priority uses were then subjected to further formal market demand and economic analysis. The analysis included evaluation of the uses' revenue generating capability and compatibility with other uses on the site and in the surrounding area.



The vision for El Corazon as a vibrant community gathering space

B. Phase 2: Establishing Project Goals

The information gathered in the Ad Hoc Committee meetings and visioning workshops led to the development of the following 11 point goal statement to guide the next level of planning efforts for the park.

- ◇ Provide active and passive recreational facilities and uses.
- ◇ Provide educational/cultural facilities and uses.
- ◇ Develop fiscally balanced future uses.
- ◇ Retain City ownership of El Corazon.
- ◇ Retain portions of El Corazon as open space and habitat.
- ◇ Assure compatibility of future uses with surrounding areas.
- ◇ Allow for compatible public facilities.
- ◇ Emphasize pedestrian or non-vehicular transportation on site.
- ◇ Provide a variety of visitor-oriented land uses.
- ◇ Phase the development of the site over time.
- ◇ Commercial uses should complement other El Corazon uses.

The ECPC continued to conduct extensive public outreach to obtain feedback from the community on the future development of El Corazon. The public input was cataloged to further

identify the needs and expectations of the community and the necessity of hiring a design consultant was defined.

C. Phase 3: Conceptual Design and Master Plan

In August 2004, the ECPC and the City selected RRM Design Group to create a concept plan and Master Plan for the El Corazon site.

Over the course of the following year, RRM Design Group and the ECPC worked together on several alternative concepts to establish a comprehensive plan addressing all of the goals, objectives, and program elements developed. This phase resulted in a conceptual illustration and summary document, titled the Land Use Master Plan Project Report

(hereafter, Master Plan). These items were presented to and accepted by the City Council in August 2005.

D. Phase 4: El Corazon Specific Plan

This Specific Plan is the next step in implementing the land use decisions created through the public outreach and master planning efforts and defines all development regulations and guidelines for the El Corazon site.

Following adoption of the Master Plan, the Specific Plan process began. At the onset of the Specific Plan effort, a new committee was appointed by the City Council to oversee the process. The El Corazon Oversight Committee (ECOC) was formed; some members of the previous ECPC were retained for

the ECOC to provide consistency in the planning process. RRM Design Group was hired to complete the Specific Plan.

Section 1.5 Relationship to Other Planning Documents

A. Land Use Master Plan Project Report (El Corazon Master Plan)

The Master Plan examined the opportunities and constraints of the site and incorporated information from a market demand and financial feasibility study to establish a basic land use plan for the site. Desirable land uses were clarified and appropriate locations for these uses were determined.

The Master Plan documents this information through both project descriptions and extensive illustrative concepts. See Figure 1-2 for an illustrative overview of the park that provides a visual concept of the projected site development.

This Specific Plan builds on the Master Plan work effort by specifying development standards, design character,

and public improvements for the site. The Master Plan identifies the Specific Plan as an implementation item; upon adoption of the Specific Plan, the Specific Plan will supersede the Master Plan.

During creation of the Specific Plan, it became necessary to revise the Master Plan illustrative of the Specific Plan Area. Revisions were necessary due to grading constraints and parking needs determined for the site. Figure 1-3 illustrates the revised illustrative used throughout this Specific Plan. Areas where revisions were made are circled in this revised illustrative.

B. Multiple Habitat Conservation Program

The City of Oceanside participated in a regional natural habitat conservation planning effort with the seven cities of north San Diego County. This regional plan, the *Multiple Habitat Conservation Program* (MHCP), was adopted in March of 2003 and established guidelines for conservation and development. These guidelines require the protection of wetlands and wetland buffers, as well as other habitats, to protect several endangered plants and animals.

The application of the MHCP to the El Corazon site resulted in the preservation of coastal sage scrub habitat and Garrison Creek and the associated wetland habitat on the northern and western portions of the site and also a coastal sage scrub habitat area on the southern side of the site along Oceanside Boulevard.

C. Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan

In addition to the MHCP, each of the seven cities encompassed by the MHCP is responsible for a subarea plan that further details important conservation information for the respective city. While the Oceanside Subarea Plan is currently

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Figure 1-2 Master Plan Illustrative



Figure 1-3 Conceptual Specific Plan Revised Illustrative

in draft format, the recommendations of the Oceanside Subarea Plan for habitat conservation are covered by the recommendations of this Specific Plan.

D. City of Oceanside General Plan

The City of Oceanside General Plan is the primary source of long-range planning and policy direction that guides growth and development within the City. This Specific Plan is consistent with the goals and intent of the City of Oceanside General Plan. It is the intent of the City Council that this Specific Plan will lead to the systematic implementation of the City of Oceanside General Plan goals and policies that relate to and control development in the Specific Plan Area. Selected goals include: provide for a mix of land uses that meets the diverse needs of Oceanside residents, offer a variety of employment opportunities, and allow for capture of regional growth. In addition, the City of Oceanside General Plan encourages the use of Specific Plans as a tool to implement City of Oceanside

General Plan policies to provide for cohesive coordinated development with high profile areas of the community.

E. City of Oceanside Zoning Ordinance

The City of Oceanside Zoning Ordinance provides site specific development and land use regulations that govern the size, shape, and type of use for development in the City. This Specific Plan customizes the standards and regulations found in the City of Oceanside Zoning Ordinance to help achieve the vision for the El Corazon site. In any instance where the Specific Plan conflicts with the requirements of the City of Oceanside Zoning Ordinance, the Specific Plan provisions will take precedence. Where the Specific Plan is

silent on a topic, the City of Oceanside Zoning Ordinance requirements will remain in effect.

F. Parks and Recreation Master Plan

The City of Oceanside Master Plan of Parks and Recreation was last updated in 1994. The plan provides for the orderly development of future parks and recreation services to meet the projected needs of residents.

The El Corazon site is planned for a future park site, along with other uses, as part of the Master Plan of Parks and Recreation. High priority needs identified in the plan include children's play areas, regulation size Little League baseball fields, soccer fields, a swimming pool, a senior center, and a community center, all of which will be met by the ultimate development of El Corazon as identified within this Specific Plan.

Suggested funding for the El Corazon regional park includes alternative revenue sources through other types of development at the site as well as bonds and assessments. This Specific Plan's

development of commercial units within the Specific Plan Area supports the funding suggestions from the Master Plan for Parks and Recreation.

G. Rancho del Oro Specific Plan

The Rancho del Oro Specific Plan, adopted in 1985, guides development for 1,941 acres near the center of Oceanside. The El Corazon Specific Plan Area is within the original boundaries of the

Rancho del Oro Specific Plan Area. This El Corazon Specific Plan is intended to supersede the Rancho del Oro Specific Plan in areas where overlap occurs.

H. Ocean Ranch Community Master Development Plan Planning and Design Guidelines

The Ocean Ranch Community Master Development Plan Planning and Design Guidelines, last revised in October of 2006, guides development for a part of the City near the center of Oceanside roughly bounded by Mesa Drive, Rancho del Oro Drive, Oceanside Boulevard, and the Rancho del Oro Technology Park. A portion of this area extends onto the El

Corazon site. This El Corazon Specific Plan is intended to supersede the Ocean Ranch Community Master Development Plan Planning and Design Guidelines in areas where overlap occurs.

I. Oceanside Second Senior Center Plan

The need for an additional Senior Center in Oceanside was identified in the 1996 Parks and Recreation Master Plan. In 2002, the El Corazon site was chosen by the Steering Committee for the Senior Center as the location for the Oceanside Second Senior Center. This location was approved and the development process has progressed. The Senior Center site is therefore a part of the Specific Plan Area, but initial development of this portion of the site is exempted from the

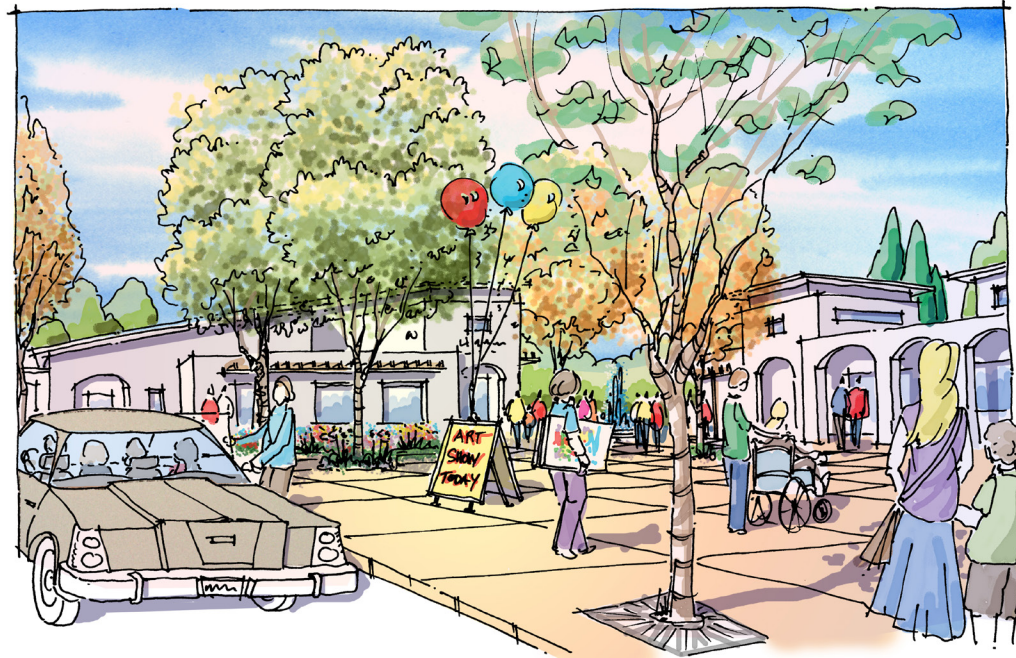
recommendations and regulations of this Specific Plan.

Development and construction of the Oceanside Second Senior Center will proceed as planned at the time of adoption of this Specific Plan. However, future development on the Senior Center site that is not in progress at the time of adoption of this Specific Plan will be subject to the terms of this Specific Plan.

The Senior Center will be a 30,000 square foot facility constructed in two phases. Phase I will include construction of a multi-purpose/dining room, a kitchen, resource center, exercise room, administration offices, meeting rooms and classrooms, a covered waiting area, and a parking area. Phase II expansion of the Senior Center will add a community hall, more classrooms, additional parking spaces, and any necessary support facilities.

The Senior Center buildings will form an inviting outdoor courtyard. The pedestrian circulation system will interact with the courtyard rather than being simply a corridor of space. The courtyard will also support natural ventilation and light throughout the Senior Center.

Architectural elements reflect the design ideas of Irving Gill, a regional architect whose themes will be followed in all civic buildings within the Specific Plan



The new senior center will be a vibrant portion of the El Corazon site

Area. Gill's style of simple and careful proportions, arches, and smooth textured layering walls are incorporated into the design to complement natural forms.

Section 1.6 Design Principles

One of the objectives of the El Corazon Specific Plan is to explore relevant and successful neighborhood design concepts, such as Smart Growth, Transit-Oriented Development, and Sustainability. These concepts promote a mix of uses including housing supported by commercial and recreational uses within close proximity to each other. Sustainable planning

and design practices have also become common in the building industry due to the sense of community ideals and quality neighborhoods in which the sustainable practices result. The core principles of these design concepts were used to develop the design guidelines within this document.

A summary of the following urban design concepts and the benefits of each are provided in this chapter.

- ◇ Smart Growth
- ◇ Mixed Use Development
- ◇ Transit-Oriented Development



Example of a project utilizing neighborhood design principles

- ◇ Sustainable Design Principles
 - ◇ Smart Location and Linkage
 - ◇ Neighborhood Pattern and Design
 - ◇ Green Construction and Technology

A. Smart Growth

Smart Growth is a concept that describes the efforts of planners, designers, and communities to manage and direct growth in a pattern that reduces environmental degradation and builds livable neighborhoods. Smart Growth advocates believe that compact mixed use development is necessary to establish environmentally-friendly pedestrian-oriented neighborhoods. A variety of uses (essentially residential, commercial, open space, civic, and institutional) is a critical component of any vibrant community. Mixed use development provides an opportunity to accommodate many household types and needs.

The core principles of Smart Growth, as stated by the Designing for Smart Growth document provided by SANDAG, include:

- ◇ Mix land uses
- ◇ Compact Development

- ◇ Range of Housing Opportunities
- ◇ Open Space and Farmland Preservation
- ◇ Development in Existing Communities
- ◇ Walkable and Bikeable Neighborhoods
- ◇ Distinctive, Attractive Communities
- ◇ Transportation Choices
- ◇ Predictable Development Decisions
- ◇ Community and Stakeholder Collaboration

Ultimately, Smart Growth encourages patterns of development that promote a balanced mix of land uses and a transportation system that accommodates pedestrians, bicycles, transit, and automobiles.

B. Mixed Use Development

Oceanside has the unique opportunity to concentrate mixed use development within the El Corazon site. This Smart Growth tool can reduce auto dependence, preserve green space and natural resources, promote revitalization, enhance economic development, and provide a range of housing opportunities. Mixed use offers residents more of a sense of community and opportunities to socialize with their neighbors by creating an environment that promotes impromptu social encounters. The following list describes additional advantages of mixed use development:

- ◇ Promotes a village-style mix of retail, restaurants, offices, civic uses, and multi-family housing.
- ◇ Provides more housing opportunities and choices.
- ◇ Enhances an area's unique identity and development potential.

- ◇ Promotes pedestrian and bicycle travel.
- ◇ Reduces auto dependency, roadway congestion, and air pollution by co-locating multiple destinations.
- ◇ Promotes a sense of community.
- ◇ Promotes a sense of place.



Example of a mixed use development

- ◇ Encourages economic investment.
- ◇ Promotes efficient use of land and infrastructure.
- ◇ Offers opportunities for residents to live, work, shop, and recreate without having to use their vehicles

C. Transit Oriented Development

An effective method of reducing automobile dependency is establishing a viable alternative for commuters to get to and from work. A Transit-Oriented Development (TOD) is a neighborhood design concept that is designed to enhance access to public transportation by placing residential and commercial development around a transit station (train, bus, etc.). The development requires the appropriate amount of residential density to create adequate

transit ridership and help create active street life, as well as locating commercial activities, such as grocery stores and coffee shops, within walking distance of homes. In order to enhance pedestrian activity and access, TODs are generally located within a ¼ to ½ mile radius from a transit stop.

D. Sustainable Design

Sustainable design refers to design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. A sustainable design approach can be defined by a variety of green building practices and the availability of pedestrian-oriented amenities. The essential components that make up a successful sustainable development have been identified by the U.S. Green Building Council through the emergence of their latest neighborhood program. LEED-ND (Leadership for Energy and Environmental Design for Neighborhood Development) has been developed as a tool to gauge the effectiveness of neighborhood design principles similar to those promoted through Smart Growth and Transit-Oriented Development. The program

recognizes that the layout and design of the built environment influences the way residents and visitors experience a neighborhood, and it can impact their quality of life and sense of community.

The following selected sustainable design criteria were developed for the LEED-ND process. The design guidelines and principles in the following chapters include more specific requirements aimed at meeting the following objectives.

- ◇ Encourage development within and near existing communities or public transportation infrastructure to reduce vehicle trips and induce pedestrian activity.
- ◇ Promote neighborhoods that are physically connected to each other to foster community and connectedness beyond the individual project.
- ◇ Design parking to increase the pedestrian orientation of projects and minimize the adverse environmental effects of parking facilities (locate parking at the side or rear of buildings leaving building frontages and streetscapes free of parking facilities).
- ◇ Encourage the design of projects that incorporate high levels of internal

- connectivity and connections to surrounding development to promote a variety of travel options.
- ◇ Provide direct and safe connections for pedestrians, bicyclists, and drivers to key components of a project, local destinations, and neighborhood centers.
- ◇ Encourage the design and construction of buildings to utilize green building practices.
- ◇ Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- ◇ Preserve existing tree canopy, native vegetation, and pervious surfaces.
- ◇ Encourage incorporation of low impact development (LID) and best management practices (BMP's) to treat stormwater on-site and infiltrate rainwater as much as possible rather than diverting it into storm drain systems.
- ◇ Reduce the impact of heat islands by providing shade structures and trees that can produce large canopies to provide shade. In addition, choose

roof and paving materials that possess a high level of solar reflectivity.

- ◇ Achieve enhanced energy efficiency by creating the optimum conditions for the use of passive and active solar strategies.

- ◇ Use recycled and other environmentally-friendly building materials whenever possible.
- ◇ Minimize light trespass from site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on the nocturnal environment.



Encourage incorporation of low impact development (LID) and best management practices (BMP's) to treat stormwater

2 - Land Use and Design

Chapter 2 - Land Use and Design All Districts

El Corazon - Specific Plan

Section 2.1 Introduction

The Land Use and Design chapter defines the El Corazon vision, divides the Specific Plan Area into districts and provides development standards, allowable uses, and design guidelines for each district. The chapter is organized in four parts, all equally important in defining the future development of the Specific Plan Area.

Section 2.1 *Introduction* covers the distinctions between development standards and design guidelines and describes the districts into which the Specific Plan Area is divided.

Section 2.2 *Visioning* provides the vision for the future of the Specific Plan Area.

Section 2.3 *Districts* details the development standards, allowable uses, and design guidelines specific to each district. Development applications shall conform to these specific district standards.

Section 2.4 *General Design Guidelines* provides design guidelines that are applicable to all built structures within the Specific Plan Area.

A. Development Standards vs. Design Guidelines

Development standards are mandatory regulations that must be met by all development to which the standards apply. These standards are regulatory tools for guiding development that are critical to the performance of each use, such as building height, massing, setbacks, build-to lines, required amount of parking and location.

In addition to the regulated development standards provisions of this Specific Plan, future development is also directed by design guidelines. Design guidelines are not mandatory requirements, but the guidelines provide a defined framework of design principles that supplement zoning development standards. Design guidelines address such issues as site design; building massing, forms, and articulation; and utilitarian aspects of a building. The guidelines provide direction on the more qualitative aspects of a development project.

Projects must meet ALL development standard regulations. The City of Oceanside may interpret the design guidelines with some flexibility in its review of specific projects. The guidelines

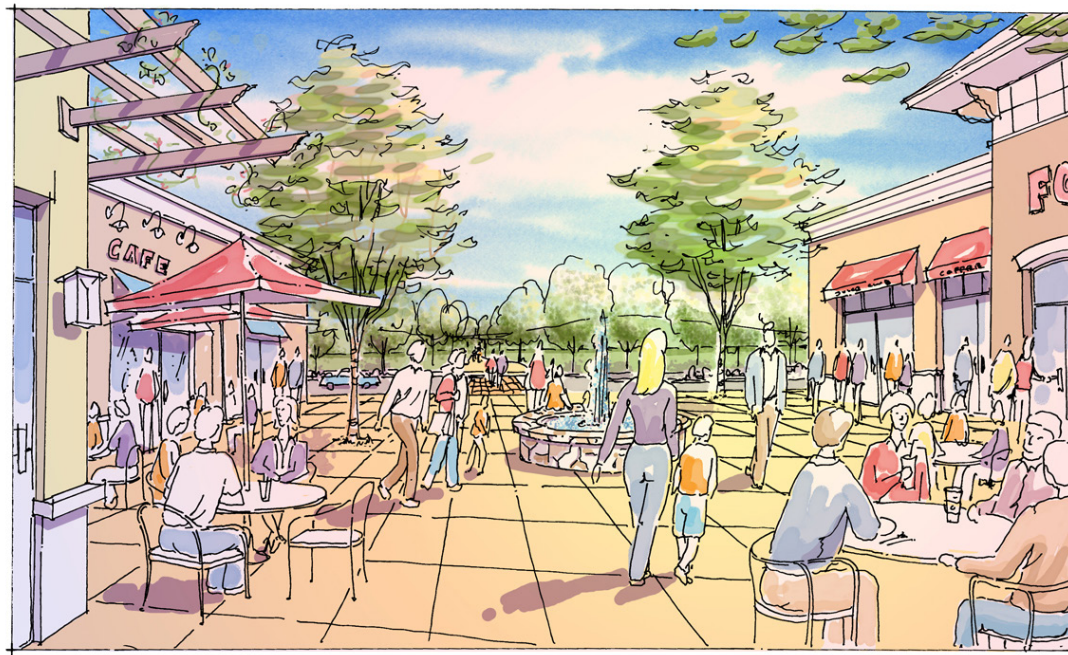
will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designers.

All projects will be evaluated on adherence to the development standards and the degree to which substantial compliance with the intent of design guidelines is demonstrated, leading to a recommendation of project approval or denial.

Section 2.2 Visioning

The prime location and open slate of the El Corazon site provides an excellent opportunity for development that benefits the City of Oceanside. In order to create the best project to meet community needs, the City encouraged citizens to

participate in developing the vision for the El Corazon site and conducted extensive public outreach to formulate ideas and guide direction for the development. (See section 1.4 Planning Process.)



An enhanced commercial center will fund the operation and maintenance of the site

A. Vision Statement

The vision for El Corazon is to create a 465-acre park in the center of Oceanside with a rural look and feel so that the park provides an escape from city life.

El Corazon is designed as a place for everyone. Nature lovers enjoy acres of solitude while hiking natural areas. Teams hold tournaments and meets at well designed sports complexes. Open meadows beckon residents for family fun, parties, or lazy afternoons. Community facilities provide gathering places for music, cultural, and social events. Commercial development is included that could fund the operation and maintenance of the park and mixed use residential housing provides an opportunity for transit-oriented development serviced by the adjacent Sprinter rail line.

The park at El Corazon - the heart of Oceanside.

B. Vision Principles

Early on in the planning process, the following twelve “principles” for development of the El Corazon site were defined. These principles continue to be the guiding force against which development of the El Corazon site is measured.

- ◇ Active/Passive Recreation
- ◇ Education and Cultural Uses
- ◇ Revenue Generators
- ◇ Open Space Preservation
- ◇ Retain City Control
- ◇ Assure Edge Compatibility
- ◇ Public Facilities
- ◇ Neighborhood Oriented Uses
- ◇ Non-Vehicular Access
- ◇ Relocated Public Uses
- ◇ Links to the Community
- ◇ Tourist Oriented Uses

C. The El Corazon Vision

The vision for El Corazon is to create a welcoming, pedestrian-friendly atmosphere that captures the character of the City of Oceanside. The Specific Plan Area will become a destination and not just a pass-through location for highway users and visitors. The Specific Plan Area will be shaped into an identifiable and inviting place with an abundance of park spaces and a selection of commercial and community activity.

Intimate streetscapes lined with unique storefronts will characterize the Village portion of the development while a larger-scale retail and office complex will anchor the site along Oceanside Boulevard. Hotel uses will accommodate visitors to the park and the entire City, including sports tournament visitors, while community recreation sites will provide abundant cultural resources for residents. A senior center will provide a special place for this valued group to gather within the community. Park lands will offer children and adults places to play and be active, as well as to relax and enjoy the natural



The Specific Plan Area will become an inviting place with an abundance of park spaces and a complementary selection of commercial and community uses

environment. Some of the activities anticipated in the park area are sports fields for soccer and baseball or softball, a skateboarding and BMX park, and an aquatic center, as well as the traditional playgrounds and passive recreational spaces. Habitat conservation areas will provide much needed protection for plant and animal species and will maintain a section of the natural environment within the bounds of a growing city.

The Specific Plan Area will become a comfortable place to gather, shop, stroll, play, live and relax. The transition to this balance of land uses over time will create a unique activity point that is the heart of Oceanside.



The Specific Plan Area will be a comfortable place to stroll and relax



An aquatic center is planned for a portion of the park

Section 2.3 Specific Plan Districts

The Specific Plan divides the site into six districts. For each district, the Specific Plan details a particular vision for future development with development standards, customized allowable uses, and design guidelines that support the scale and character of the district. The six districts are:

- ◇ Parks and Recreation (PR)
- ◇ Habitat (HB)
- ◇ Civic Services (CS)
- ◇ Hotel (H)
- ◇ Village Commercial (VC)
- ◇ Oceanside Boulevard Commercial (OBC)

The District Map on the following page, Figure 2-1, illustrates the location of each of the districts.

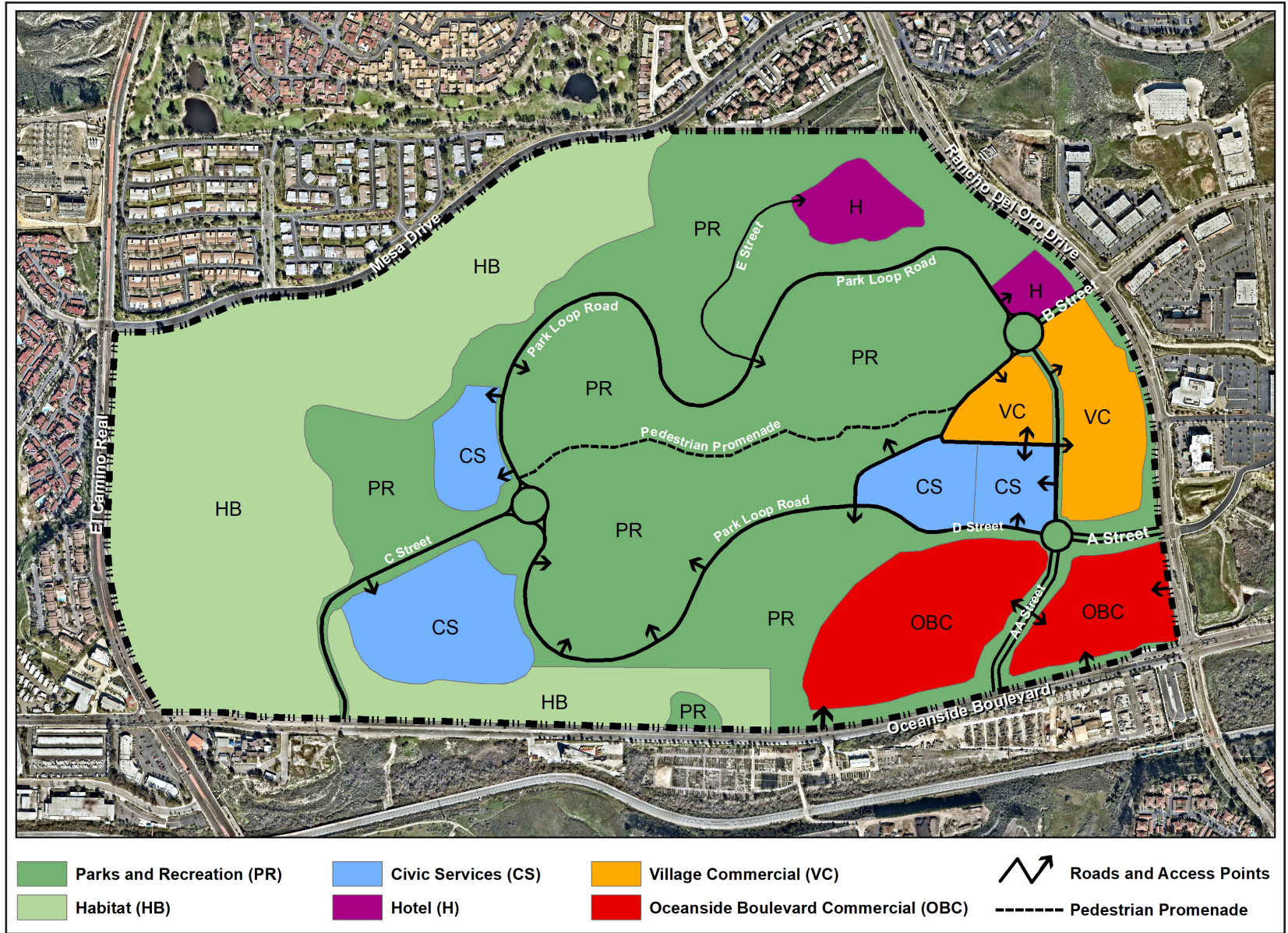


Figure 2-1 District Map

A. Allowable Land Uses

Figure 2-2, shown in the following table, provides a comprehensive list of allowable uses for each district. Allowable uses specific to each district are also covered in the following discussions of each district.

1. Definitions

Definitions for select uses that are applicable only to the Specific Plan Area are provided here. For all other definitions, refer to the City of Oceanside Zoning Ordinance.

- a. **Bed and Breakfast Inns.**
Establishments offering lodging on a less than weekly basis, with incidental eating and drinking services for lodgers provided only from a single kitchen.
- b. **Building Materials and Services.**
Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractors' yards but excludes establishments devoted exclusively to retail sales of paint and hardware,

and activities classified under Vehicle/Equipment Sales and Services, including vehicle towing services, as defined in the City of Oceanside Zoning Ordinance. All products must be within an enclosed building.

- c. **Commercial Recreation and Entertainment.** Provision of participant or spectator recreation or entertainment. This classification includes theaters, arenas, amusement parks, bowling alleys, billiard parlors, pool rooms, dance halls, ice/roller skating rinks, miniature golf courses, scale-model courses, shooting galleries, tennis/racquetball courts, arcades and games centers having five or more coin-operated game machines and card rooms. This classification shall include the rental of recreational equipment.
- d. **Green Waste Facility.** Facility used for the processing of organic waste into compost and mulch products. Organic waste includes, but is not limited to, yard trimmings, untreated wood

wastes, natural fiber products, and construction and demolition wood waste. Retail sale of the compost and mulch produced may be included as part of the operation.

- e. **Habitat Trails.** Pedestrian-only natural earth or decomposed granite pathways.
- f. **Native Plant Propagation Center.** Establishments for the growing and propagation of plants, shrubs, trees, and related products native to the Specific Plan Area to be used primarily to vegetate the Specific Plan Area. All merchandise other than plants is kept within an enclosed building or a fully screened enclosure, and fertilizer or chemicals of any type are stored and sold in package

Allowable Uses	District					
	PR	HB	CS	H	VC	OBC
P = Permitted; U = Use Permit Required; - = Prohibited; * = Permitted Only Above Ground Floor 1						
Public and Semipublic						
Clubs and Lodges	-	-	P	U	U*	U
Cultural Institutions	-	-	P	U	U*	U
Day Care, General	-	-	U	U	U	U
Government Offices	-	-	P	-	-	-
Habitat Trails	-	P	-	-	-	-
Parks and Recreation Facilities	P	-	P	P	P	P
Public Safety Facilities	-	-	P	-	U	U
Resource Centers	-	-	P	U	U	U
Utilities, Major	U	-	U	U	U	U
Utilities, Minor	P	U	P	P	P	P
Commercial Uses						
Animal Sales and Services:						
Animal Boarding	-	-	-	-	-	P
Animal Grooming	-	-	-	-	-	P
Animal Retail Sales	-	-	-	U	P	P
Artists' Studios	U	-	U	P	P	P
Banks and Savings & Loans	-	-	-	U	P	P
Self Service Facilities (ATMs)	P	-	P	P	P	P
Building Materials and Services	-	-	-	-	-	U
Catering Services	-	-	-	P	P*	P
Commercial Recreation and Entertainment	-	-	U	U	P	P
Communication Facilities	U	-	U	U	U	U
Eating and/or Drinking Establishments:	U	-	P	P	P	P
With Wine and Beer Service	U	-	U	P	P	P
With Full Alcoholic Beverage Service	U	-	U	P	P	P
With Live Entertainment	U	-	U	U	U	U
With Live Entertainment, Small-scale	U	-	P	P	P	P
With Take-out Service	U	-	P	P	P	P
Food and Beverage Sales	U	-	P	P	P	P
Green Waste Facility	-	-	P	-	-	-
Home Improvement	-	-	-	-	U	P
Laboratories	-	-	-	-	U*	U
Maintenance and Repair Services	-	-	-	-	U	U
Native Plant Propagation Center	U	-	U	-	-	-
Nurseries	-	-	-	-	-	U
Offices, Business and Professional	-	-	U	U	P	P
Personal Improvement Services	-	-	U	U	P	P
Personal Services	-	-	U	P	P	P
Research and Development Services	-	-	-	U	U*	U
Retail Sales	U	-	U	P	P	P
Travel Services	-	-	U	U	P	P
Vehicle/Equipment Sales and Services:						
Automobile Washing	-	-	-	-	-	U
Service Stations	-	-	-	-	-	U
Visitor Accommodations						
Bed and Breakfast Inns	-	-	-	P	U*	U
Hotels, Motels and Time Shares	-	-	-	P	U	U
Industrial						
Industry, Custom	-	-	-	-	-	U
Industry, Limited	-	-	-	-	-	U
Residential						
Multi-Family Residential	-	-	-	-	P	P

1 Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor. For example, a building constructed on a slope may have entrances on more than one floor; each floor with an outside entrance level with the outside ground elevation would be considered a ground floor for the purposes of determining allowable uses.

7/29/2009

Figure 2-2 Allowable Uses by District

form only. Small-scale retail sale of plants is allowed.

2. Allowable Land Use Determinations within Existing Districts

The City Planner may determine in writing that a proposed use within an existing or approved development within the Specific Plan Area is similar and compatible to a listed use and may be allowed upon making one or more of the following findings:

- ◇ The characteristics of and activities associated with the proposed use are similar to one or more of the allowed uses and will not involve substantially greater intensity than the uses listed for that district.
- ◇ The proposed use will be consistent with the purpose and vision of the applicable district.
- ◇ The proposed use will be otherwise consistent with the intent of the Specific Plan.
- ◇ The proposed use will be compatible with the other uses listed for the applicable district.

The City Planner may refer the question of whether a proposed land use is allowable directly to the ECOC, which will recommend approval or denial to the Planning Commission for a determination at a public hearing. A determination of the City Planner, ECOC or Planning Commission may be appealed in compliance with the procedure set forth

in Article 46 of the City of Oceanside Zoning Ordinance.

3. Special Events Permit

Some uses may require a Special Events Permit as set forth in Chapter 30A of the City of Oceanside Municipal Code.

B. Parks and Recreation

One of the greatest opportunities El Corazon offers to the local recreational community is the ability to absorb the increased need for more sports fields and park spaces through the 198 acres of Specific Plan Area dedicated to park space. Large relatively flat areas in the middle portion of the site allow for park land to flow through the central core of the property. Formerly mined areas not suitable for large structures will support ball fields, trail systems, picnic sites, and many other types of passive recreation.

The fields and park spaces will be accessed on the perimeter by roadways and parking and accessed internally by pedestrian paths and a grand pedestrian promenade that bisects the park. A proposed multi-



A multi-use path will accommodate walkers, runners, cyclists, and other users



El Corazon will offer a variety of recreation opportunities

use loop trail system will support both passive and active recreation events such as 5K runs and walks. Prior to build-out, a portion of the park area may be used as a native plant nursery for growing plants to be used for vegetating the remainder of the site.

The park land at El Corazon has been divided into nine park sites with specific program elements for each site. Program elements include athletic fields that are sized to accommodate a variety of sports, including soccer, football, lacrosse and rugby. Other areas are dedicated diamonds for Little League and softball. The sports fields and diamonds are envisioned to have a combination of lighted and day-use only facilities. The



Multiple soccer fields will provide an ideal tournament location

park spaces are designed to be flexible so that public gathering areas and sports fields can be used for additional revenue generating events, tournaments, and festivals if desired. Bleacher sets may or may not be necessary.

Park sites will include passive recreational areas, such as playgrounds, covered picnic pavilions of various sizes as well as individual picnic tables, and open play areas. Open play areas provide unstructured spaces for children to run and play without being part of an organized sport.

Park sites will include room for concessions, restrooms, storage buildings, and press boxes. The intensity of available

concessions will vary in different sites, with some areas offering a full range of menu items and other areas offering a smaller selection. Storage buildings are necessary for equipment storage when fields are not in use for official games. Any of these buildings may be combined into one facility wherever feasible. A docent center will also be located in the Parks and Recreation district at the trailhead for the Habitat district trail system.

In the “heart” of the park, a plaza and bandstand will unite the active park and the Community/Cultural Center campus. This plaza will contain a playground,



A plaza area in the heart of the park will unite the park and community/cultural uses

bandstand, and interactive fountain and will provide a great location for public art and festival activities.



An interactive fountain may be located in the park plaza



Figure 2-3 Conceptual Location of Parks and Recreation Sites

1. Park Programming

Figure 2-3, on the preceding page, illustrates the nine Parks and Recreation district sites. Site boundaries are typically defined by circulation routes and may be modified slightly during the future design development phase. The following list of programming elements should be integrated into each park site.

a. Park 1 - approximately 36.2 acres

- ◇ 8 athletic fields
- ◇ 1 open play area
- ◇ 2 community playgrounds
- ◇ 3 picnic pavilions
- ◇ Individual picnic tables
- ◇ 3 parking lots, minimum 450 total spaces
- ◇ 1 large or 2 small storage buildings
- ◇ 2 restroom locations
- ◇ 1 concession area



Sample site configuration for Park 1



Sample site configuration for Park 2



Park 3 will have several baseball and softball fields

b. Park 2 - approximately 19 acres

- ◇ 4 athletic fields
- ◇ 1 open play area
- ◇ 1 community playground
- ◇ 1 picnic pavilion
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 160 total spaces
- ◇ 1 storage building
- ◇ 1 restroom location
- ◇ 1 small concession area (may be provided in Park 8 if constructed concurrently)



Sample site configuration for Park 3

c. Park 3 - approximately 15.1 acres

- ◇ 3 Little League baseball diamonds
- ◇ 1 Little League baseball/softball diamond
- ◇ 1 open play area (approximately 10,000 sf)
- ◇ 1 community playground
- ◇ 2 picnic pavilions
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 160 total spaces
- ◇ 1 storage building
- ◇ 1 restroom location
- ◇ 1 concession area
- ◇ 4 press boxes
- ◇ 8 bleacher sets

d. Park 4 - approximately 17 acres

- ◇ 3 softball fields
- ◇ 1 open play area (approximately 10,000 sf)
- ◇ 1 community playground
- ◇ 1 picnic pavilion
- ◇ Individual picnic tables
- ◇ 2 parking lots, minimum 170 total spaces
- ◇ 1 storage building
- ◇ 1 restroom location
- ◇ 1 concession area
- ◇ 3 press boxes
- ◇ 6 bleacher sets



Sample site configuration for Park 4

e. Park 5 - approximately 19 acres

- ◇ 2 football fields
- ◇ 1 athletic field
- ◇ 1 open play area (approximately 15,000 sf)
- ◇ 1 community playground
- ◇ 2 picnic pavilions
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 200 total spaces
- ◇ 1 storage building
- ◇ 1 restroom location
- ◇ 1 concession area
- ◇ Bleachers optional
- ◇ 1 dog park (0.5 acres minimum)



Sample site configuration for Park 5



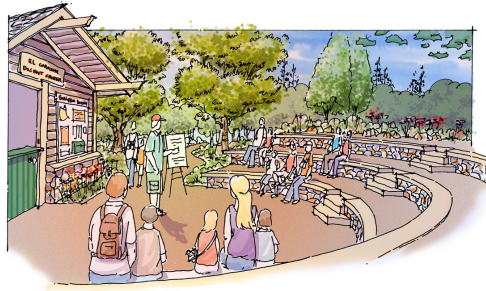
A dog park will be located in Park 5



Sample site configuration for Park 6

f. Park 6 - approximately 34 acres

- ◇ 1 docent center
- ◇ 1 restroom location
- ◇ 1 community playground
- ◇ 2 picnic pavilions
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 40 total spaces
- ◇ Pond feature (potential for future use for irrigation or reclaimed water storage)



A docent center in Park 6 will be conveniently located near the entrance to the Habitat district



A reclaimed water pond is an amenity expected in Park 6

g. Park 7 - approximately 13 acres

- ◇ 3 athletic fields
- ◇ 3 basketball courts, minimum 1 full court regulation size
- ◇ 1 open play area (approximately 10,000 sf)
- ◇ 1 community playground
- ◇ 1 picnic pavilion
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 130 spaces
- ◇ 1 storage building
- ◇ 1 restroom location



Sample site configuration for Park 7



Sample site configuration for Park 8

h. Park 8 - approximately 4 acres

- ◇ 1 destination quality playground
- ◇ 1 picnic pavilion
- ◇ 0 parking lots (Parking for this area is shared with Park 1)
- ◇ 1 restroom location
- ◇ 1 concession area
- ◇ 1 bandstand
- ◇ 1 water play fountain
- ◇ 1 significant public art feature
- ◇ Festival booths
- ◇ Public plaza (approximately 20,000 sf)



A variety of more urban activities will be located in Park 8



Sample site configuration for Park 9

i. Park 9 - approximately 40.7 acres

- ◇ 1 park maintenance facility (approximately one to two acres)
- ◇ 1 parking lot at maintenance facility, minimum 10 total spaces
- ◇ Buffer areas
- ◇ Includes the transfer of 6 additional acres to the habitat district in order to attain the 20-acre coastal sage scrub habitat area designated along Oceanside Boulevard.

2. Development Standards and Guidelines

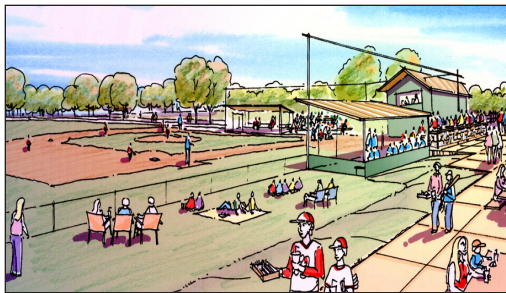
The following page presents the development standards for the Parks and Recreation District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards and guidelines.

Parks and Recreation - At-A-Glance Sheet



Primary Uses¹

Parks
Playing Fields
Open Space
Playgrounds



Development Standards²

Building Standards

Architectural Character

Building Footprint

Building Height

Irving Gill

Restrooms should be consolidated with other structures

25 ft Max

Signs

Per City standards, except pole signs are prohibited

Landscaping

Palm trees are prohibited

Buffer Standards

Use **only** drought tolerant plants found in Southern California

Parking Amount

Min required spaces for each Parks and Recreation district site

Handicap Parking

Per City Standards

Parking Landscaping

1 tree/4 contiguous spaces
Bioswales should be used instead of curb and gutter
Min 8 ft buffer between parking and the street

Chapter 2 - Land Use and Design Parks and Recreation



El Corazon - Specific Plan

There are four types of formal fields to be constructed within El Corazon: athletic fields, football fields, Little League baseball fields, and softball fields. Athletic fields will primarily be utilized for soccer, but will also be available for rugby and lacrosse, and if all football fields are occupied, for football games.

wearing the ground and turf in the same locations.

- ◇ Athletic/Soccer Field: 210 ft x 360 ft
- ◇ Football Field: 160 ft x 360 ft
- ◇ Little League Baseball Field: 60 ft x 60 ft diamond; 46 ft pitching distance; 200 ft foul lines; 225 ft center field

- Adequate shade should be provided in areas where spectators are expected to gather.

El Corazon has two types of playgrounds, community playgrounds and destination quality playgrounds. Community playgrounds are smaller, more traditional play areas while destination quality playgrounds are larger play areas that will become an attraction for El Corazon for families throughout Oceanside.

The purpose of community playgrounds are to provide a variety of playground equipment in many locations throughout the park for convenient play time opportunities for all children. There are eight community playgrounds within the park. Each community playground within El Corazon should be substantially different from other playgrounds in order to provide variety in playtime experiences.



Community playgrounds should have at least one play structure

Community Playgrounds

Community playgrounds should be a minimum of 1,800 square feet. The playgrounds must be universally accessible and must meet ADA standards. The playgrounds should have separate areas of play for children 2-5 years old and children 6-12 years old, with equipment suitable for each age group. Playground equipment should incorporate recycled and sustainable materials when possible.

The following minimum amenities should be provided in each community playground:

- ◇ 1 or more play structures
- ◇ 3 swing belts, minimum
- ◇ 1 slide, minimum.

Each playground should provide a minimum of the following site amenities within 20 feet of the playground:



Swing belts should be included in all playgrounds

- ◇ 2 benches with backs
- ◇ 2 picnic tables
- ◇ 2 trash receptacles
- ◇ 2 recycling bins.

When designing community playgrounds consider incorporating educational experiences for children to create, explore, discover, and learn. Different themes and

cultural motifs can be incorporated into each individual playground experience. The playground design should also contribute to fitness and exercise opportunities for children.

The purpose of a destination quality playground is to develop a large-scale, all-inclusive and diverse play experience that will create another distinct destination within El Corazon. There is one



Areas for open, unstructured play should be included in playgrounds

destination quality playground within the park, located in Park 8. This playground should feature an array of play structures, activities, and features that will attract people from all over the community and will encourage them to stay longer and

return more often. Although there will be a number of high quality and unique play areas throughout El Corazon, the destination quality playground should be the playground centerpiece.

In order to enhance the impact of the playground, there should be a strong theme or character behind the playground. Developing a central theme involves creating a new and exciting world that fires the child's imagination.



The destination quality playground will enhance the child's imagination



A destination quality playground should have a distinct theme or character

Destination Playground

The destination playground should be a minimum of, but is not limited to, 10,000 square feet. The playgrounds must be universally accessible and must meet ADA standards. The playgrounds should have separate areas of play for children 2-5 years old and children 6-12 years old, with equipment suitable for each age group.

The destination quality playground must strive to increase accessibility to a level exceeding ADA standards. Playground equipment should incorporate recycled and sustainable materials when possible.



All playgrounds must meet ADA standards

The following minimum amenities should be provided in the destination quality playground:

- ◇ 1 or more play structures
- ◇ 4 tot swing belts, minimum
- ◇ four regular swing belts, minimum
- ◇ 3 slides, minimum, that vary in both style and size.



Play structures are important playground amenities

Each playground should provide a minimum of the following site amenities within 20 feet of the playground:

- ◇ 10 benches with backs
- ◇ 6 picnic tables
- ◇ 4 trash receptacles
- ◇ 2 recycling bins.

In addition to the required benches and tables, incorporate seating, adequate shade, and durable planting schemes into the playground experience.

Also, incorporate a water play feature if feasible. Incorporate public art into the playground and play experience. The playground design should also provide areas for non-structured, non-prefabricated, informal play experiences.



Incorporate a water play feature into the destination quality playground if feasible



Destination quality playgrounds will have a minimum of three slides that vary in size and style

c. Lighting Guidelines

The lighting guidelines are created to:

- ◇ Keep spillover light and ambient light to a minimum
- ◇ Avoid disturbing the sensitive natural habitat on the El Corazon site
- ◇ Allow for 'recovery' periods for the playing fields
- ◇ Keep energy use to a minimum
- ◇ Create a safe environment for evening park users, even after field lights are turned out
- ◇ Provide proper lighting for the specific field sports of El Corazon

Varying lighting guidelines apply to the nine Parks and Recreation district sites; these guidelines are detailed below. In addition, guidelines for pedestrian area lighting and habitat area lighting are also provided. In all cases, guidelines for pedestrian areas and park areas adjacent to habitat areas, as well as the following guidelines for each Parks and Recreation district site, must be met.

Park 1

Due to the adjacency to the commercial areas, and the nature of the layout, Park 1 is ideal for accommodating the most playing field lighting on the El Corazon site. This feature allows for special events that may occur or spill into the evening hours. Its location also provides some buffer for the neighborhoods to the north of the site. The five fields on the south side of Park 1 may be lit, leaving the three northern fields and the easternmost open area unlit, therefore providing a buffer for the adjacent hotels. Pedestrian lighting that is of adequate intensity and duration to allow park users to safely exit the facility should be utilized. All lighting should comply with the U.S. Soccer Foundation lighting standards.

Park 2

Park 2 is allowed lighting on the three easternmost fields, closest to Park 8. The field and open area on the west side of Park 2 are to be unlit. Pedestrian lighting that is of adequate intensity and duration to allow park users to safely exit the facility should be utilized.

Park 3

Field lighting for Park 3 should adhere to the Little League Lighting Standards and Safety Audit. All fields may be lit, with pedestrian lighting that is of adequate intensity and duration to allow park users to safely exit the facility.

Park 4

Field lighting for Park 4 should adhere to the Lighting Guidelines of the Amateur Softball Association of America. All fields may be lit, with pedestrian lighting that is of adequate intensity and duration to allow park users to safely exit the facility.

Park 5

Park 5 is allowed one lit field. The westernmost football field, nearest to the Recreation Center, is allowed have lighting. The easternmost football field and the athletic field to the north should be unlit. Pedestrian lighting that is of adequate intensity and duration to allow park users to safely exit the facility should be utilized.

Park 6

This passive area of El Corazon should include pedestrian path lighting that is of adequate intensity and duration to allow park users to safely use the facility during operating hours.

Park 7

Due to its adjacency to the sensitive habitat area, Park 7 fields should be unlit. Pedestrian path lighting that is of adequate intensity and duration to allow park users to safely move through the park should be utilized.

Park 8

Pedestrian and plaza areas in Park 8 will be lit with adequate intensity and duration in order to allow for safe use of the facilities in the evening hours.

Park 9

Park 9 buffer areas require no lighting, except for standard street lighting where the street lights are placed within these buffer areas.

Pedestrian Areas

All pedestrian areas within the nine Parks and Recreation district sites are to be adequately lit in order to provide a safe and enjoyable experience for use after dark, while creating a non-urban experience for park users. Minimum and maximum light intensities for pedestrian uses are shown in Figure 2-4.

Park Areas Adjacent to Habitat Areas

Pedestrian Area Lighting Standards		
Location	Minimum Footcandles	Maximum Footcandles
Pedestrian-only Paths	0.5	1.0
Multi-use Paths	1.0	2.0
Plazas and Restrooms	0.5	2.0
Parking Lots	1.0	2.0

Figure 2-4 Pedestrian Area Lighting Guidelines Table

Light from Parks 5, 6, and 7 must adhere to the following guidelines in order to avoid excess light pollution in the Habitat district.

Light trespass from the Parks and Recreation district into the Habitat district should not exceed 0.25 footcandles within the first 100 feet of the habitat edge. Beyond the 100-foot buffer, park lighting spill should be at insignificant levels or should not exceed 0.15 footcandles.

Lighting of Circulation Routes

The lighting of circulation routes within the Specific Plan Area are discussed in Chapter 3 - Circulation and Public Improvements.

d. Building Standards

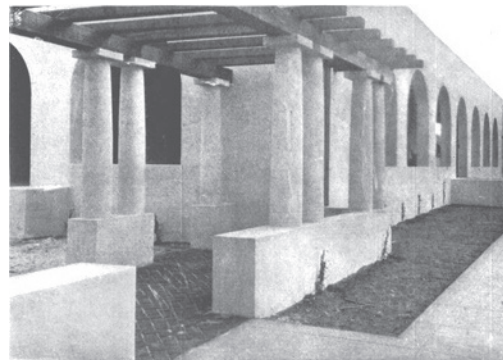
Structures within the Parks and Recreation district will include restrooms, concession stands, press boxes, storage areas, picnic pavilions, and a small maintenance facility. These structures should be designed in the architectural style of Irving Gill. Elements of Gill's style are detailed in section 4. Design Guidelines; buildings replicating Gill's style should include the following features:

- ◇ Clean forms
- ◇ Simple lines
- ◇ No adornments
- ◇ Simple arches
- ◇ Perfect proportions

Buildings shall have a maximum height of 25 feet.

Within each site, building footprints should combine a variety of uses within one structure as appropriate to reduce the total amount of and space necessary for buildings; all restrooms shall be combined with other structures.

Picnic pavilions should be large enough to accommodate a minimum of four picnic tables; larger shelters with more picnic tables may be necessary in certain areas of the park. Pergola style walls and roofs are recommended for portions of the shelter area.



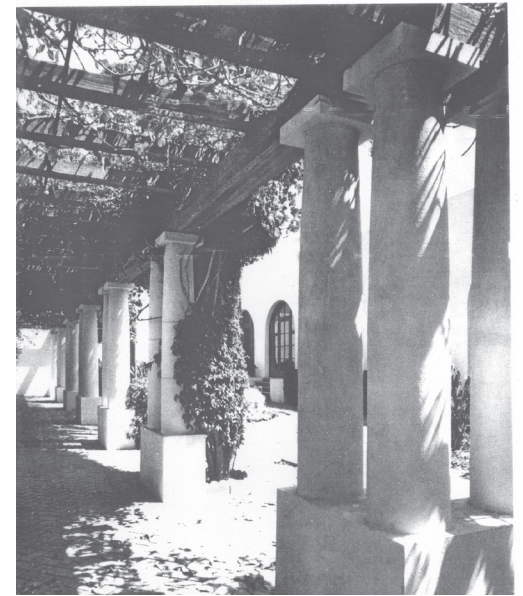
Picnic pavilions should be in the Irving Gill style

e. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the exception that all pole signs are prohibited. All development proposals must submit a comprehensive sign package, as described in the City of Oceanside Zoning Ordinance Section 3306.A.2.

f. Landscaping

Palm trees are prohibited in the park.



Pergolas should be incorporated into the design of picnic pavilions

g. Buffer Standards

Buffer areas surround many of the other land uses within the Specific Plan Area. These buffer areas include planted slopes and other revegetated landscape areas that will provide a visual buffer and scenic benefits, separate the site from the perimeter roads, and ensure a smooth transition between park uses. The buffer areas compose the majority of Park 9. Following are planting concepts that are to be implemented in buffer areas.

- ◇ The drought tolerant plant palette must consist of plant associations found in Southern California.
- ◇ Grid patterns or unnatural groupings of plants are not permitted.



The plant palette in buffer areas should be natives

- ◇ Use plants that will aid in slope stabilization.

h. Parking Amount and Handicap Parking

As part of the prior Park Programming section, parking lots were designated for the individual park sites and the minimum number of parking spaces provided for each park site was established and are summarized in Figure 2-5. For each site, parking may or may not be provided within that site. Park 5 and Park 7 are expected to share parking with the Civic Services uses established for Civic Site 3.

Park 9 will have one parking lot located at the park maintenance facility; no other parking spaces will be permitted in Park 9. The estimated number of total parking spaces within the Parks and Recreation district is sufficient for all parks and recreation needs. All parking lots in the Parks and Recreation district shall incorporate convenient drop-off areas into each lot.

<i>Required Parking Spaces</i>		
Park Subarea	Number of Parking Lots Required	Minimum Number of Total Parking Spaces Required
Park 1	3 lots	450 spaces
Park 2	1 lot	150 spaces
Park 3	1 lot	160 spaces
Park 4	2 lots	150 spaces
Park 5	1 lot	200 spaces
Park 6	1 lot	40 spaces
Park 7	1 lot	130 spaces
Park 8	0 lots	Spaces shared with Park 1
Park 9	1 lot	10 spaces

Figure 2-5 Parking Space Required for Parks and Recreation District

i. Parking Landscaping

Where feasible, parking lots within the Parks and Recreation district of El Corazon should be designed and constructed using sustainable, or 'green' principles. Traditional curb and gutter systems and storm drains are discouraged where bioswales are feasible.



Parking lots will be designed to direct water into bioswales

Where bioswales are implemented, pedestrian circulation must be considered. Bioswales in parking areas may be constructed of permeable materials rather than planted areas. However, trees and other small plants should be interspersed with the permeable materials to provide plant material within the parking area.

Trees should be planted in tree wells or bioswales at one tree per four consecutive parking spaces.



This pedestrian-friendly bioswale controls runoff without impeding pedestrian flow

3. Allowable Uses

Following is a list of the permitted uses within the Parks and Recreation District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. *Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
- ◇ Utilities, Minor

Commercial

- ◇ Self Service Facilities (ATMs)

b. Use Permit Required

Public and Semi-public

- ◇ Utilities, Major

Commercial

- ◇ Artists' Studios
- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments
 - ◇ With Wine and Beer Service
 - ◇ With Full Alcoholic Beverage Service
 - ◇ With Live Entertainment
 - ◇ With Live Entertainment, Small-scale
 - ◇ With Take-out Service
- ◇ Food and Beverage Sales
- ◇ Native Plant Propagation Center
- ◇ Retail Sales

4. Design Guidelines

The following guidelines apply specifically to the Parks and Recreation District.

These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter.

a. Site Planning

- 1) Incorporate 'Green Design' concepts where feasible.
- 2) Provide trail access points from park sites that link to the El Corazon trail system.
- 3) Locate small seating areas or picnic areas near scenic views, where feasible.



Outdoor seating spaces are encouraged in park design



Structures should be sited to take advantage of views

b. Grading and Drainage

- 1) Grading design should be considered in the early planning stages of park design.
- 2) An optimum on-site balance of cut and fill should be maintained. Reuse existing topsoil for the establishment of landscaping where feasible.
- 3) Avoid large 2:1 slopes requiring costly erosion control measures, except where these are needed in place of retaining walls.
- 4) Tall retaining walls should be used only when no other solutions are available. If tall retaining walls are used, the walls should be screened from the public view by trees and

shrubs. A stepped retaining wall system with landscaping is the preferred alternative.

- 5) Drainage design must meet the requirements of the Regional Water Quality Control Board.
- 6) Site drainage should be designed to provide safe operation of vehicular and pedestrian traffic and to prevent damage to any buildings and adjacent property.



Drainage should be considered in site design

- 7) Creative drainage systems that lower the quantity of urban runoff and improve the quality of the urban runoff are encouraged.

- 8) Urban runoff should be reduced by maximizing permeable areas, reusing storm water, and reducing parking lot pollution.
- 9) The use of porous paving materials, vegetated swales or berms, retention grading, gravel beds, and French drains should be used to increase the percentage of permeable surfaces and landscaped areas within a project.
- 10) Runoff should be directed to permeable surfaces by utilizing rain gutters and/or by establishing drywells to collect and store rainwater for reuse.
- 11) Brow ditches used as a drainage solution should be avoided when



Pedestrian paths should be incorporated into site design

possible. If these ditches are needed, then the concrete should be colored to blend with the soil color.



Permeable areas should be maximized

c. Parking Areas

There are various parking area layouts that provide efficient vehicle and pedestrian flow; therefore, parking plans should be different and customized for each site. Parking lots within the Parks and Recreation district are to be informal in design, incorporating bioswales instead of traditional curb and gutter. The planting palette in and around the parking areas should support the softer, more natural aesthetic of the parking lot design.

- 1) Parking spaces and circulation should be organized in a logical and space-saving manner to minimize the required amount of hardscape.
- 2) Parking should be laid out to provide pedestrians a separate travel route once they get out of the car or provide a route that minimizes the amount of times a pedestrian has to cross the automobile path.
- 3) Permeable materials should be used



Hardscape areas should be minimized

for all parking spaces where feasible.

- 4) In bioswales, the use of plants that naturally occur in low, moist areas is encouraged.

- 5) Planting patterns around parking areas in bioswales should be irregular and informal.
- 6) Large drifts of single species are encouraged to support the bioswale process while creating a visually pleasing landscape.
- 7) Plants must adapt to dry summer conditions while accepting stormwater runoff.



Planting patterns in bioswales should be irregular and informal

d. Pedestrian Pathways

- 1) Pedestrian paths should be designed for functional and aesthetic purposes.
- 2) A logical, convenient, and aesthetic pedestrian path should be provided



Pedestrian pathways should be designed for functional and aesthetic purposes

from the public street and the parking area to the park facility.

- 3) Pedestrian paths should be designed to be accessible for all users. The Pedestrian Promenade and Multi-use Paths should be designed to

accommodate emergency and maintenance vehicles.

- 4) Paths should be designed for the user to enjoy on and off site views of the park.

e. Landscaping

Landscaping within the park should reinforce the design of the site. In addition to guidelines for general park areas, guidelines are provided for buffer areas, park gathering spaces and areas near sports fields. Park gathering spaces include any open gathering space, seating area, and/or playground area within the Parks and Recreation district.



Grid patterns or unusual groupings of plants should be avoided

- 1) Grass should be focused on areas of the park that have foot traffic and are used for play surfaces. Otherwise, native and/or drought tolerant plants, and not turf grass, should be used to vegetate the site.
- 2) The use of turf in gathering spaces is appropriate for seating and informal play.
- 3) Where the Parks and Recreation district meets the Habitat district, transitional plantings should be used to blend the park areas into the habitat.
- 4) Brush management zones should be configured around structures adjacent to open space in conformance with Fire Department standards.

- 5) Grid patterns or unusual groupings of plants should be avoided in buffer areas.
- 6) The planting design should provide a variety of experiences, including, but not limited to:
 - ◇ Wide-open meadows with spacious views and room for a variety of activities
 - ◇ Opportunities for intimate seating areas with quiet viewing areas
 - ◇ Groves of trees emulating a forest experience
 - ◇ Aesthetically pleasing plant groupings
 - ◇ Natural forms and patterns evoking a sense of place



Transitional plantings should be used to blend the park areas into the habitat



Groves of trees can be planted in some areas of the park

- ◇ Varieties of color, texture, and shape that enhance the user's experience
- 7) All gathering spaces and spectator areas should provide an ample amount of shade.



Adequate shade should be provided in gathering spaces

- 8) Plantings in the fringes of organized sports fields should support the activity of that area.
- 9) Plantings should maintain appropriate distances from goal and side lines.
- 10) Plantings should keep views open from one field to another while also providing barriers between fields where appropriate.
- 11) Plantings near sports fields should be durable to accommodate the intensity of use.



Plantings near sports fields should maintain appropriate distances from goal and side lines

e. Building Siting

- 1) Location of new buildings should protect environmentally sensitive areas and minimize environmental impacts.
- 2) Structures should be appropriately sited within the landscape to receive the most benefit from natural site factors, including taking advantage of prevailing breezes and solar exposure.



Structures should be appropriately sited within the landscape

- 3) Structures should fit into the site's landscape and topography and avoid impacts to sensitive habitats.
- 4) The location of structures should protect culturally sensitive and scenic resources and should blend aesthetically into the surroundings.

f. Building Design

Design guidelines for buildings in the Parks and Recreation district shall be consistent with the Irving Gill architectural style.

- 1) Buildings should convey an overall simplicity of style, with little to no ornamentation.
- 2) Heaviness of construction materials is encouraged.
- 3) A monolithic form is encouraged, even in smaller scale buildings.
- 4) Long, low lines should be employed.

- 5) Walls should have a painted, smooth plaster finish with no additional detailing.
- 6) Walls may be covered with creeping and flowering vines.
- 7) Flat roofs, without protective eaves, should be utilized.
- 8) Window openings should have clean, simple lines, with no additional ornamentation.
- 9) The use of arches and simple arched arcades is encouraged.



Monolithic forms are encouraged, even in smaller scale buildings

- 10) Recessed, arched entryways should be used.



Recessed, arched entryways should be used

- 11) An occasional tower element may be used, though the tower should be kept simple in form.
- 12) Exterior colors should be natural to the material used, preferably in white or cream hues.
- 13) Judicious use of color accents may be considered.
- 14) Perfectly proportioned elements are necessary.
- 15) Maintenance, vandal resistance, cost, functionality, and appearance should all be taken into consideration during the design process.

g. Fences, Gates, and Walls

El Corazon should be designed functionally and visually as open as possible with as few fences and walls as possible. In most cases, a split rail design is preferred. Chain link fencing should be avoided.

- 1) If needed, fences can separate parking areas from natural areas and trails.



Small fence sections can be used to draw attention to certain areas

- 2) Fencing can be used to prevent shortcutting through landscape areas or sensitive habitats.
- 3) Small fence sections can also be used to draw attention to interpretive areas and trailhead.

- 4) Gates should complement fence materials.
- 5) Gate openings for pedestrians should have a minimum clear opening of four feet.



Gate openings should complement fence materials

- 6) Gate openings for vehicles should have a minimum clear opening of 12 feet; however, the use of removable bollards is preferred.
- 8) Retaining or freestanding walls should be provided only when necessary and should be of a similar material and color as the primary building.
- 9) Split face block or grey concrete walls should be avoided.

h. Site Lighting

- 1) Security lighting should be provided within parking areas, along pedestrian paths, and at building entrances.
- 2) The minimum amount of security lighting should be 0.5 footcandles between light fixtures. (Refer to p.2-4 for lighting standards.)
- 3) In some of the more natural areas, lighting may be limited to a very few fixtures with glare shields or may not be provided due to the sensitivity of the environment.



Bollard lights may be used along pathways

- 4) All lighting should utilize timers to avoid unnecessary lighting.

- 5) In the urban areas of the park and near playing fields, lights for the parking areas, pedestrian pathways, and plazas should be selected to match one another in theme, color, and materials. (Refer to *Chapter 3 - Circulation and Public Improvements*.)
- 6) Bollard lights and uplights set in paving may be used along pathways.

i. Informational Signs

Signs for the El Corazon park areas are essential for place identity and other information. The objective is to provide information and state rules without a negative directive and without creating visual clutter. Additional sign guidelines are located in *Chapter 3 - Circulation and Public Improvements*.

- 1) All signs throughout the park should have a common design theme.
- 2) Regulatory and informational Signs should be used to identify rules and regulations and to assist visitors in ascertaining where they are within the park. These signs typically include: park hours, appropriate uses, activity

information, park restrictions, and a park map.

- 3) Regulatory and informational signs should be located at recreational facilities, interpretive centers, staging areas, and overlooks that contain direct access points to the park or trail system.
- 4) Park maps should be current and contain a 'You Are Here' identifier, north arrow and scale.



Regulatory and informational signs can be helpful for park visitors

- 5) Regulatory signs will typically be made of steel or aluminum with a brown background and white lettering.
- 6) Informational signs should be provided under a small structure that provides protection from weather. The protective structures will call attention to park access points and trailheads.



Regulatory signs typically have a brown background and white lettering

C. Habitat

The habitat areas of El Corazon comprise approximately 170 acres and contain land dedicated to natural habitat, conservation, and native open space areas. The area is made up of 150 acres of existing natural coastal sage scrub habitat and riparian areas along Garrison Creek plus an additional 20 acres along Oceanside Boulevard that will be restored to native coastal sage scrub habitat as designated in the approved 2009 El Corazon EIR. The size and configuration of the Habitat District is consistent with the requirements of the regional Multiple Habitat Conservation Program (MHCP), as well as the Draft Oceanside Subarea Plan. A 50-foot buffer area required by the Oceanside Sub-Area plan is included in the Habitat District. The Habitat District provides access for wildlife to



Hillsides in the Habitat district



A small pond near the southwest corner of the Specific Plan Area

a continuous corridor of habitat from Highway 78/Buena Vista Creek to Camp Pendleton.

Along the north and west peripheral edges of El Corazon and part of Garrison Creek Detention Basin is a 150-acre contiguous habitat preserve protected by steep hillsides and thick riparian vegetation. This habitat area is part of a wildlife corridor that supports many species of nesting birds, including the Least Bell's Vireo and California Gnatcatcher, two endangered native birds. The habitat corridor is also important as a conduit for wildlife to access the San Luis Rey River valley to the north.

Any activity within the Habitat district should work to protect and preserve this natural resource. Where necessary,

habitat restoration should also take place and plant selection and design should emulate the natural landscape occurring at that particular location. For detailed guidelines on native habitat restoration and development restrictions at El Corazon, refer to the MHCP.



Existing trail through the habitat area

The habitat is naturally sheltered from the rest of the activities planned for El Corazon due to its difficult terrain and dramatic elevation change. The development approach for El Corazon places the more intensive land uses such as public facilities, commercial, and other active uses the farthest away from the habitat areas to minimize impacts to wildlife in the preserve.

There will be three main trailheads within the Habitat district. The major trailhead will be located along C Street near the intersection with Oceanside Boulevard. This trailhead will provide a minimum of 50 vehicle parking spaces as well as bicycle parking. Another trailhead will be located off of E Street near the docent center. This trailhead will utilize the minimum 40 space parking area that is part of the Park 6 and will have bicycle parking. A pedestrian-only trailhead access point will



Hiking is permitted in the Habitat district

also be located off of Mesa Drive near the easternmost boundary of the Specific Plan Area.

The Habitat district contains solely natural habitat areas and hiking-only trails. Full development of the trail system may require substantial geotechnical stabilization. No other uses will be allowed in these areas. Figure 2-6 on the following page is a map of the El Corazon Trail System. The map illustrates the locations of the trails within the Habitat

district, as well as prime locations for interpretive sign and overlooks.

A key feature of the plan is an educational component that a series of interpretive exhibits along the trails and a docent center, which will be located at the trailhead in the Parks and Recreation district. Trails requiring docent tours will provide close-up opportunities for biological education.

1. Development Standards

Following the El Corazon Trail System map, the development standards for the Habitat District are presented in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.



A panoramic view of the site from the adjacent apartments

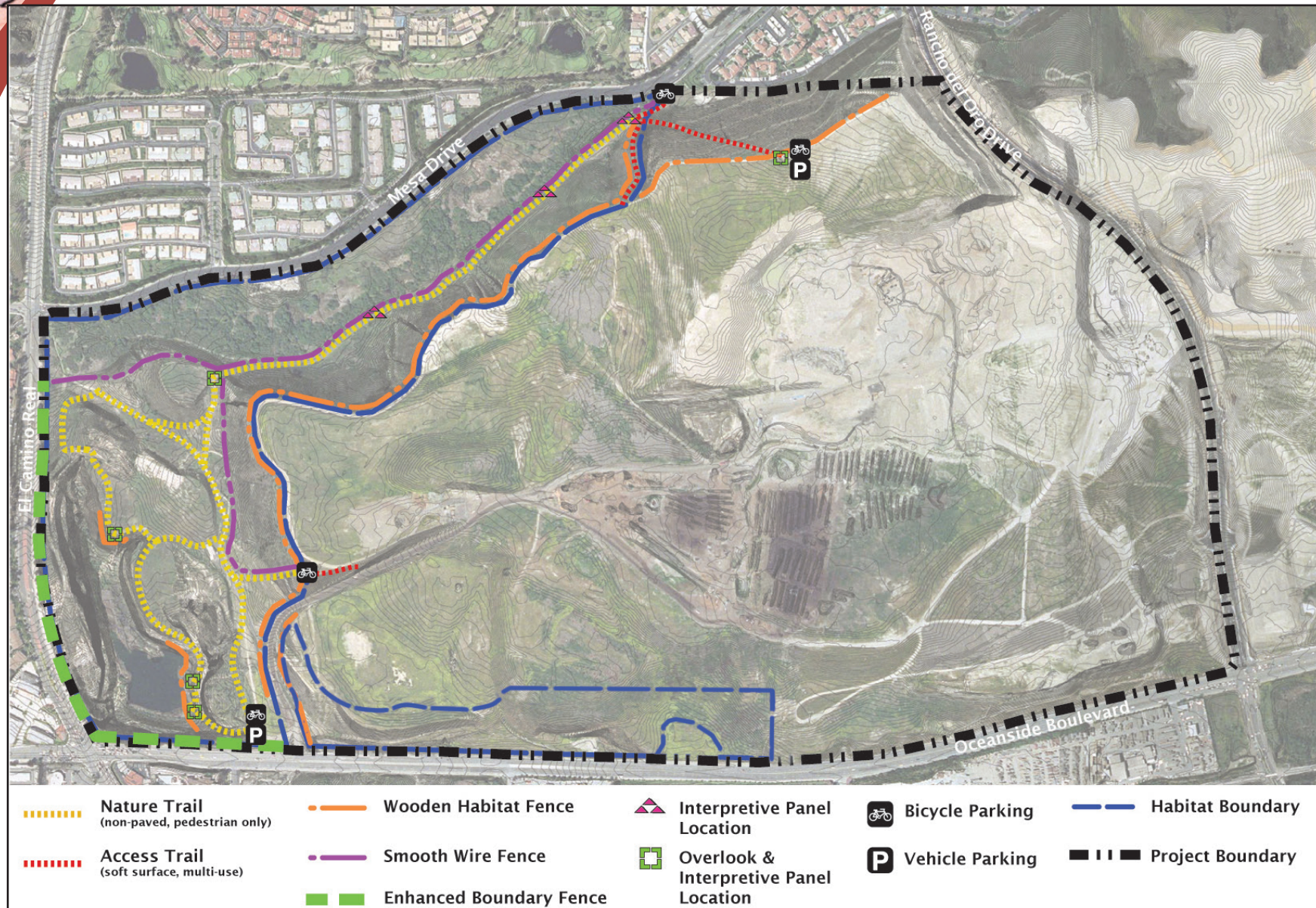
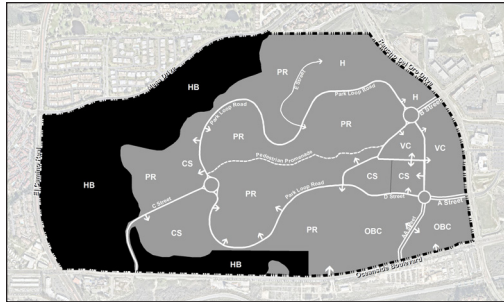


Figure 2-6 Conceptual Habitat District Trail Plan

Habitat - At-A-Glance Sheet



Primary Uses¹

Trails
Habitat Conservation

Plan View



Development Standards²

Trail Standards

Access	Trails restricted to pedestrians Motorized vehicles and bicycles prohibited
Width	3 ft Min 8 ft Max
Natural Elements	Natural earth or decomposed granite trails only; paving prohibited

Trail Signs

Trailhead signs must include trail name and user designation
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Base of Sign Height	48 in Min
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Fencing Standards

Fence Height	42 in Max
Base of Wire Fence	16 in Min from grade

Landscaping

Palm trees are prohibited
Selective pruning of vegetation
Tree and sensitive habitat removal is prohibited
All invasive plant materials shall be removed

Parking Amount	Min 50 vehicle spaces plus bicycle parking in one parking lot
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Handicap Parking	Per City Standards
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Parking Landscaping	1 tree/4 contiguous parking spaces
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Chapter 2 - Land Use and Design Habitat



El Corazon - Specific Plan

¹ Refer to page 2-41 for a complete list of allowable uses

² Refer to the following development standards pages for additional information and detail

a. Trail Standards

The trail system through the Habitat district is intended to provide an educational opportunity to trail users, while also providing a peaceful experience and personal and respectful contact with nature. To accomplish these purposes, both existing and new trails must adhere to the following trail standards.

- ◇ The trail system will be restricted to pedestrians only.
- ◇ Motorized vehicles and bicycles are allowed only at trailheads.
- ◇ Provide a parking lot with a minimum of 50 spaces for vehicles at the trailhead along C Street near Oceanside Boulevard.
- ◇ Provide bicycle racks at all trailheads.
- ◇ Provide universal accessibility where possible, creating similar experiences for all individuals.
- ◇ Trail width should generally be no narrower than 4 feet; minimum trail width is 3 feet.

- ◇ Maximum trail width is 8 feet.
- ◇ Use the existing alignment of utility roads and trails wherever possible.

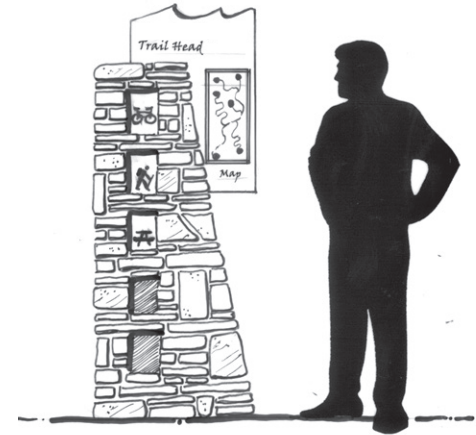


Use the existing alignment of utility roads and trails

- ◇ Use only a compacted natural dirt base or decomposed granite to build the trail.
- ◇ Paving material is prohibited.
- ◇ Compact trail surfaces and fill in ruts and holes where necessary.
- ◇ The edges of the path should gradually transition into the adjacent plant material.

b. Trail Signs

Trail signs provide direction and pertinent information for trail users. Trail signs include trailhead signs located at entrances to trails as well as wayfinding signs along the trail. Trail signs also provide information on the proper use and status of a trail.



Example trailhead sign

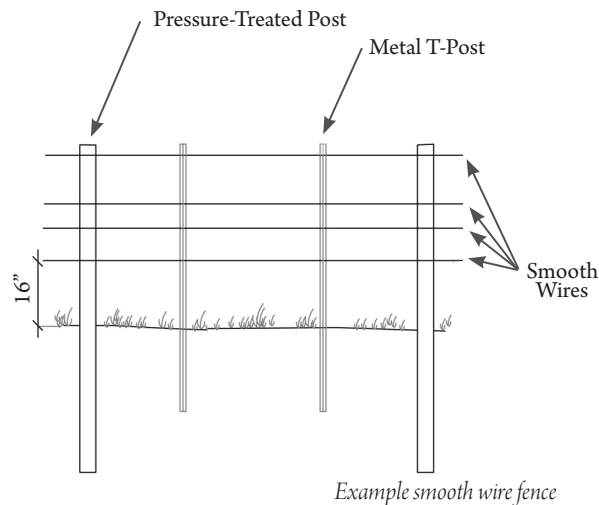
- ◇ Trailhead signs shall include the trail name and user designation (i.e. hikers or ADA).
- ◇ Trail signs shall be installed at trail intersections and shall provide trail names and directional arrows.
- ◇ Trail closure signs shall be placed at the entrances to closed trails and should include a brief explanation of the purpose and duration of the closure.
- ◇ Trail signs shall be 48 inches off the ground.
- ◇ Trail signs shall typically be 12 inches wide by 18 inches tall.

c. Fence Standards

The Habitat district will exhibit three types of fencing: wooden habitat fencing, smooth wire fencing, and enhanced boundary fencing. Figure 2-6 shows the location of each fence type within the Habitat district.

The first two types of fencing shall be no taller than 42 inches high.

The smooth wire fencing will be used within the habitat area to keep people out of the sensitive natural environment while allowing easy access for wildlife into and out of the area. The smooth wire fence is constructed of wooden posts with wire stretched between the posts. The flexible wires allow wildlife to pass through the fence without injury but present more of a barrier to humans. The bottom wire of the fence shall be a minimum of 16 inches above grade to allow room for wildlife to pass under the fence. Also, there shall be twelve inches between the two top wires of the fence.



Example smooth wire fence

The wooden habitat fence is designed to keep people from entering the sensitive habitat area from the larger urban park area and as a protective measure in some locations along steep slopes. This fence consists of wooden posts with wooden cross members.



Example wooden habitat fence

The enhanced boundary fence will run along the edge of the Habitat District bordering Oceanside Boulevard and El Camino Real. This fence will protect the Habitat District while providing an enhanced view to the public streets outside of the Specific Plan Area.

d. Landscaping

The Habitat district shall be restored to appropriate native habitat.

Any clearing of vegetation from the existing path edge should be selective pruning only.

All invasive plants shall be removed.

Tree removal is not allowed. Palm trees are prohibited. Sensitive habitat removal is prohibited.

e. Parking Amount and Handicap Parking

A parking area at the trailhead near Oceanside Boulevard shall provide a minimum of 50 parking spaces for vehicles plus bicycle parking. Additional vehicle parking for access to the trail system is included in the Park 6, near the docent center; this parking lot will have a minimum of 40 spaces. Requirements for handicap parking spaces are carried forward from the City of Oceanside Zoning Ordinance.

f. Parking Landscaping

Landscaping within a parking lot is also very important in creating an inviting nature for a project. Extensive landscaping is needed to reduce the scale of large parking fields and to mitigate heat effects from large amounts of asphalt.

Trees and landscape fingers shall break up the extent of the parking lot into smaller, more human scale environments.

One tree per four contiguous parking spaces is required within parking areas.



Parking lots should have a minimum of one tree per four contiguous parking spaces

2. Allowable Uses

Following is a list of the permitted uses within the Habitat District. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. *Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Habitat Trails

b. Use Permit Required

Public and Semi-public

- ◇ Utilities, Minor

3. Design Guidelines

a. Natural Resource Protection and Restoration

- 1) Protect all habitat for special status plants and species.
- 2) Prevent or minimize negative impacts, including erosion, invasion of non-native species, disruption of natural water flows, degradation of water quality, trampling of vegetation, and displacement of wildlife.
- 3) Monitor changing conditions and the effectiveness of resource management practices and alter practices as necessary.
- 4) Manage vegetation in grasslands to maintain and enhance biodiversity and achieve a high representation of native plants.
- 5) Use native materials for vegetation replacement or enhancement projects.
- 6) Maintain wetlands and creek corridors in a natural state and prevent degradation of these natural features.



Important habitat areas should be protected from the impact of development



Native materials should be used for vegetation

b. Site Planning

- 1) Preserve areas that contain outstanding scenic, natural, and cultural resources.
- 2) Protect the environmentally sensitive areas of the site.
- 3) Restore and enhance environmentally degraded areas of the site.
- 4) Provide opportunities for educating the public about the natural and cultural resources of El Corazon.
- 5) Ensure smooth transitions between the habitat area and other park uses, when appropriate.

c. Trail Access

- 1) The entrance to the trail should be easily visible with signs, vertical landscape elements, and fencing consistent with park standards.



Trail entrances should be easily visible and clearly marked

- 2) Trail access points adjacent to a street should have good sightlines along the street in either direction. If the street is curved, visibility is much better if the access point is located on the outside of the curve.
- 3) The trail access point should be easy to identify through the use of effective signs.

d. Trail Design

- 1) Trails should follow the natural contours of the terrain, taking advantage of habitat views and views beyond the site. (Refer to the proposed trail alignment in Figure 2-6.)
- 2) Providing docents, marked trails, organized overlooks and educational materials is encouraged.
- 3) Placement of new trails should be sensitive to existing vegetation, moving around trees and shrubs where possible.
- 4) Pedestrian trails that traverse flat areas should be clear of vegetation.



Trail surfaces should be clear of vegetation

- 5) Where possible, the trail alignment should meander in order to create interest in the experience along the trail.
- 6) Trail surfaces should be graded to slope slightly to allow drainage.
- 7) Trails that traverse slopes greater than six percent should be treated to minimize erosion.
- 8) Depressions in the trail surface should be filled to prevent any water accumulation and maintain a relatively smooth/flat travelway.
- 9) Soil should be compacted and repaired after the rainy season.
- 10) Soft surface trails may be surfaced with a polymer treatment added to decomposed granite to stabilize the surface while maintaining a natural appearance.
- 11) Consider the incorporation of natural barriers to maintain trail alignment and width.



Sample trail sign

e. Trail Signs

- 1) Trail signs should provide wayfinding assistance to trail users.
- 2) The materials and colors of the trail signs should either be standard park system signs, or should be congruent with the interpretive exhibits along the trail and should complement the character of the habitat area.

f. Informational Signs

Signs for the El Corazon park areas are essential for place identity and other information. The objective is to provide information and state rules without a negative directive and without creating visual clutter. Additional sign guidelines are located in Chapter 3 - Circulation and Public Improvements.

- 1) All signs throughout the park should have a common design theme.
- 2) Regulatory and informational Signs should be used to identify rules and regulations and to assist visitors in ascertaining where they are within the park. These signs typically include: park hours, appropriate uses, activity information, park restrictions, and a park map.
- 3) Regulatory and informational signs should be located at recreational facilities, interpretive centers, staging areas, and overlooks that contain direct access points to the park or trail system.
- 4) Park maps should be current and contain a 'You Are Here' identifier, north arrow and scale.
- 5) Regulatory signs will typically be made of steel or aluminum with a brown background and white lettering.
- 6) Informational signs should be provided under a small structure that provides protection from weather. The protective structures will call attention to park access points and trailheads.

D. Civic Services

The Civic Services area totals 33.9 acres and is comprised of the following four sites: 1) Senior Center, 2) Community/Cultural Center, 3) Recreation Center, and 4) Future Expansion Area. Each site may have customized development standards, depending on the expected use of the site.

1. Civic Services Programming

The following descriptions identify potential programming elements for each site while Figure 2-7 illustrates each site's location within the Specific Plan Area.

◇ Civic Services Site 1 - Senior Center (Civic 1)

The approximately seven and a half acre Senior Center site is immediately adjacent to the Community/Cultural Center land use area and the Village Commercial District and is also located near the major intersections of the El Corazon project site. The Senior Center is considered a pre-existing condition to this Specific Plan, as plans for the Senior Center were approved by the City prior to adoption of this Specific Plan.

◇ Civic Services Site 2 - Community/Cultural Center (Civic 2)
Located adjacent to the Senior Center, the Community/Cultural Center sits on 5.4 acres. This facility provides educational, social, and civic opportunities and includes rooms for meetings, arts and crafts, dance and exercise, and other special events. Opportunities for the site also include areas for banquet rooms with adjoining kitchens, auditorium and stage facilities for concerts and stage productions, arts festivals, fairs, and public forums.

This site, which may also include a public library building, forms a campus setting with generous landscaped grounds, plaza drop-off entry, and ample and convenient parking. It is located near the Village Commercial area for convenient access to shopping and restaurants.

◇ Civic Services Site 3 - Recreation Center (Civic 3)
Contained within the six acres of the Recreation Center land use area are an aquatic center and a skate/BMX park.

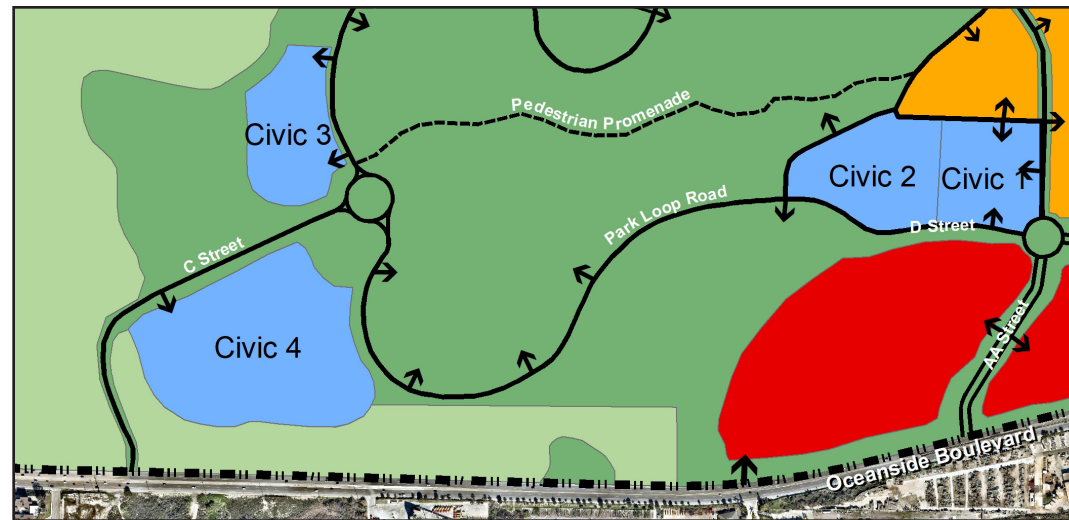


Figure 2-7 Conceptual Location of Civic Services Sites

The aquatic center area shall have a regulation size competition pool, suitable for holding both Olympic and world record setting meets and interscholastic and intercollegiate meets. The pool should measure 50 meters by 25 yards. These distances will allow for world championship meets to be held in the longer 50 meter length while shorter distance meets can be held across the pool with the 25 yard distance. At the time of pool design, the current standards for pool depth must also be met.

The aquatic center will also have a smaller recreation play pool, which will feature water slides and other play features. ADA standards should also be considered in the design of the Recreation Center. This land use area also provides ample parking, recreation offices and a Recreation

Center building, and ancillary structures for restrooms and pool maintenance and storage. The land use area is immediately adjacent to active and passive park areas, trails, and C Street, a major park entry road.

- ◇ Civic Services Site 4 - Future Expansion Area (Civic 4)
The expansion area will be phased to change uses over the next several years. This part of the site will be initially developed into a Green Waste Facility in Phase 1, as a short-term to mid-term project. Two alternatives are provided for Phase 2 development of the Future Expansion Area, in the

event that the Green Waste Facility is relocated. The proposed options include either 1) an extensive Park Expansion Area or 2) a Public Safety Center with limited Park Expansion.

- ◇ Phase 1 - Green Waste Facility
The relocated Green Waste Facility is proposed near the southwest entry of the El Corazon property. It is planned that the facility will be screened, and odor control will be in place.
- ◇ Phase 2 – Option 1: Park Expansion Area
If the site is used for park expansion, it can be designed for both active and passive recreational uses, such as accommodating more athletic fields and other park amenities that may become needed by the community. The following minimum amenities will be required if the site is developed as Park Expansion Area.

- ◇ 1 open play area (approximately 10,000 sf)
- ◇ 1 community playground
- ◇ 1 picnic pavilion
- ◇ Individual picnic tables
- ◇ 1 parking lot, minimum 130 spaces
- ◇ 1 storage building
- ◇ 1 restroom location

◇ Phase 2 – Option 2: Public Safety Center with limited Park Expansion

Should the site be used for a Public Safety Center, the facility is envisioned as a campus that contains a full-service police facility, community meeting rooms, dispatch center, training areas, and other uses. The center would also provide for fire administration, fire prevention

offices, training center, and emergency operations center.

The complete facility, including parking, would cover approximately 150,000 to 200,000 square feet, which is 4.6 acres. The remainder of the expansion area would be used for additional park space featuring more athletic fields or other park amenities.

The City of Oceanside is currently conducting an RFP process for a needs assessment for the Public Safety Center.



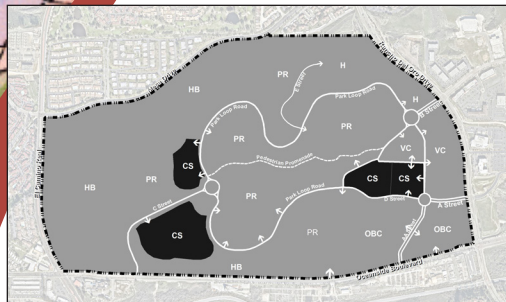
Sample site configuration for Public Safety Center

2. Development Standards

The following page presents the development standards for the Civic Services District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.

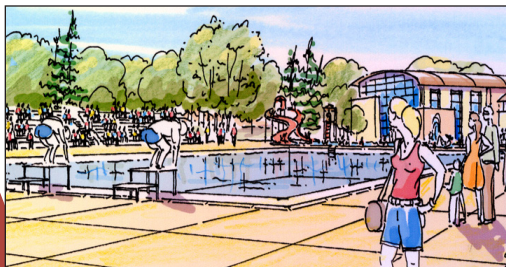


Sample site configuration for Park Expansion Area



Primary Uses¹

Senior Center
Community/Cultural Center
Parks and Recreation
Public Library
Green Waste Facility
Public Safety Center



Development Standards²

FAR	0.3 Max
Setbacks	
A Street	25 ft Min
C Street	25 ft Min
D Street	25 ft Min
Park Loop Road	25 ft Min
Internal Lot Line	0 ft Min
Building Height	50 ft Max
Building Form	Irving Gill architectural style
Building Placement	For Civic 2, buildings shall be oriented toward Civic 1 For Civic 4, buildings shall be located adjacent to C Street
Signs	Per City standards, except pole signs prohibited
Landscaping	20% Min
Public Gathering Area	For Civic 2, a minimum of 1 outdoor space totalling no less than 5% of the total building square footage Pedestrian connections shall link Civic 2 to Civic 1 and the adjacent Parks and Recreation uses
Parking Amount	Min required spaces for each site
Handicap Parking	Per City standards
Parking Location	No parking is permitted between Civic 1 and Civic 2
Parking Landscaping	1 tree/4 contiguous parking stalls

Plan View - Civic 1 and Civic 2



Plan View - Civic 3



Plan View - Civic 4



¹ Refer to page 2-53 for a complete list of allowable uses

² Refer to the following development standards pages for additional information and detail

a. Primary Land Uses

Primary land uses define the character and function of each district but are not intended to be the only uses that may be permitted. See section 3. Allowable Uses for a more extensive list of permitted land uses. As discussed previously in the description of the Civic Services district, the Public Safety Center is a potential future use for the site and may or may not replace the Green Waste Facility at a future date.

b. Floor Area Ratio

Floor area ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls. Halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than 7 feet are included in gross floor area. Areas used exclusively for vehicle parking or loading and, in industrial areas, storage sheds with less than 150 square feet of

space, bunkers, electrical substations, smoking shelters, instrument shelters, and similar enclosures are excluded from gross floor area.

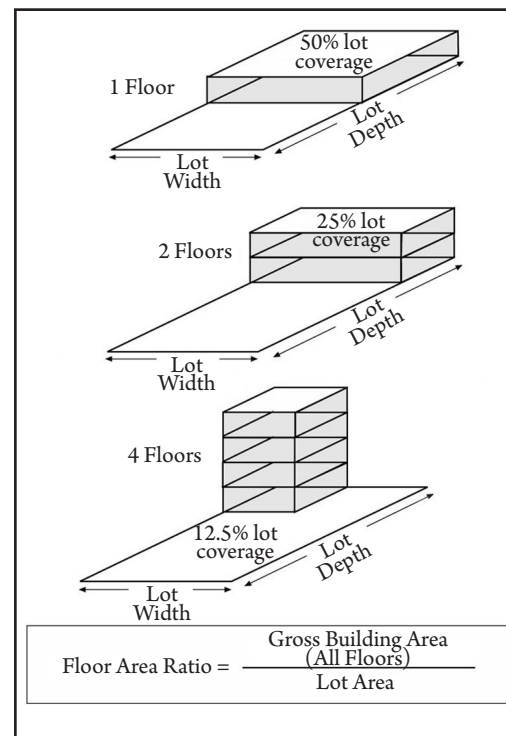
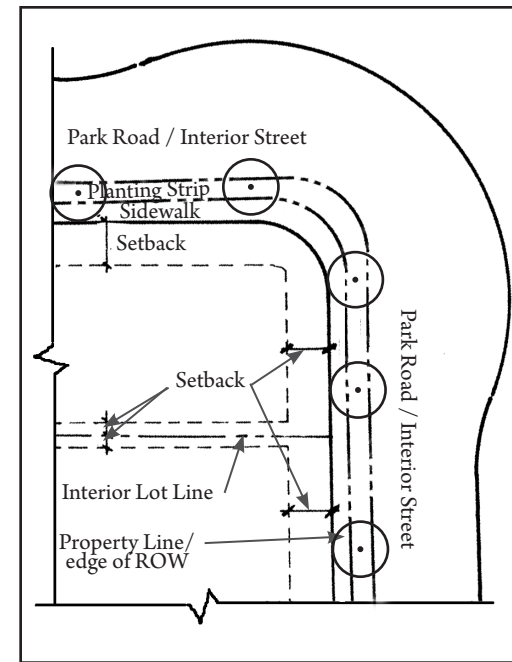


Diagram of .50 FAR alternatives



Setback diagram

c. Setbacks

Setbacks ensure appropriate distances between the public realm of the street and the buildings. Setback is the distance between the setback line and the property line or lot line. Setback is measured horizontally and perpendicular to the setback line. The setback line is a line within a lot parallel to a corresponding lot/property line. A setback is measured from the boundary of any specified

front, side, or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise. The setback line is created to govern the location of buildings, structures, or uses within a project in relation to the project boundaries. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot/property line.

d. Building Height

Building heights are measured from finish grade to the uppermost point of a structure. Maximum building heights ensure that all buildings are within an appropriate scale both to each other and for the site.

e. Building Form

Well-articulated building forms create a more welcoming environment than uniform, nondescript structures. Architecture that consciously wraps 360-degrees around all sides of a building is preferred to create a building that is aesthetically pleasing from all angles. Important measures that create interesting building forms include recessing the upper stories of building from the front

façade in order to reduce the appearance of scale and massing of the building and creating breaks in the wall plane at minimum distances in order to avoid long, unattractive blank walls.

f. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking can be used to create a pleasing and inviting site atmosphere rather than distancing visitors from the public areas.

A joint campus-like setting should be created for Civic 1 and Civic 2. For Civic 1, the Senior Center is considered a pre-existing condition. For Civic 2, the Community/Cultural Center should be oriented towards the Senior Center and the back of the building should not face the Senior Center on Civic 1. Strong pedestrian connections are important between these two sites.

The location of the aquatic center and recreation facilities of Civic 3 shall be determined through later specific park design concepts. The location of building facilities on Civic 4 will be determined by

future plans for the Green Waste Facility but shall be located near C Street.

g. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the following exceptions. All pole signs are prohibited. Window signs are limited to no more than ten percent of the total window area for any one side of a building for both permanent and temporary signs. External illumination of signs is allowed if the light source is directed on the sign from an architecturally compatible shielded light fixture. All development proposals must submit a comprehensive sign package as part of the development application.

h. Landscaping

The amount of site landscaping is a significant feature in the overall presence of the site. Well landscaped environments are more inviting to visitors and are in keeping with adjacent park uses. Enhanced landscaping will be important in the civic areas of El Corazon to enhance the appearance of City facilities within the site. A minimum of 20% of each of the individual Civic Services sites should

be dedicated to landscaping elements. In addition, to contribute to a joint campus atmosphere between Civic 1 and Civic 2, a common or complementary landscaping palette should be implemented.

i. Public Gathering Area

The term public gathering space refers to any areas devoted to the following common, private, or public uses: patio, porch, balcony, deck, garden, plaza, fountain, atrium, gazebo, picnic area, shelter, roof, or similar leisure facility that is not used for enclosed floor area. Slightly varying setbacks along building frontages allows for the creation of spaces for outdoor seating areas, outdoor dining, shopping, etc. These spaces will enrich the pedestrian experience and provide some visual variety within the project.

For Civic 1, the Senior Center is considered a pre-existing condition and the inclusion of public gathering spaces is at the discretion of the developer, pending City approval. Civic 2 will be a cultural venue visited by many residents of the community and should provide outdoor gathering areas for the convenience and enjoyment of these users, as well as employees. Civic 2 shall have a minimum

of one outdoor public gathering space the area of which should total no less than five percent of the total building square footage of Civic 2.

In addition, strong pedestrian connections are necessary between the Community/Cultural Center on Civic 2 and the Senior Center on Civic 1. Pedestrian links are also needed between the Community/Cultural Center on Civic 2 and the adjacent uses within the Parks and Recreation district. The potential development activities of Civic 3 and Civic 4 are expected to either include public gathering spaces by design or preclude the need for these spaces by the use's less public nature.

j. Parking Amount and Handicap Parking

The City of Oceanside Zoning Ordinance contains requirements for specific amounts of parking based on type of use for most uses. For Civic 1, 2 and 4, these standard amounts have been carried forward into the Specific Plan. For Civic 3, parking requirements were determined for each type of use. Parking requirements for all Civic Sites are

detailed in Figure 2-8. Requirements for handicap parking spaces are per the City of Oceanside Zoning Ordinance.

k. Parking Location

The location of parking, especially larger parking fields contributes greatly to the overall aesthetic appearance and impression of a project. Therefore, parking should not dominate the site, though buildings should still be accessible by all users. Parking lots for Civic 1, Civic 2, and Civic 3 should also incorporate drop-off areas into each parking lot.

Parking is not permitted between the Senior Center on Civic 1 and the Community/Cultural Center on Civic 2.

<i>Parking Requirements</i>	
Civic Site and Use	Regulation
Civic 1	
Senior Center	Per approved plans
Civic 2	
Community/Cultural Center	1 per 300 square feet
Public Library	1 per 300 square feet
Civic 3	
Aquatic Center Building Area	1 space per 300 square feet
Additional Recreational Area*	1 space per 500 square feet
Pool Surface	1 space per 150 square feet
Skate Park	1.18 spaces per 1,000 square feet
Civic 4	
Green Waste Facility	As specified by use permit
Parks and Recreation Expansion	130 spaces minimum
Public Safety Center	As specified by use permit
*Includes any recreational space not within a building or part of any pool surface	

Figure 2-8 Parking Requirements Table

1. Parking Landscaping

Landscaping within a parking lot is also very important in creating an



Parking lot with appropriate landscaping

inviting nature for a project. Extensive landscaping is needed to reduce the scale of large parking fields and to mitigate heat effects from large amounts of asphalt. Trees and landscape fingers break up the extent of the parking lot into smaller, more human scale environments.

One tree per four contiguous parking spaces is required within parking areas.



Landscape fingers should be located within parking fields

3. Allowable Uses

Following is a list of the permitted uses within the Civic Services District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. *Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public Uses

- ◇ Clubs and Lodges
- ◇ Cultural Institutions
- ◇ Government Offices
- ◇ Parks and Recreation Facilities
- ◇ Public Safety Facilities
- ◇ Resource Centers
- ◇ Utilities, Minor

Commercial

- ◇ Self Service Facilities (ATMs)
- ◇ Eating and/or Drinking Establishments
 - ◇ With Live Entertainment, Small-scale
 - ◇ With Take-out Service
- ◇ Food and Beverage Services
- ◇ Green Waste Facility

b. Use Permit Required

Public and Semi-public Uses

- ◇ Day Care, General
- ◇ Utilities, Major

Commercial

- ◇ Artists' Studios
- ◇ Commercial Recreation and Entertainment
- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments
 - ◇ With Wine and Beer Service
 - ◇ With Full Alcoholic Beverage Service
 - ◇ With Live Entertainment
- ◇ Native Plant Propagation Center
- ◇ Office, Business and Professional
- ◇ Personal Improvement Services
- ◇ Personal Services
- ◇ Retail Sales
- ◇ Travel Services

4. Design Guidelines

Civic buildings within El Corazon should reflect the standard architectural style of Irving Gill, as seen in other prominent civic buildings in Oceanside, such as the Fire Station adjacent to City Hall. The following guidelines describe common characteristics found in Gill's work.

The following guidelines apply specifically to the Civic Services District only. These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter. However, design guidelines in this section shall take precedence over guidelines



Buildings should convey simplicity of style



A monolithic form is encouraged

found in Section 2.4 *General Design Guidelines* when such guidelines would be inconsistent with the following stated architectural style.

a. Irving Gill Architectural Style

- 1) Buildings should convey an overall simplicity of style, with little to no ornamentation.
- 2) Heaviness of construction materials is encouraged.

- 3) A monolithic form is encouraged, even in smaller scale buildings.
- 4) Long, low lines should be employed.
- 5) Walls should have a painted, smooth plaster finish with no additional detailing.
- 6) Walls may be covered with creeping and flowering vines.

- 7) Flat roofs, without protective eaves, should be utilized.
- 8) Window openings should have clean, simple lines, with no additional ornamentation.
- 9) The use of arches and simple arched arcades is encouraged.
- 10) Recessed arched entryways should be used.
- 11) An occasional tower element may be used, though the tower should be kept simple in form.



The use of arches and arcades is encouraged



Judicious use of color accents may be considered

- 12) Exterior colors should be natural to the material used, preferably in white or cream hues.
- 13) Judicious use of color accents may be considered.
- 14) Grounds of shared gardens are encouraged.

E. Hotel

The Hotel District occupies two parcels of land within the site totals 9.1 acres. While both sites will have the same development standards and allowable uses, the sites are intended to feature distinct hotel designs.

1. Hotel Programming

The two Hotel sites are illustrated in Figure 2-9 below. Hotel Site 1 will be a destination hotel and Hotel Site 2 will feature a regional hotel; the different types of hotels are described briefly below and further delineated in section 4. Design Guidelines for Destination Hotel and section 5. Design Guidelines for Regional Hotel.

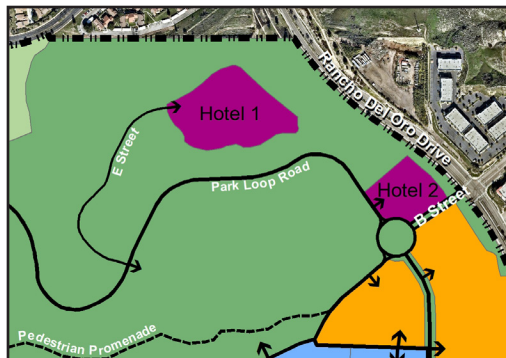


Figure 2-9 Conceptual Location of Hotel 1 and Hotel 2

◇ Hotel Site 1 - Destination Hotel (Hotel 1)

The destination hotel sits on a six acre site and offers a vacation location designed to cater to and pamper guests. Located on the highest point of the project and away from the surrounding major roadways, this hotel is situated in a more private part of the site. The destination hotel will have commanding views of the large adjacent park and open space areas, as well as quieter setting. The hotel arrangement will spread over the site and will offer a relaxing atmosphere and all-inclusive guest services. A 150 room hotel is proposed on this site.

◇ Hotel Site 2 - Regional Hotel (Hotel 2)



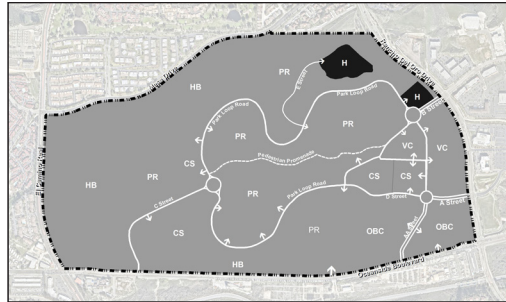
Each hotel should have a distinct design theme

The regional hotel sits on a 3.1 acre site and is envisioned to serve the more functional recreational, business, and residential land uses of the El Corazon site and surrounding area. The 150 room hotel site is located near the Rancho del Oro Drive entry to the site and is planned to be a more urban compact form than the destination hotel site. The regional hotel site is conveniently located near the Village Commercial district and offers easy access to both internal project streets and the major surrounding streets.

2. Development Standards

The following page presents the development standards for the Hotel District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.

Hotel - At-A-Glance Sheet



Primary Uses¹

Hotel
Restaurant
Personal Services



¹ Refer to page 2-60 for a complete list of allowable uses

² Refer to the following development standards pages for additional information and detail

Development Standards²

Number of Rooms 150 on each site

Setbacks

Park Loop Road 25 ft Min
B Street 25 ft Min
Rancho del Oro Drive 25 ft Min

Building Height 50 ft Max

Building Form Portions of upper stories shall be recessed
A break in wall plane shall occur at a minimum of every 50 ft

Building Placement For Hotel 2, buildings shall be oriented toward Park Loop Road, B Street, and Roundabout

Signs Per City standards, except pole signs prohibited

Landscaping

Hotel 1 25% Min
Hotel 2 20% Min

Parking Amount Per City standards

Handicap Parking Per City standards

Parking Location For Hotel 1, facing Mesa Drive and Rancho del Oro Drive
For Hotel 2, not permitted adjacent to B Street or Roundabout

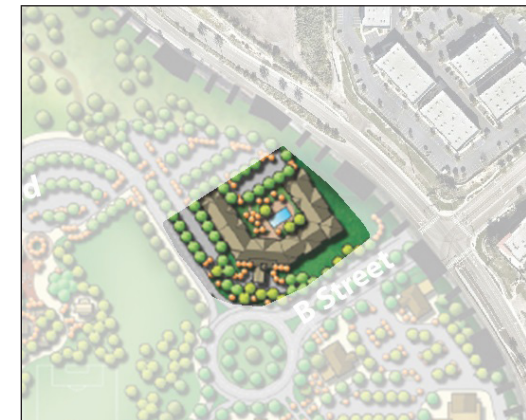
Parking Landscaping 1 tree/4 contiguous parking stalls

Chapter 2 - Land Use and Design Hotel

Plan View - Hotel 1



Plan View - Hotel 2



El Corazon - Specific Plan

a. Primary Land Uses

Primary land uses define the character and function of each district but are not intended to be the only uses that may be permitted. See section 3. Allowable Uses for a more extensive list of permitted land uses.

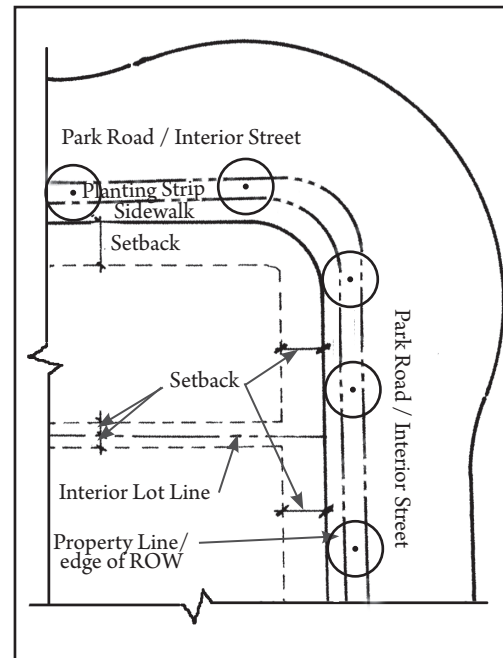
b. Number of Rooms

Hotel size is generally based on the number of rooms allowed. Both hotel sites on El Corazon anticipate approximately 150 guest rooms.

c. Setbacks

Setbacks ensure appropriate distances between the public realm of the street and the buildings. Setback is the distance between the setback line and the property line or lot line. Setback is measured horizontally and perpendicular to the setback line. The setback line is a line within a lot parallel to a corresponding lot/property line. A setback is measured from the boundary of any specified front, side, or rear yard, or the boundary of any public right-of-way whether acquired

in fee, easement or otherwise. The setback line is established to govern the location of buildings, structures, or uses within a project in relation to the project boundaries. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot/property line.

d. Building Height

Setback diagram

Building heights are measured from finish grade to the uppermost point of a structure. Maximum building heights ensure that all buildings are within an appropriate scale both to each other and for the site.

e. Building Form

Well-articulated building forms create a more welcoming environment than uniform, nondescript structures. Architecture that consciously wraps 360-degrees around all sides of a building is preferred to create a building that is aesthetically pleasing from all angles. Important measures that create interesting building forms include recessing the upper stories of building from the front façade in order to reduce the appearance of scale and massing of the building and creating breaks in the wall plane at minimum distances in order to avoid long, unattractive blank walls.

f. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking and loading areas can be used to create a pleasing and inviting site atmosphere rather than distancing visitors to the park from the public areas.

Due to the rather secluded nature Hotel 1, building placement is at the discretion of the developer, pending City approval, though parking is encouraged closer to Mesa Drive and Rancho del Oro than the entry drive on E Street. As Hotel 2 is located in a more visually prominent location, buildings should be placed adjacent to and oriented toward the Park Loop Road, B Street and the Roundabout in order to create an inviting streetscape.

g. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the following exceptions. All pole signs are prohibited. Window signs are limited to no more than ten percent of the total window area for any one side of a building for both permanent and temporary signs. External illumination of signs is allowed if the light source is directed on the sign from an architecturally compatible shielded light fixture. All development proposals must submit a comprehensive sign package as part of the development application.

h. Landscaping

The amount of site landscaping is a significant feature in the overall presence of the site. Well landscaped environments are more inviting to visitors and are in keeping with the adjacent park uses.

The destination hotel features of Hotel 1 dictate a lush landscaping environment.

Landscaping elements for Hotel 1 shall occupy a minimum of 25% of the site. As Hotel 2 will contain more of a business class hotel, landscaping features should be thorough but may be less extensive than on Hotel 1. Landscaping elements for Hotel 2 shall occupy a minimum of 20% of the site.

i. Parking Amount and Handicap Parking

The City of Oceanside Zoning Ordinance contains requirements for specific amounts of parking based on type of use. These standard amounts have been carried forward into the Specific Plan, as

have requirements for handicap parking spaces.

j. Parking Location

The location of parking, especially larger parking fields contributes greatly to the overall aesthetic appearance and impression of a project. Therefore, parking should not dominate the site, though buildings should still be accessible by all users.

For Hotel 1, parking is preferred away from the entry drive and prominent views and should be placed closer to Mesa Drive and Rancho del Oro. For Hotel 2, parking is not permitted adjacent to B Street or the Roundabout to prevent the



Parking lot with appropriate landscaping



Landscape fingers should be located within parking fields

parking areas overwhelming the public view.

k. Parking Landscaping

Landscaping within a parking lot is also very important in creating an inviting nature for a project. Extensive

landscaping is needed to reduce the scale of large parking fields and to mitigate heat effects from large amounts of asphalt. Trees and landscape fingers break up the extent of the parking lot into smaller, more human scale environments.

One tree per four contiguous parking spaces is required within parking areas.

3. Allowable Uses

Following is a list of the permitted uses within the Hotel District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and Section 2.3 A. *Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
- ◇ Utilities, Minor

Commercial

- ◇ Artists' Studios
- ◇ Self Service Facilities (ATMs)
- ◇ Catering Services
- ◇ Eating and/or Drinking Establishments
 - ◇ With Wine and Beer Service
 - ◇ With Full Alcoholic Beverage Service
 - ◇ With Live Entertainment, Small-scale
 - ◇ With Take-out Service
- ◇ Food and Beverage Sales
- ◇ Personal Services
- ◇ Retail Sales

◇ Visitor Accommodations

- ◇ Bed and Breakfast Inns
- ◇ Hotels, Motels, and Time Shares

b. Use Permit Required

Public and Semi-public

- ◇ Clubs and Lodges
- ◇ Cultural Institutions
- ◇ Day Care, General
- ◇ Resource Centers
- ◇ Utilities, Major

Commercial

- ◇ Animal Sales and Services
 - ◇ Animal Retail Sales
- ◇ Banks and Savings and Loans
 - ◇ Self Service Facilities (ATMs)
- ◇ Commercial Recreation and Entertainment
- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments
 - ◇ With Live Entertainment
- ◇ Offices, Business and Professional
- ◇ Personal Improvement Services
- ◇ Research and Development Services
- ◇ Travel Services

4. Design Guidelines for Destination Hotel Site

Destination hotels are vacation resort type uses that focus on relaxation and the ability for guests to escape from everyday life.

The destination hotel should include higher quality amenities such as a spa, an art gallery with studio, a fine dining restaurant, banquet facilities, and/or a pool with pool-side services or bar. Valet parking may be offered.

The following guidelines apply specifically to Hotel Site 1. These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter.

a. Site Planning



The resort experience should begin at the entry drive



A luxury resort with a variety of amenities is desired for the destination hotel site

Hotels are quasi-residential uses and should be designed and sited to minimize the effects of noise from the adjacent streets and properties.

- 1) The resort experience should begin at the primary approach drive that leads to destination hotel. The entry drive should wind into the site, creating the appearance of a semi-hidden location.
- 2) The entry court should have textured paving.
- 3) Consider using non-operable gates, which would remain open at all times, as an entry feature to the hotel site, to add the semblance of exclusivity to the destination hotel site.
- 4) Maximize optimal views in the site design.
- 5) A series of smaller bungalow-type buildings are encouraged rather than a single multi-story tower.

- 6) Smaller clustered buildings are preferred.
- 7) Hotel grounds should be heavily landscaped.
- 8) Well landscaped pedestrian pathways should lead throughout the grounds of the site to provide amenities for guests.
- 9) Plant material should be appropriate for the architectural style of the hotel while also complementing the



Well landscaped pedestrian pathways are highly encouraged

adjacent buffer area plantings.

- 10) Privacy of guests should be considered in the site design.



Recreational amenities should be located for a sense of privacy for guests

- 11) Recreational amenities such as swimming pools should be located where guests can use the amenities with a semblance of privacy and not be exposed to public streets.

- 12) Parking lots should not dominate the site.

- 13) Small parking lots away from public view and/or podium parking are encouraged.

- 14) Outdoor parking areas should be heavily landscaped.
- 15) Delivery and loading areas should be located at the rear of the hotel, away from guests' view, and should not be visible from public areas.



Well articulated building designs are desired

b. Building Form and Articulation

Particular design focus should rest with ensuring that all sides of a structure are stylistically consistent. Building design should be inviting and not merely accommodating.

- 1) A standard corporate design theme is strongly discouraged.
- 2) All hotel structures should incorporate the same design theme.



All sides of a hotel building should be articulated

- 3) All sides of all hotel buildings should be architecturally detailed.
- 4) Privacy of guests should be a high priority in building design.
- 5) Exterior corridors on multi-level buildings are discouraged.



Balconies are encouraged

- 6) The hotel should have room access from interior corridors.

- 7) Balconies for individual rooms are encouraged.
- 8) A variety of materials should be used on building surfaces.
- 9) High quality and authentic materials should be used.



Multiple roof forms add detail and are strongly encouraged

- 10) Multiple roof forms are strongly encouraged.
- 11) Mechanical equipment of all types, including that associated with swimming pools, should be screened from public view.

5. Design Guidelines for Regional Hotel Site

Hotels are quasi-residential uses and should be designed and sited to minimize the effect of noise from the adjacent streets and properties. Carefully planned hotel and motel sites will reduce these potential conflicts.

The following guidelines apply specifically to Hotel Site 2. These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter.



A well designed business-class hotel is anticipated for the regional hotel site



Views should be maximized with site design

a. Site Planning

- 1) The primary presence along the Rancho Del Oro entry drive should be the buildings, driveway approach, and on-site amenities, not the parking lot.
- 2) Views should be maximized with site design.
- 3) Recreational amenities such as swimming pools should be located where guests can use the amenities with a semblance of privacy and not be exposed to public streets.



The hotel site should have strong pedestrian links to the Village Commercial area

- 4) The hotel site should have strong and easily identifiable pedestrian links to the Village Commercial district.
- 5) Plant material should be appropriate for the architectural style of the hotel while also complementing the adjacent buffer area plantings.

- 6) Delivery and loading areas should be located at the rear of hotel facilities.

b. Building Form and Articulation

As hotel architecture is often thematic, a strong temptation is presented to neglect non-street fronting sides. Particular design focus should rest with ensuring that all sides of a structure are stylistically

consistent. Building design should be inviting and not merely accommodating.

- 1) Exterior corridors on multi-level buildings are discouraged.



Building design should be inviting and not merely accommodating

- 2) Building design should be inviting and not merely accommodating.
- 3) Mechanical equipment of all types, including that associated with swimming pools, should be screened from public view.

F. Village Commercial

The Village Commercial area will compose 19.7 acres of the site. The Village area allows for retail shopping, restaurants and other appropriate uses in financial support of the El Corazon public land use areas and programs.



Outdoor dining is encouraged in the Village Commercial district

The site may contain approximately 168,000 square feet of commercial uses and approximately 80,000 square feet of office space.

Up to 338 total residential units are allowed within the Village Commercial and Oceanside Boulevard Commercial Districts as a part of vertical or horizontal mixed use developments.



The village will contain commercial and office uses

This mixed-use area is intended to contain specialty retail that is complementary and compatible with adjacent park, community, cultural, and surrounding land uses. Example uses desired in the Village Commercial area include cafes, coffee house, restaurants, sports shops, ATMs, kiosks, service and other lifestyle uses.

The vision for the commercial setting is to create a destination point that provides a variety of services to the community. Large open plazas with shops and restaurants, pedestrian promenades, paseos, fountains, and direct access to the park create a synergy of uses and activities for visitors. In addition to serving recreation park visitors and shoppers, the village will serve the needs of future hotels as well as neighboring residential and industrial areas. The village will be designed to interact with the park,

facing inward with open access to the park facilities, public centers, pedestrian trails, and the main loop road through El Corazon.

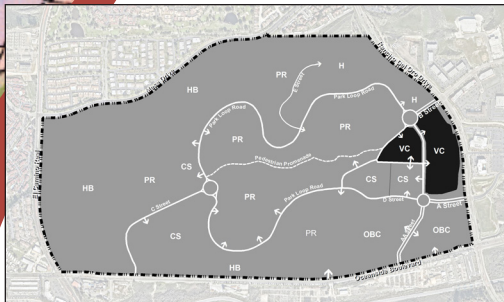


The village will provide a variety of services to the community

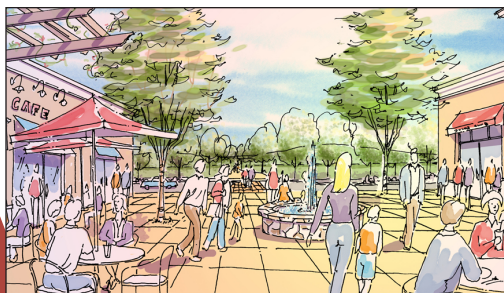
In order to assure that commercial and office development occurs at the levels anticipated by the Specific Plan so as to provide the anticipated fiscal support of El Corazon, planned non-residential (commercial and office) building square footage may be transferred from the Village Commercial (VC) District to the Oceanside Boulevard Commercial (OBC) District consistent with the development standards established for the OBC District.

1. Development Standards

The following page presents the development standards for the Village Commercial District in a convenient at-a-glance sheet. Following the at-a-glance sheet are more detailed descriptions pertaining to the development standards.

Primary Uses¹

Specialty Retail
Restaurants
Boutique Office
Residential²

Development Standards³

FAR 1.0 Max

Setbacks

Park Loop Road 15 ft Min

A Street 25 ft Min

B Street 25 ft Min

Rancho del Oro Drive 25 ft Min

Building Height 50 ft Max

Building Form Portions of upper stories shall be recessed
A break in wall plane shall occur at a minimum of every 50 ft

Building Placement At a minimum, buildings located adjacent to Park Loop Road, B Street, and Roundabout

Signs Per City standards, except pole signs prohibited

Landscaping 15% Min

Public Gathering Space A minimum of 3 separate outdoor spaces cumulatively totalling no less than 8% of the Village Commercial building footprint

Parking Amount Per City standards, except 25% reduction for residential w/ CUP

Handicap Parking Per City standards

Parking Location Where building frontage is adjacent to a parking field, head-in parking and a 12-15 ft sidewalk shall be provided

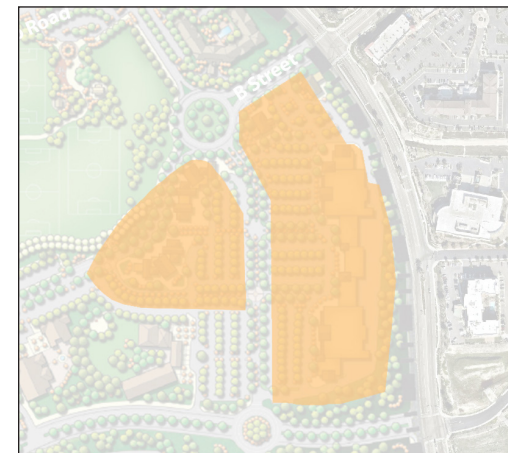
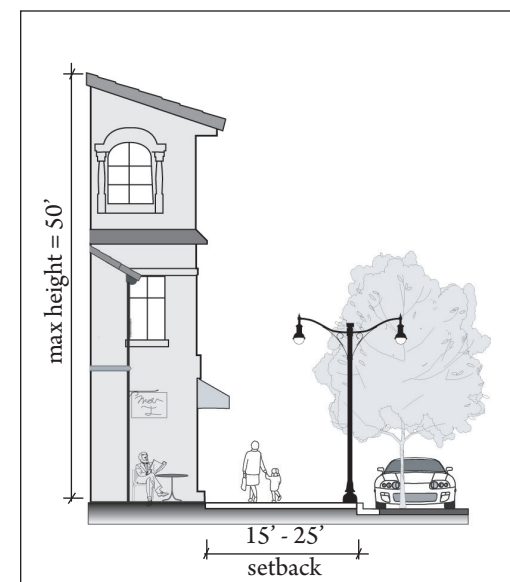
No parking is permitted between Park Loop Road and the building

Parking Landscaping 1 tree/4 contiguous parking stalls

¹ Refer to page 2-77 for a complete list of allowable uses

² Refer to page 2-73 for mixed use development standards

³ Refer to the following development standards pages for additional information and detail

Plan ViewSection View

a. Primary Land Uses

Primary land uses define the character and function of each district but are not intended to be the only uses that may be permitted. See section 2. Allowable Uses for a more extensive list of permitted land uses. The primary land uses designate the total percentages of floor area devoted to each use on a district-wide basis.

b. Floor Area Ratio

Floor area ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls. Halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than 7 feet are included in gross floor area. Areas used exclusively for vehicle parking or loading and, in industrial areas, storage sheds with less than 150 square feet of space, bunkers, electrical substations, smoking shelters, instrument shelters, and similar enclosures are excluded from gross floor area.

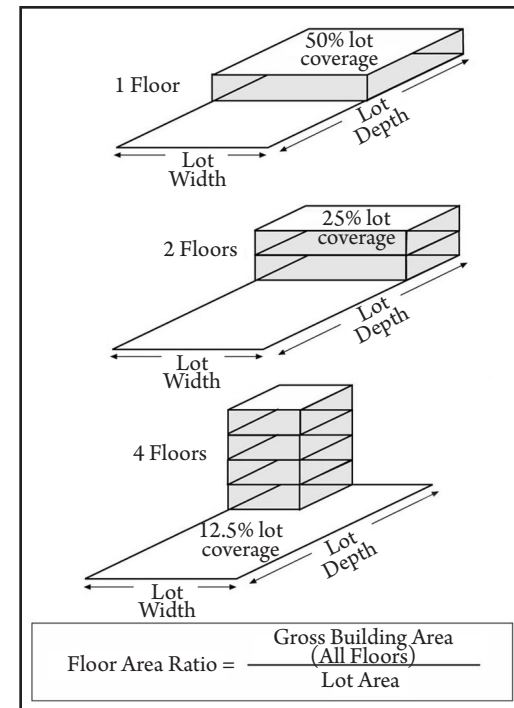


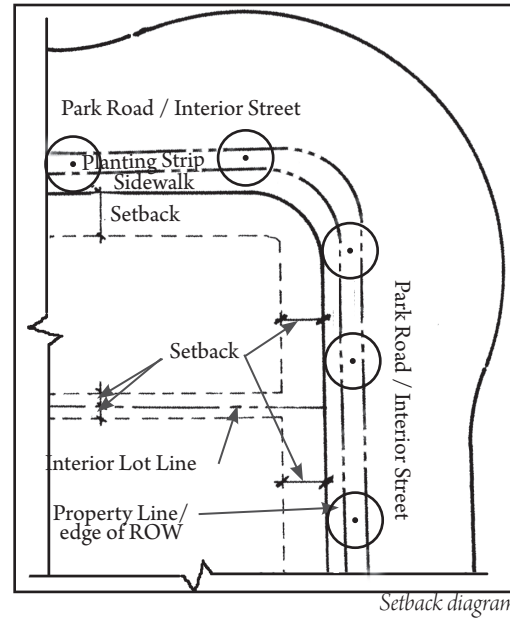
Diagram of .50 FAR alternatives

c. Setbacks

Setbacks ensure appropriate distances between the public realm of the street and the buildings. Setback is the distance between the setback line and the property line or lot line. Setback is measured horizontally and perpendicular to the setback line. The setback line is a line within a lot parallel to a corresponding lot/property line. A setback is measured from the boundary of any specified front, side, or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise. The setback line is established to govern the location of buildings, structures, or uses within a project in relation to the project boundaries. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot/property line.

e. Building Height

Building heights are measured from finish grade to the uppermost point of



a structure. Maximum building heights ensure that all buildings are within an appropriate scale both to each other and for the site.

f. Building Form

Well-articulated building forms create a more welcoming environment than

uniform, nondescript structures. Architecture that consciously wraps 360-degrees around all sides of a building is preferred to create a building that is aesthetically pleasing from all angles. Important measures that create interesting building forms include recessing the upper stories of building from the front façade in order to reduce the appearance of scale and massing of the building and creating breaks in the wall plane at minimum distances in order to avoid long, unattractive blank walls.

g. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking and loading areas can be used to create a pleasing and inviting site atmosphere rather than distancing visitors to the park from the public areas. In the Village Commercial area, buildings are encouraged to be located adjacent to the Park Loop Road, B Street, and the Roundabout, at a minimum. Providing a public frontage along these streets with internal parking will create a welcoming streetscape within the El Corazon site and encourage pedestrian activity throughout the Village. It is encouraged for buildings to have outdoor dining and other similar interactive environments facing the park area.

Vertical mixed-use buildings and free-standing commercial/retail buildings are also encouraged to be situated along the internal north/south drive aligned through the central VC District connecting to the A & B Street roundabouts. Street parking with a minimum 10-12 foot sidewalk will be provided adjacent to building frontages along this drive.

h. Mixed Use Development Standards

Mixed use projects combine commercial and/or office, with residential uses into one single building, or single development site, which can create unique design issues. When designing mixed use developments, it is important that commercial and office uses are sensitive to the residential uses of the project. Buildings should be sited to reduce odor, noise, light and glare, visual and other conflicts between commercial and residential uses.

A horizontal mixed use development may be allowed where two or more different types of uses are placed adjacent to each other or within the same development block, integrated with strong pedestrian and vehicular connections. Well-designed pedestrian corridors and landscaped pathways are featured as connecting elements between use areas.

1. All commercial portions of a mixed use project shall adhere to all standards pertaining to commercial uses within this Specific Plan.
2. A minimum of 500 square feet or commercial, office, or similar non-

residential uses shall be implemented with every 30 dwelling units constructed within the VC and/or OBC Districts.

3. Architectural style and use of quality materials shall be consistent throughout an entire mixed use project; however, variations in materials and details may be used to differentiate between residential and non-residential portions of the project.
4. Residential units are encouraged above the ground floor except units provided for persons with disabilities which may be located on the ground floor to satisfy minimum ADA standards.
5. Separate entrances shall be provided for residents and commercial users of mixed use structures.
6. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or negatively impact the residential units.
7. Landscaping shall be used with other features to reduce potential visual, light, and glare conflicts.

8. Long expanses of blank walls or unbroken series of garage doors are not allowed.
9. Loading and service areas for commercial uses shall not be located within residential parking areas and shall not block access ways for the residential areas.
10. Special consideration should be given to the location and screening of noise-generating equipment, such as refrigeration units and air conditioning and exhaust fans. Noise-reducing screens and insulation may be required if any equipment has the potential to create a negative impact on residential uses.
11. Commercial uses with residential units either above or attached shall provide ventilation systems to prevent odors from adversely affecting residential units.
12. All work associated with a business shall be performed entirely indoors unless approved through a special use permit. Any outdoor work allowed through a special use permit shall

be in an area specifically provided for such use. No outdoor work shall be performed in designated parking areas or open space areas. In addition, approved areas for outdoor work shall not be counted as open space.

13. The use or storage of flammable, explosive, or combustible materials is prohibited.

i. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the following exceptions. All pole signs are prohibited. Window signs are limited to no more than ten percent of the total window area for any one side of a building for both permanent and temporary signs. External illumination of signs is allowed if the light source is directed on the sign from an architecturally compatible shielded light fixture. All development proposals must submit a comprehensive sign package as part of the development application.

j. Landscaping

The amount of site landscaping is a significant feature in the overall presence of the site. Well landscaped environments are more inviting to visitors and are in keeping with the adjacent park uses. The planting palette should consist of an appropriate combination of species that suit the local climate, soils, and water availability.

Planting patterns within the commercial and civic services areas should reinforce the structure and layout of the commercial roads, pedestrian circulation and plazas, parking lots, storefronts, and major entry points to better equip vehicles and pedestrians to navigate the area in a safe and efficient manner. Sidewalks and street crossings shall be clearly identified with small-scale accent trees and low-growing plant material. Plazas shall incorporate specimen trees and plants to help identify central gathering spaces and intersecting paths of travel. The planting character should complement the architectural style and building hierarchy of the commercial district.

k. Public Gathering Space

The term public gathering space refers to any areas devoted to the following common, private, or public uses: patio, porch, balcony, deck, garden, plaza, fountain, atrium, gazebo, picnic area, shelter, roof, or similar leisure facility that is not used for enclosed floor area. Slightly varying setbacks along building frontages allows for the creation of spaces for outdoor seating areas, outdoor dining, shopping, etc. These spaces will enrich the pedestrian experience and provide some visual variety within the project.

Within the Village Commercial district, the focus should be on the pedestrian environment, thus public gathering spaces are strongly encouraged. The Village Commercial area should provide a minimum of three separate outdoor spaces, the area of which should total no less than eight percent of the total area of the Village Commercial building footprints. Area counted towards a public gathering space must be a minimum of 20 feet wide and may not be part of a required sidewalk.

Where outdoor dining is considered for public gathering area, all of the outdoor

dining area may be attributed to public gathering space if the area is not for the exclusive use of one business. If the outdoor dining area is for exclusive use by one establishment, only 50% of the area may count towards the public gathering space requirement.

l. Open Space

120 square feet minimum per residential unit shall be consolidated to provide open space area (private and common). For purposes of this section, open space shall mean an area that is designed and intended to be used for active and passive recreation. Parking areas, access aisles, areas required for front or side yards, and driveways shall not qualify as usable open space.

m. Private Usable Open Space

- a. Private usable open space meeting a portion of the basic requirement may be on balconies within which a horizontal rectangle has no dimension less than 5'.
- b. Private usable open space not on balconies shall be designed so that a horizontal rectangle inscribed

within it has no dimension less than 10'.

- c. 60 square feet minimum of private open space shall be provided in a minimum of 75% of the dwelling units.
 - d. Shall be contiguous to the dwelling unit.
2. Common Usable Open Space
- a. 10' minimum width in any direction shall be provided for any interior side yard, patio, court, terrace, and/or rooftop deck counted toward common open space requirement.
 - b. Shall substantially be open to the sky.
 - c. Shall be designed to limit intrusion by non-residents.

n. Parking Amount and Handicap Parking

Parking amount and handicap parking space requirements shall be provided as stated in the City of Oceanside Zoning Ordinance. All parking required shall be provided within the Village Commercial district and within close proximity to the designated use.

o. Residential Parking

1. Dedicated parking spaces shall be provided for residents and shall be clearly distinguished from spaces provided for commercial and/or office uses.
2. Due to the unique nature of this project as a transit-oriented development, up to a 25% off-street parking reduction beyond those stated in the City of Oceanside Zoning Ordinance may be approved with a Conditional Use Permit. Parking reductions for senior housing shall not apply.
3. Exception: Article 31 Section 3103 "Off-Street Parking Spaces Schedule A – Residential Parking Requirements" shall not apply to the Specific Plan Area.

Instead, the following standards shall apply:

- a. All residential parking must be provided on-site and shall be marked or dedicated as residential only
- b. Tandem parking configuration is allowed for residential uses
- c. Residential parking may be provided along the internal north/south drive aligned through the central VC District connecting to the A & B Street round-a-bouts. These spaces may be mixed with commercial serving parking spaces as provided along this road.

p. Bicycle Parking

1. 1 space per 5% of vehicle spaces required for all non residential uses.
2. 1 space per 4 dwelling units required
2. Safe, secure, and convenient bicycle parking facilities and bike routes shall be provided.

q. Parking Location

The location of parking, especially larger parking fields contributes greatly to the overall aesthetic appearance and impression of a project. Therefore, parking should not dominate the site, though buildings should still be accessible by all users. In the

Village Commercial area, parking is not permitted between the buildings and the Park Loop Road. Also, where buildings are adjacent to a large parking field, head-in parking should be provided in front of the building, along with a 12 to 15-foot sidewalk between the parking and the building.



Parking lot with appropriate landscaping

r. Parking Landscaping

Landscaping within a parking lot is also very important in creating an inviting nature for a project. Extensive landscaping is needed to reduce the scale of large parking fields and to mitigate heat effects from large amounts of asphalt.

1. Trees and landscape fingers shall be utilized to break up the extent of the parking lot into smaller, more human scale environments.
2. 1 tree per 4 contiguous parking spaces is required in parking areas.

2. Allowable Uses

Following is a list of the permitted uses within the Village Commercial District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. Uses marked with an “*” are permitted only above the ground floor. Ground floor residential development is allowed as part of a horizontal mixed use development. Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor and associated with pedestrian activity, public spaces, and a commercial focus. Buildings constructed on a slope must have a minimum of one level dedicated solely to retail and commercial uses promoting pedestrian activity (typically on the ground floor and excluding any use identified with an asterisk “*”). For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and *Section 2.3 A. Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
- ◇ Utilities, Minor

Commercial

- ◇ Animal Sales and Services
- ◇ Animal Retail Sales
- ◇ Artists’ Studios
- ◇ Banks and Savings and Loans
- ◇ Self Service Facilities (ATMs)
- ◇ Catering Services*
- ◇ Commercial Recreation and Entertainment
- ◇ Eating and/or Drinking Establishments
 - ◇ With Wine and Beer Service
 - ◇ With Full Alcoholic Beverage Service
 - ◇ With Live Entertainment, Small-scale
 - ◇ With Take-out Service
- ◇ Food and Beverage Sales
- ◇ Offices, Business and Professional
- ◇ Personal Improvement Services
- ◇ Personal Services
- ◇ Retail Sales
- ◇ Travel Services

Residential

b. Use Permit Required

Public and Semi-public

- ◇ Clubs and Lodges*
- ◇ Cultural Institutions*
- ◇ Day Care, General
- ◇ Public Safety Facilities
- ◇ Resource Center
- ◇ Utilities, Major

Commercial

- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments
 - ◇ With Live Entertainment
- ◇ Home Improvement
- ◇ Laboratories*
- ◇ Maintenance and Repair Services
- ◇ Research and Development Services*
- ◇ Visitor Accommodations
 - ◇ Bed and Breakfast Inns*
 - ◇ Hotels, Motels, and Time Shares

3. Design Guidelines

The Village Commercial area allows for retail shopping restaurants and other specialty retail, such as cafes, coffee houses, restaurants, services, and other lifestyle uses.

The design elements of each project, such as site layout, architecture, landscaping, signs, and parking design, will be reviewed on a comprehensive basis to ensure that the desired village character and sense of place is accomplished.

The following guidelines apply specifically to the Village Commercial District. These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter.



Pedestrian paseos are encouraged

a. Site Planning

- 1) Several smaller buildings rather than one large building should be used to provide an intimate scale and support the Village character.
- 2) Buildings should have smaller footprints than in the Oceanside Boulevard Commercial District.
- 3) Multiple tenants in smaller areas are encouraged.
- 4) Buildings should be oriented towards internal pedestrian connections, passageways, and/or plazas.
- 5) Small parking lots should be scattered around the perimeter of clustered building forms.



Clustered smaller buildings are recommended

- 6) Parking should be used as a buffer between pedestrian spaces and drive aisles. Head-in parking is preferred adjacent to storefronts.
- 7) Spaces for outdoor seating areas, outdoor dining, and shopping should be established. These spaces will enrich the pedestrian experience and provide visual variety within each block.
- 8) The use of plazas and courtyards is highly encouraged.
- 9) To keep surface water runoff to a minimum, permeable paving for pedestrian paths and plazas are strongly recommended.



Public art, such as the intricate tile work shown here, can be used to enhance the pedestrian environment



Spaces should be reserved for outdoor dining and seating areas

- 10) Trees should be placed in tree grates to maximize pedestrian areas.
- 11) Public art can be used to enhance the pedestrian environment.
- 12) Trash and recycling enclosures and storage areas are encouraged to be located within internal passageways of buildings, away from public view.

b. Building Form and Articulation

- 1) Development in this focus area should be reminiscent of traditional "Main Street" development and should incorporate storefront details such as display windows, intimate entryways, awnings, decorative light fixtures and creative signs.



Facades should have a high ratio of glass to solid materials

- 2) Buildings should have a level of facade articulation.
- 3) Variation in building materials is encouraged.
- 4) Facades should have a high ratio of glass to solid materials.



High quality vendor carts may be appropriate in pedestrian areas

- 5) Lighting and other site elements should be pedestrian-scaled.
- 6) Kiosks are encouraged to provide information for visitors.
- 7) Vendor cart design should be of a quality and appearance that is compatible with the surrounding area and streetscape.
- 8) Vendor carts should maintain a minimum of five feet unobstructed clearance from any object, fixture, or storefront window to allow pedestrian access and passage.

- 9) Vendor carts should not have cardboard or other types of similar storage boxes visible to the public.
- 10) Outdoor dining opportunities are strongly encouraged.
- 11) For outdoor dining uses, a minimum six foot unobstructed clearance should be maintained from any object, fixture, or edge of curb to allow for pedestrian access and passage.



Outdoor dining is highly encouraged

- 12) All tables and chairs for outdoor dining should be of sturdy construction, made of quality materials, and designed to complement the character of the streetscape and project architecture.



Outdoor furniture should be high quality and complement the project design

- 13) The maximum diameter of outdoor dining tables should be 48 inches.
- 14) Customer trash receptacles should be provided and decoratively designed to complement the development.
- 15) To minimize the amount of unsightly utilitarian features within the project, tenants should share larger trash storage that is designed to complement the project architecture, rather than permitting individual trash facilities for each occupant.
- 16) Loading, delivery, and other "back of store" areas should be enclosed from public view.

G. Oceanside Boulevard Commercial

A 34.3 acre site adjacent to Oceanside Boulevard is planned for approximately 167,000 square feet of commercial development and 165,000 square feet of office in financial support of the El Corazon public land uses. As this site is topographically isolated from the core of the El Corazon property, the future uses are not planned to necessarily be directly related to the public uses, in contrast to the Village Commercial and hotel sites.

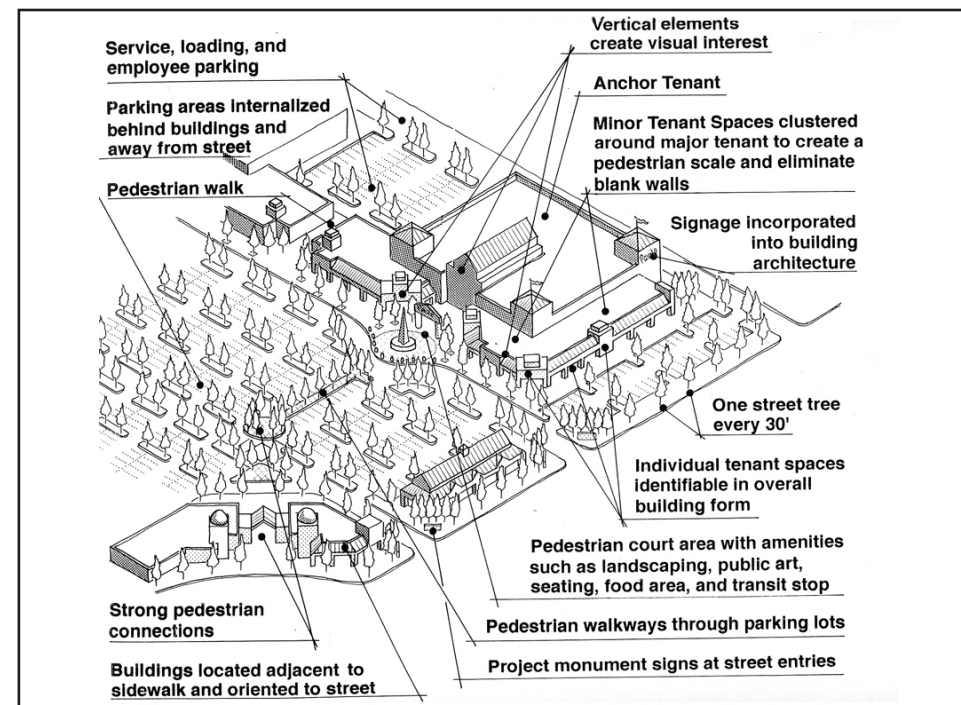
This site is available for traditional commercial retail and service uses that will serve the surrounding areas, such as business products stores and services, sporting goods shops, fitness clubs, and full-service and fast food restaurants. The site may also contain offices and light industrial (technical) uses. Access to the site will be from the new internal project streets and Oceanside Boulevard. Up to 338 total residential units are allowed within the Village Commercial and Oceanside Boulevard Commercial Districts as a part of vertical or horizontal mixed use developments.

In order to assure that non-residential development occurs at the levels envisioned by the Specific Plan so as to provide the anticipated fiscal support of El Corazon, additional amounts of nonresidential development square footage may be transferred from the VC District to the OBC District with the overall approximate square footages as follows:

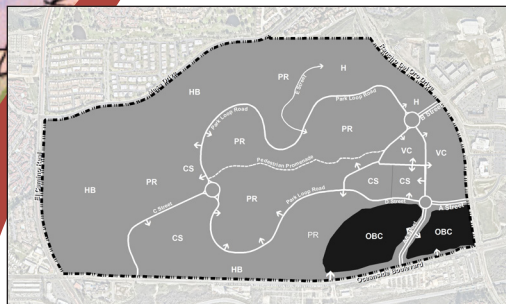
- Commercial 167,000 – 335,000 sq. ft.
- Office 165,000 – 245,000 sq. ft.



Office uses are expected in the Oceanside Boulevard Commercial district



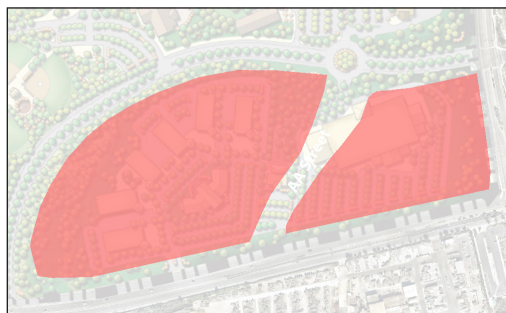
Important design elements of large-scale commercial uses



Primary Uses¹

Commercial Retail
Commercial Service
Professional Office
Residential²

Plan View



Development Standards³

FAR 1.0 Max

Setbacks

A Street 25 ft Min
Oceanside Boulevard 25 ft Min
Rancho del Oro Drive 25 ft Min

Building Height 50 ft Max

Building Form

Portions of upper stories shall be recessed
A break in wall plane shall occur at a minimum of every 50 ft

Building Placement

Loading areas shall be located between the buildings and
A Street

Signs

Per City standards, except pole signs prohibited

Landscaping

15% Min
Palm trees are prohibited

Parking Amount Per City standards, except 25% reduction for residential w/ CUP

A parking reduction may be available to office uses if a shuttle is provided to the transit station, Village Commercial center, and other Park areas with CUP

Handicap Parking

Per City standards

Parking Landscaping

1 tree/4 contiguous parking stalls

¹ Refer to page 2-88 for a complete list of allowable uses

² Refer to page 2-84 for mixed use development standards

³ Refer to the following development standards pages for additional information and detail



1. Development Standards

Page 2-82 presents the development standards for the Oceanside Boulevard Commercial District in a convenient at-a-glance sheet. Following are more detailed descriptions pertaining to the development standards.

a. Primary Land Uses

Primary land uses define the character and function of each district but are not intended to be the only uses that may be permitted. See section 2. Allowable Uses for a more extensive list of permitted land uses. The primary land uses designate the total percentages of floor area devoted to each use on a district-wide basis.

b. Floor Area Ratio

Floor area ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls. Halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic

areas having a height of more than 7 feet are included in gross floor area. Areas used exclusively for vehicle parking or loading and, in industrial areas, storage sheds with less than 150 square feet of space, bunkers, electrical substations, smoking shelters, instrument shelters, and similar enclosures are excluded from gross floor area.

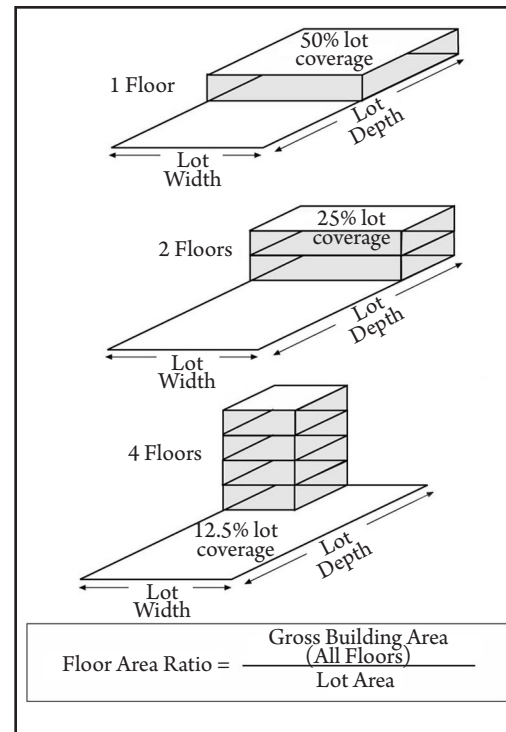
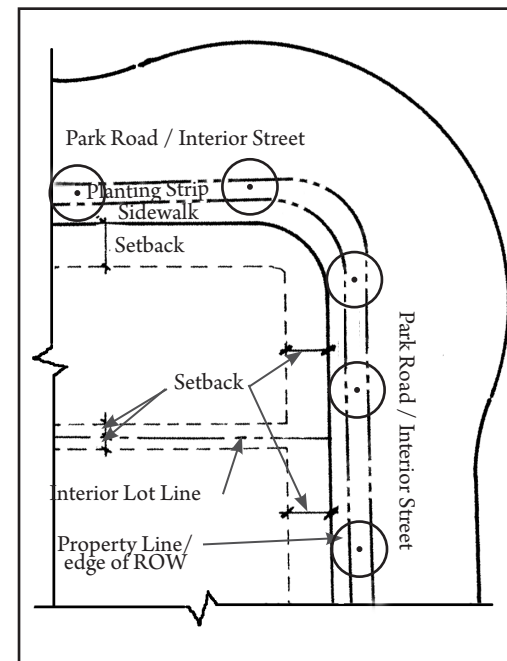


Diagram of .50 FAR alternatives

c. Setbacks

Setbacks ensure appropriate distances between the public realm of the street and the buildings. Setback is the distance between the setback line and the property line or lot line. Setback is measured horizontally and perpendicular to the setback line. The setback line is a line within a lot parallel to a corresponding lot/property line. A setback is measured



Setback diagram

from the boundary of any specified front, side, or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise. The setback line is established to govern the location of buildings, structures, or uses within a project in relation to the project boundaries. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot/property line.

d. Building Height

Building heights are measured from finish grade to the uppermost point of a structure. Maximum building heights ensure that all buildings are within an appropriate scale both to each other and for the site.

e. Building Form

Well-articulated building forms create a more welcoming environment than uniform, nondescript structures. Architecture that consciously wraps 360-degrees around all sides of a building is preferred to create a building that is aesthetically pleasing from all angles. Important measures that create interesting building forms include recessing the upper stories of building from the front façade in order to reduce the appearance of scale and massing of the building and creating breaks in the wall plane at

minimum distances in order to avoid long, unattractive blank walls.

f. Building Placement

Building placement refers to the location of buildings on the site. The location of buildings as related to adjacent streets and parking and loading areas can be used to create a pleasing and inviting site atmosphere rather than distancing visitors to the park from the public areas. The Oceanside Boulevard Commercial area is surrounded by steep slopes. Therefore, site plans should take advantage of the opportunity to screen building loading areas by tucking these utilitarian spaces into the embankment adjacent to A Street. Building are then expected to front on an internal area and away from A Street.

g. Mixed Use Development Standards

Mixed use projects combine commercial and/or office, with residential uses into one single building, or development site, which can create unique design issues. When designing mixed use developments, it is important that commercial and office uses are sensitive to the residential uses of the project. Buildings should be sited to reduce odor, noise, light and glare, visual and other conflicts between commercial and residential uses.

Horizontal mixed use development may be allowed where two or more different types of uses are placed adjacent to each other or within the same development block, integrated with strong pedestrian and vehicular connections. Well-designed pedestrian corridors and landscaped pathways are featured as connecting elements between use areas.

1. All commercial portions of a mixed use project shall adhere to all standards pertaining to commercial uses within this Specific Plan.
2. A minimum of 500 square feet of commercial, office, or similar nonresidential uses shall be implemented with every 30 dwelling units constructed within the VC and/or OBC Districts.
3. Architectural style and use of quality materials shall be consistent throughout an entire mixed use project; however, variations in materials and details may be used to differentiate between residential and non-residential portions of the project.

4. Residential units are encouraged above the ground floor except units provided for persons with disabilities which may be located on the ground floor to satisfy minimum ADA standards.

Ground floor residential units may also be allowed as part of a horizontal mixed use development.
5. Separate entrances shall be provided for residents and commercial users of mixed use structures.
6. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or negatively impact the residential units.
7. Landscaping shall be used with other features to reduce potential visual, light, and glare conflicts.
8. Long expanses of blank walls or unbroken series of garage doors are not allowed.
9. Loading and service areas for commercial uses shall not be located within residential parking areas and shall not block access ways for the residential areas.
10. Special consideration should be given to the location and screening of noise-generating equipment, such as refrigeration units and air conditioning and exhaust fans. Noise-reducing screens and insulation may be required if any equipment has the potential to create a negative impact on residential uses.
11. Commercial uses with residential units either above or attached shall provide ventilation systems to prevent odors from adversely affecting residential units.
12. All work associated with a business shall be performed entirely indoors unless approved through a special use permit. Any outdoor work allowed through a special use permit shall be in an area specifically provided for such use. No outdoor work shall be performed in designated parking areas or open space areas. In addition, approved areas for outdoor work shall not be counted as open space.
13. The use or storage of flammable, explosive, or combustible materials is prohibited.
14. A pedestrian link shall be provided to the Sprinter Transit Station and bus stops. On-site improvements shall include bench and trash reciprocals.

h. Signs

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the following exceptions. All pole signs are prohibited. Window signs are limited to no more than ten percent of the total window area for any one side of a building for both permanent and temporary signs. External illumination of signs is allowed if the light source is directed on the sign from an architecturally compatible shielded light fixture. All development proposals must submit a comprehensive sign package as part of the development application.

i. Landscaping

The amount of site landscaping is a significant feature in the overall presence of the site. Well landscaped environments are more inviting to visitors and are in keeping with the adjacent park uses. The planting palette should consist of an appropriate combination of species that suit the local climate, soils, and water availability.

Planting patterns within the commercial and civic services areas should reinforce the structure and layout of the

commercial roads, pedestrian circulation and plazas, parking lots, storefronts, and major entry points to better equip vehicles and pedestrians to navigate the area in a safe and efficient manner. Sidewalks and street crossings shall be clearly identified with small-scale accent trees and low-growing plant material. Any plazas shall incorporate specimen trees and plants to help identify central gathering spaces and intersecting paths of travel. The planting character should complement the architectural style and building hierarchy of the commercial district.

Palm trees are prohibited in all parts of the Specific Plan Area except for the hotel District.

m. Open Space

120 square feet minimum per residential unit shall be consolidated to provide open space area (private and common). For purposes of this section, open space shall mean an area that is designed and intended to be used for active and passive recreation. Parking areas, access aisles, areas required for front or side yards, and driveways shall not qualify as usable open space.

m. Private Usable Open Space

- a. Private usable open space meeting a portion of the basic requirement may be on balconies within which a horizontal rectangle has no dimension less than 5'.
- b. Private usable open space not on balconies shall be designed so that a horizontal rectangle inscribed within it has no dimension less than 10'.
- c. 60 square feet minimum of private open space shall be provided in a minimum of 75% of the dwelling units.
- d. Shall be contiguous to the dwelling unit.

2. Common Usable Open Space

- a. 10' minimum width in any direction shall be provided for any interior side yard, patio, court, terrace, and/or rooftop deck counted toward common open space requirement.
- b. Shall substantially be open to the sky.

Shall be designed to limit intrusion by non-residents.

k. Parking Amount and Handicap Parking

Parking amount and handicap parking space requirements shall be provided as stated in the City of Oceanside Zoning Ordinance. Up to a 25% off-street parking reduction may be allowed with Conditional Use Permit for office uses if a shuttle is provided to the transit station, Village Commercial center, and other Park areas. All parking required shall be provided within the Oceanside Boulevard Commercial district and within close proximity to the designated use.

o. Residential Parking

1. Dedicated parking spaces shall be provided for residents and shall be clearly distinguished from spaces provided for commercial and/or office uses.
2. Due to the unique nature of this project as a transit-oriented development, up to a 25% off-street parking reduction beyond those stated in the City of Oceanside Zoning Ordinance may be approved with a Conditional Use Permit. Parking reductions for senior housing shall not apply.
3. Exception: Article 31 Section 3103 “Off-Street Parking Spaces Schedule A – Residential Parking Requirements” shall not apply to the Specific Plan Area. Instead, the following standards shall apply:
 - a. All residential parking must be provided on-site and shall be marked or dedicated as residential only
 - b. Tandem parking configuration is allowed for residential uses

p. Bicycle Parking

1. 1 space per 5% of vehicle spaces required for all non residential uses.
2. 1 space per 4 dwelling units required
3. Safe, secure, and convenient bicycle parking facilities and bike routes shall be provided.

q. Parking Location

The location of parking, especially larger parking fields contributes greatly to the overall aesthetic appearance and impression of a project. Therefore, parking should not dominate the site, though buildings should still be accessible by all users. In the Oceanside Boulevard Commercial area, parking is not permitted between the buildings and the Park Loop Road. Also, where buildings are adjacent to a large parking field, head-in parking should be provided in front of the building, along with a 12 to 15-foot sidewalk between the parking and the building.

r. Parking Landscaping

Landscaping within a parking lot is also very important in creating an inviting nature for a project. Extensive landscaping is needed to reduce the scale of large parking fields and to mitigate heat effects from large amounts of asphalt.

1. Trees and landscape fingers shall be utilized to break up the extent of the parking lot into smaller, more human scale environments.
2. 1 tree per 4 contiguous parking spaces is required in parking areas.



Parking lot with appropriate landscaping

2. Allowable Uses

Following is a list of the permitted uses within the Oceanside Boulevard Commercial District. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. Ground floor residential development is allowed as part of a horizontal mixed use development. Ground floor shall be defined as any floor level with an entrance that may be accessed from an outside ground elevation even with the level of that floor and associated with pedestrian activity, public spaces, and a commercial focus. Buildings constructed on a slope must have a minimum of one level dedicated solely to retail and commercial uses promoting pedestrian activity (typically on the ground floor).

For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance and *Section 2.3 A. Allowable Uses* of this chapter.

a. Permitted Uses

Public and Semi-public

- ◇ Parks and Recreation Facilities
- ◇ Utilities, Minor

Commercial

- ◇ Animal Sales and Services

- ◇ Animal Boarding
- ◇ Animal Grooming
- ◇ Animals Retail Sales
- ◇ Artists' Studios
- ◇ Banks and Savings and Loans
- ◇ Self Service Facilities (ATMs)
- ◇ Catering Services
- ◇ Commercial Recreation and Entertainment
- ◇ Eating and/or Drinking Establishments
- ◇ With Wine and Beer Service
- ◇ With Full Alcoholic Beverage Service
- ◇ With Live Entertainment, Small-scale
- ◇ With Take-out Service
- ◇ Food and Beverage Sales
- ◇ Home Improvement
- ◇ Offices, Business and Professional
- ◇ Personal Improvement Services
- ◇ Personal Services
- ◇ Retail Sales
- ◇ Travel Services

Residential

b. Use Permit Required

Public and Semi-public

- ◇ Clubs and Lodges
- ◇ Cultural Institutions
- ◇ Day Care, General

- ◇ Public Safety Facilities
- ◇ Resource Centers
- ◇ Utilities, Major

Commercial

- ◇ Building Materials and Services
- ◇ Communication Facilities
- ◇ Eating and/or Drinking Establishments
- ◇ With Live Entertainment
- ◇ Laboratories
- ◇ Maintenance and Repair Services
- ◇ Nurseries
- ◇ Research and Development Services
- ◇ Vehicle/Equipment Sales and Services
- ◇ Automobile Washing
- ◇ Service Stations
- ◇ Visitor Accommodations
- ◇ Bed and Breakfast Inns
- ◇ Hotels, Motels, and Time Shares

Industrial

- ◇ Industry, Custom
- ◇ Industry, Limited

3. Design Guidelines

The following guidelines apply specifically to the Oceanside Boulevard Commercial District. These guidelines are to be used in conjunction with the guidelines found in Section 2.4 General Design Guidelines of this chapter.

a. Site Planning

Site planning for large retail (“big box”) facilities should strive to provide a quality pedestrian environment in what is traditionally a facility designed for the efficient movement of automobiles. If a truly effective and inviting atmosphere is to be created, the needs of the pedestrian should be attended to in equal proportion with those of vehicles. Provisions should be made for efficient pedestrian circulation systems, way-finding means, safety lighting, and open spaces that



Common areas, such as plazas and courtyards, should be integrated into the site design



Large retail centers should be designed to provide a quality pedestrian environment

provide respite from expansive and crowded parking lots.

- 1) Common areas, such as plazas, courtyards, etc., should be included throughout the project site and should incorporate such elements as shade trees, unique paving, and various pedestrian amenities (benches, tables, trash receptacles, etc.).
- 2) Building pads should be located at the street edge to further reduce the visual impact of expansive parking lots, promote pedestrian activity, and help “humanize” what is generally an auto-oriented environment.
- 3) The visual expansiveness of parking lots should be minimized through increased landscaping as well as by segmenting lots into smaller components.

- 4) To foster a strong sense of entry, the primary vehicular entrance should be aligned with that of the most prominent building on-site.
- 5) Provide frequently occurring shopping cart return areas, clearly marked with landscaping and/or overhead trellis structures to avoid cart abandonment.



Shopping cart storage should complement the surrounding buildings

- 6) The design of shopping cart storage facilities should complement that of surrounding buildings through the use of similar materials and detail treatments.
- 7) Clearly defined pedestrian circulation systems should be provided throughout the project site.

- 8) Specialty or otherwise unique paving is encouraged at intersections and/or vehicle nodes. If possible, the center of the node should contain landscaping that contributes to an aesthetically pleasing entry feature design.

b. Building Form and Articulation

When crafting big-box facilities, every attempt should be made to minimize imposing mass design to complement neighboring buildings, and foster a human-scaled and pedestrian-friendly environment.



Big-box facilities should minimize the imposing mass of the buildings

- 1) Where parapets are used, these elements should be design with a cornice or similar detailing to provide unique caps atop building facades.

- 2) The base of the building should be surrounded by a landscape buffer to soften the building's edge, to allow opportunities for trees to be planted to reduce the imposing scale of the structure, and to create a desirable buffer between the building and any surrounding paved surfaces.
- 3) The design of any outdoor storage or gardening facilities should complement the architecture of the primary building as well as the overall site design and should completely enclose all merchandise.



All merchandise should be enclosed within a building

- 4) Any proposed building elevations that face a street or pedestrian connection whether such elevations function as the front, side, or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should function as positive additions to the street scene.



All sides of a building should be architecturally detailed

- 5) Large blank walls, especially those visible from a public right-of-way, should be articulated through various treatments such as offsets in massing, arcades, colonnades, and the use of a variety of different façade materials.

- 6) The entryway to a big box store should serve as the visual focal-point for the entire facility and should accordingly showcase an inviting human-scaled entrance.



Building entryways should serve as focal points

- 7) Buildings should be constructed of durable materials that are resistant to vandalism, damage from weather, etc. A variety of materials should be utilized in the façade and elsewhere (precluding stucco as the sole material used), including concrete, stone masonry, brick, and commercial grade ceramic tile, etc.
- 8) Consider the use of a colonnade, where appropriate to the architectural style of the building, to reduce the massing of tall buildings and add pedestrian scale and interest.

c. Corporate Architecture

Corporate “franchise” architecture often detracts from the unique and historic character of a community and is generally discouraged. Franchise structures should complement the established character and design of neighboring buildings.

- 1) Bright or overtly intense paint schemes are strongly discouraged.
- 2) Symbols or logos should ideally be



A unique character is favored over corporate architecture

utilized in favor of bright or intense corporate colors.

- 3) Corporate signs should not dominate a building’s façade.

Section 2.4 General Design Guidelines

When designing a project, the reader should reference the applicable district design guidelines section provided earlier in this chapter as well as this section concerning general design guidelines for all districts. For example, a project located in the Village Commercial area should conform to the design guidelines presented with the discussion of the Village Commercial district as well as all of the guidelines contained in section this section.

Design guidelines contained in this section provide a defined framework of design principles that supplement development standards by providing direction on the more qualitative aspects of a development project.

The City of Oceanside may interpret these design guidelines with some flexibility in its review of specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage

creativity on the part of the project designers.

A project may not be required to meet all design guidelines as not all guidelines may be applicable on a case-by-case basis. In addition, alternative measures may be considered if the measures meet or exceed the intent of the design guidelines.

All projects will be evaluated on the degree to which substantial compliance with the intent of design guidelines is demonstrated, leading to a recommendation of project approval or denial.



Building articulation and landscaping are desired



Pedestrian paseos accented with seating areas and other site amenities create a welcoming atmosphere

A. Design Guidelines for all Districts

The following guidelines apply to all districts of the Specific Plan Area. These guidelines regulate any areas of built structures within the Specific Plan Area.

1. Sustainable Design

“Sustainable Design”, or the principles of sustainability, refer to design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. Incorporating sustainable practices for future park development, restoration, renovations and/or improvements can:

- ◇ Conserve natural resources
- ◇ Improve and protect ecosystems and biodiversity
- ◇ Enhance visitor comfort and health
- ◇ Reduce solid waste
- ◇ Improve air, thermal, and acoustic environments
- ◇ Reduce operating costs
- ◇ Contribute to overall quality of life

The following guidelines reinforce sustainable approaches that can be utilized throughout the El Corazon.

a. Sustainable Practices

- 1) Where feasible, designers should aim to receive Leadership in Energy and Environmental Design (LEED) certification in building design from the U.S. Green Building Council (USGBC).
- 2) Structures should be located and oriented to utilize passive heating and cooling, solar electricity, and other energy-saving design practices.
- 3) Buildings should be located and uses should be mixed in a pattern to

enhance the sharing of water, energy, flexible space, and transportation modes.

- 4) Building sites should be utilized as a functional and visible portion of sustainable design. Consider features such as rainwater collection to be used for irrigation, stormwater detention and treatment, aesthetic trellises, etc.



Permeable paving should be considered for some areas of the site

- 5) Consider using on-site materials in the construction of new amenities, such as using cobble and boulders removed from park construction sites as paving, veneer, retaining walls, or other site features.
- 6) Consider using permeable and semi-permeable paving materials for ground surfaces.
- 7) Consider using vegetated swales and other stormwater best management practices.
- 8) Consider utilizing landscaped roofs, terraces, and courtyards.
- 9) Reclaimed water should be used in the irrigation systems.



Consider using vegetated swales and other stormwater best management practices



Landscaped roofs can be a pleasant addition to a project

- 10) Consider using native and drought tolerant plant species that are compatible with the site and encourage the attraction of native wildlife species.
- 11) Consider using evaporative and/or composting systems to recycle waste.

- 12) Consider installing solar panels wherever possible, as an alternative energy source. However, panels should be screened from view or aesthetically integrated into the design.



Use native and drought tolerant plant species

- 13) Preference should be given to reusable, recycled, and rapidly renewable material choices throughout all building phases.
- 14) Whenever possible, establish a design that provides each occupant with control over individual energy, water, and trash costs.
- 15) Whenever possible, provide "smart" individual meters or sub-meters and fee policies that reward water conservation, source reduction, reuse, and recycling.

b. Bioswale Standards

Bioswales allow the storm water to be returned to the soil rather than adding volume to the storm drains. Bioswales also filter pollutants from the run-off as it makes its way through the soil and into the water table.

- 1) Plant material in the bioswales must be tolerant of dry periods as well as inundation during storms.
- 2) Where planted bioswales are not feasible, or where pedestrian circulation is an issue, inorganic mulch material or other permeable surface or a pedestrian bridge is an acceptable alternative.
- 3) A bioswale must be large enough to handle the runoff from the parking lot with which it is associated.
- 4) Basic plant maintenance applies to bioswale plant material to maintain an aesthetically pleasing appearance.
- 5) Bioswales must be properly maintained for maximum benefit.
 - ◇ Vegetation in the bioswale should be trimmed to prevent



Inorganic, permeable material may also be used in bioswales

- woody species from taking over.
- ◇ Clippings from plants should be disposed of properly as the clippings may have absorbed hazardous toxins.
- ◇ As sediments collect, regrading may be necessary to reshape the bioswales.
- ◇ Periodically, sediments should be removed and disposed of properly.
- ◇ Trash and debris should be cleaned out regularly.

2. Site Planning

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another.

a. Pedestrian and Vehicular Connections

- 1) Pedestrian paths or connections should be provided to link individual buildings within the project area and to adjacent uses.
- 2) Access between transit/bus stops to building entrances should be clearly defined.



Connections should be provided as links within a project

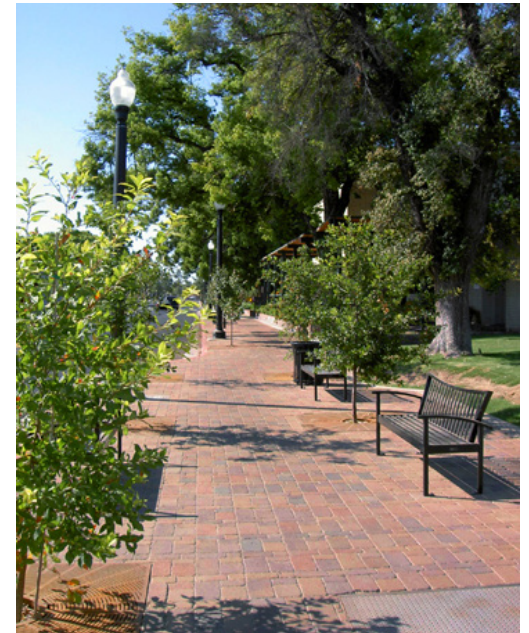
- 3) Easily identifiable pedestrian access should be provided from the street/sidewalk to key areas within the site.



Easily identifiable pedestrian access should be provided

- 4) Buildings should be sited and designed so that there are no walls, barriers, or other elements emphasizing property boundaries.

- 5) Paths made from permeable materials such as decomposed granite should be used where feasible and must be in compliance with Regional Water Quality Control Board standards.



Paths should provide access within a project

b. Site Layout

- 1) Site layout should take advantage of the natural environmental setting through the following:

- ◇ providing view sheds from public places,
- ◇ using natural materials indigenous to the area,
- ◇ integrating native landscaping, and
- ◇ recreating a sense of natural topography in site layout.



Site layout should take advantage of the natural environment



Significant buildings with prominent architectural features should be located near corners

- 2) Significant buildings with prominent architectural features should be located near corners and intersections whenever possible.
- 3) Buildings should be sited close to, and oriented toward, internal streets.
- 4) Building design should incorporate covered pedestrian walkways, outdoor seating, and landscape areas where possible.
- 5) Portions of buildings should be set back to provide opportunities for plazas, entry nooks, and outdoor cafe seating.

- 6) Outdoor spaces should be designed with a clear purpose that reflects careful planning and should not simply be “left over” areas between structures. Such spaces should provide pedestrian amenities, such as shade, benches, fountains, landscaping, public art, etc.



Outdoors spaces should be designed with a clear purpose

- 7) Focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, universally accessible changes in pavement level, and vertical building features may be combined to create focal points and identity.

- 8) Whenever possible, new structures should be clustered to create plazas or pedestrian paseos and prevent long “barrack-like” or continuous rows of structures.



Structures should be clustered to create plazas or pedestrian paseos

- 9) Where possible, use courtyards or other methods to break up building mass and provide natural ventilation.
- 10) Public art is encouraged as an on-site amenity for all projects.



Public art is encouraged as a site amenity

c. Parking Lot Design and Treatment

Adequate parking is necessary for a successful project; however, the parking should not be provided in one large lot. Parking lots should be broken up into a series of smaller connected lots that are heavily landscaped and connected to buildings with a number of well designed pedestrian paths, trellis paseos, or walkways.

- 1) Parking areas should be designed so that cars and pedestrians are separated. The need for pedestrians to cross parking aisles should be minimized.



Pedestrians and cars should be separated in park areas

- 2) Consider pedestrian circulation patterns when designing parking lots. Provide for the safe and efficient

movement of pedestrian to and from buildings.



Parking areas should include landscaping and shade trees

- 3) Parking areas should include landscaping, lighting, and pedestrian/vehicular circulation areas.
- 4) Parking facilities should be broken into a series of connected smaller parking areas.
- 5) Parking lots should provide areas for bicycle and motorcycle parking.
- 6) The primary entry drive and pedestrian paths of travel should be designed with enhanced paving, landscaping, and architectural features.

- 7) Principal vehicular access should be through an entry drive rather than a parking aisle.
- 8) Parking stalls oriented at 90° generally provide the most efficient parking design. However, angled parking is encouraged for large parking lots if it helps to accommodate more landscaping between rows of stalls and at the ends of rows.



Shared parking between adjacent businesses is encouraged

- 9) Shared parking between adjacent businesses and/or developments is encouraged.

- 10) Long rows of parking spaces should be avoided. Instead, parking areas should be broken up with landscaping islands, pedestrian access ways, and buildings where feasible.
- 11) Large parking areas that service over 100 cars should be designed with a clear hierarchy of circulation: major access drives with no parking, major circulation drives with little or no parking, and parking aisles for direct access to parking spaces.
- 12) Trellises, bollards, and other decorative pedestrian amenities should be provided within parking lots to create a pedestrian atmosphere and reduce vehicular visual dominance.
- 13) Decorative lighting and landscaping is encouraged to enhance parking areas.
- 14) Light poles, standards, and fixtures within parking areas should be between 10 and 15 feet in height.

3. Landscaping

Many of the native coastal landscapes in Oceanside have been compromised by increased development. Some remnants of the coastal scrub and native riparian plant communities are hidden on portions of the El Corazon. The landscape of the park will set the tone for the visitors' experience of the property.

The recreational park space will provide wide open meadows with spacious views through the site. The use of native and primarily drought tolerant plants and trees will both conserve water and capture the look and feel of the region's landscape setting. In order to protect downstream habitats, special care must be taken to avoid using invasive plants. Slopes and drainage ways should be designed to appear natural to provide visual transitions from the protected natural habitat to the more developed parts of the landscape.

a. Plant Materials and Placement

- 1) Use of native and low water use plants in conjunction with efficient and long-term water systems for the establishment and maintenance of a drought-tolerant landscape is strongly recommended.
- 2) Plant material such as evergreens, which do not lose leaves during the winter, should be used to soften structural edges but should not be used to conceal poor architecture.
- 3) Water features may be used with planting and natural materials in courtyards and plazas as part of landscaping.



Water features can be used in courtyards and plazas



Trees and shrubs should be spaced for long-term growth

- 4) Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- 5) The planting of landmark, or mature, trees is encouraged where possible.
- 6) Formal planting designs and color-spots are encouraged in courtyards and plazas.



Formal planting designs are encouraged

- 7) Accent plantings should be used to highlight entries and key activity hubs and to create focal points.
- 8) Trees should be used to create an intimate scale, to enclose spaces, and to frame views, but tree placement should respect the long-range views of surrounding neighbors.



Native landscaping should be used

- 9) Trees should be selected to support a sense of place and on a performance basis with the objective of minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast.

- 10) Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

- 11) Plants should be grouped in zones for



Plantings should be used to screen trash enclosures from view

high and low maintenance and traffic zones and should be coordinated with irrigation plans.

- 12) Plant turf only in areas requiring turf for specific recreational or pedestrian use, not as an ornamental groundcover.

- 13) Due to challenging soil conditions found in the El Corazon area, extra care should be given to prepare and

apply soil amendments prior to planting, where necessary.

- 14) Implementing measures to reuse rain water and/or grey water for irrigation is strongly encouraged.

- 15) Landscaping planted directly below the eaves or at a rain gutter outlet should be sturdy and have a subsurface matrix of roots to tolerate heavy sheet flow and periodic



Grassed swales can be used to collect runoff

saturation. Urban runoff can and should be greatly reduced by diverting stormwater from impervious areas, such as roofs and paths, to landscaped areas and infiltration basins where water can seep into the ground.

- 16) Accent plants and trees should be used to enhance architectural details, such as columns, trellises, and windows.



Potted plants can be used to add accents

- 17) Vines and potted plants should be used to provide wall, column, and post texture and color, as well as to accentuate entry ways, courtyards, and sidewalks and to provide pedestrian shade.

- 18) The use of window boxes is encouraged to provide color-spots, but plants must be accessible for maintenance and should be attached safely and securely.

b. Paving Treatment

- 1) Durable, smooth, and even surfaces should be used in well-traveled areas while other materials that have more texture can be used in less traveled areas.
- 2) Patterns and colors should be installed in paving treatments using tile, brick, and textured concrete in order to provide clear identification of pedestrian access points into buildings and parking features (e.g., handicap spaces, pedestrian loading, etc.).
- 3) When selecting paving materials, consider the safety of the walking surface when wet.



Textured and colored paving should be used to accent pedestrian areas and parking features



Brick accent paving can highlight pedestrian walkways

c. Parking Lot Area Planting

Landscaping within parking lots should be given special consideration. These areas are typically located out of the public right-of-way and should contain different planting materials than a neighboring street.

- 1) Provide as much green space as possible for plant material within

parking lots to reduce the visual impact of the parking field.

- 2) Trees should be located throughout a parking lot and not merely at the ends of parking rows. Trees should be sized at 24-inch box or larger at the time of installation to maximize shade and the appearance of mature trees.

- 3) Trees should be used to identify vehicular circulation routes and to differentiate between vehicle and pedestrian traffic.
- 4) Accent trees and changes in the landscape palette can be used to alert drivers to pedestrian crossings.
- 5) Use tree species that will provide ample shade to cars, pedestrians, and parking lot surfaces. Parking lot trees with canopies of 30 to 40 feet should be planted to create a more attractive environment.



Landscaping within parking areas should be protected from encroaching vehicles

- 6) Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.



Creativity and variation should be incorporated into the various building designs

- 7) The height of landscaping adjacent to parking stalls is important to allow the opening of side doors and to allow for vehicle overhang.
- 8) Landscape islands should be a minimum of eight feet in width to allow for tree growth and to avoid tree trunks from being damaged by cars.
- 9) Any unpaved portion of the parking area should be landscaped.

4. Building Form and Articulation

The intent of the El Corazon project is to create a pedestrian-oriented community and an architectural character that is patterned after an established commercial environment. Creativity and variation should be incorporated into the various building designs without inhibiting the operational business needs of individual property owners.

Building forms and facades influence cohesiveness, comfort, and aesthetic pride and at the same time can encourage shopping, increase a sense of security, and generate pedestrian activity.

Building designers should incorporate 360-degree architecture in all buildings. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation. In addition, consideration of detail and material is very important to a successfully designed building as well as fundamental design principals including mass, scale, and rhythm.



The full articulation of all buildings facades is encouraged



Variation in massing, roof forms, and wall plans is desired

a. Mass

Mass is defined as a three-dimensional form, such as a cube, box, cylinder, or pyramid. The way the forms are sized directly relates to the way building elements are emphasized or de-emphasized. Voids or open spaces in the forms can change the appearance and make the building more interesting and less imposing.

1) Building massing should include:

- ◇ variation in the wall plane (project and recess),
- ◇ variation in wall height, and
- ◇ roofs located at different levels.

- 2) Retail spaces should have a 12-foot minimum plate height at the first floor level to expand the interior volume.
- 3) Each building should have a recognizable body, roof line, and entry.
- 4) Surface detailing should not serve as a substitute for distinctive massing.
- 5) New development should express its own uniqueness of location, tenant, or structure, designed especially for the particular building site and not as a copy of a generic building type that might be used anywhere.
- 6) The use of corporate “chain” architecture detracts from the unique character of El Corazon and is strongly discouraged. Corporate tenants should design their buildings to fit the desired scale and character of the site.
- 7) Vary the planes of the exterior walls in depth and/or direction. Long, unbroken facades and box-like forms



Arcades can be used to add visual interest

should be avoided. Wall planes should not run in one continuous direction for long distances without a significant offset. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest.

- 8) Changes in vertical planes break up a boxlike appearance. Vertical elements such as pilasters help create “bays” to

give the appearance of several smaller buildings.

- 9) Tall, dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, or



Ornamentation is encouraged

other ornamentation and by using a combination of complementary colors and/or materials.

- 10) Varying setbacks on upper floors to accommodate balconies, seating, and other architectural treatments is strongly recommended.



Varying setback on upper floors is strongly encouraged

- 11) Recessed or projecting entries and articulation in the storefront mass is encouraged.
- 12) Consider the use of courtyards and atria to bring light and air into interior spaces.
- 13) Consider using several smaller compact building footprints rather

than one large footprint to provide an intimate scale and a more efficient envelope to optimize daylight and passive solar heating/cooling functions.

- 14) Combinations of one, one and one half, and two story units should be used to create visual interest and variation in the massing and building height.

- 15) Vertical elements, such as towers, should be used to accent horizontal massing and provide visual interest.



Vertical elements, such as towers, should be used as accents

b. Scale

Scale is the proportion of one object to another. “Human” or “intimate” scale incorporates building and landscape elements that are modest in size. “Monumental” scale incorporates large or grand building elements. Buildings within the El Corazon area should incorporate human scale elements. The individual components of the building also have a relationship to each other and the building as a whole, which is the overall scale of building.



Architectural details on lower portions of walls help create human scale



Building scale should be reduced through the use of overhangs, window patterns, and structural bays

- 1) Architectural details and materials on lower walls that relate to human scale, such as arches, trellises, or awnings, should face onto pedestrian spaces and streets.
- 2) Structures with greater height should include additional setbacks and steps within the massing to transition heights and create visually interesting architectural facades and human scale.
- 3) Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, moldings, pilasters, fixtures, and other details.

c. Rhythm

Rhythm describes the relationship of building components, as well as the relationship of individual buildings, to each other. Continuation of a human-scaled rhythm is encouraged.

- 1) Traditional horizontal rhythm intervals generally do not exceed 25 to 30 feet at the ground level, irrespective of a building's total width.
- 2) Rhythm should be more complex than simply the repetition of one or more architectural details.
- 3) Rhythm may be expressed by changing materials or color or by using elements such as columns and pilasters.



Continuation of traditional horizontal rhythm intervals is encouraged



All sides of a structure should be architecturally detailed

d. 360-Degree Architecture

The concept of 360-degree architecture is to design a building where all sides of the structure have been detailed to be complementary in architecture, massing, and materials to the primary street elevation or front facade. In other words, the building should be aesthetically pleasing from all angles. This principle is most important for buildings on corner lots and on elevations that have high visibility.

- 1) Buildings located at highly visible locations should incorporate special architectural elements that create an emphasis on the importance of that location. Such elements may include vertical projections, i.e., clock towers, diagonal walls at the corner, taller, prominent rooftop elements, and/or a substantial art form or fountain.

- 2) Blank walls on visible facades are strongly discouraged. Consider utilizing windows, trellises, wall articulation, arcades, changes in materials, or other features.
- 3) Incorporate pedestrian or human scale articulation, including trellises, awnings, window patterns, structural bays, roof overhangs, siding, molding, fixtures or other details.
- 4) Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the structure and create interest.



Wall articulation, arcades, and changes in materials add interest to the building facade



Trellises and vines should be used to soften the structure and add interest

- 5) Marquee display cases may be provided between buildings in pedestrian linkage areas to eliminate large blank wall surfaces. Such display cases may include theater movie posters, upcoming civic events, retail events (such as sidewalk sales, book signing, etc.), art displays or shows.



Varied roof forms lessen the mass of the building and add visual appeal

e. Roof Forms

- 1) Multi-form roofs, gables, and shed roof combinations are encouraged to create an interesting and varying roof form that will lessen the mass of the building and add visual appeal.
- 2) Roof materials and colors are important aspects of the overall building design. These features should be consistent with the desired architecture and should complement adjacent structures.

- 3) Pedestrian arcades, verandas, and deep roof overhangs should be considered to create passive solar benefits.



Pedestrian arcades and deep roof overhangs can create passive solar benefits



Roof lines should be broken up and varied in height

- 4) Roof lines should be varied in height, and long horizontal roof lines should be broken up.
- 5) Roofs covering the entire building, such as hips and gables, are preferred over mansard roofs.



Roof materials and colors are important aspects of the overall building design

f. Parapets

- 1) Parapets should be articulated with precast treatments, continuous banding, or projecting cornices, lintels, caps, corner details, or variety in pitch (sculpted).
- 2) Rooftop equipment on flat roofs should be screened from public view. Buildings with flat or low-pitched roofs should incorporate parapets, pitched facades, or architectural elements designed to screen roof mounted mechanical equipment and to be architecturally compatible with the design of the building facade.



Parapets should be articulated



Parapets should convey a sense of permanence

- 3) Parapets should not appear “tacked on” and should convey a sense of permanence.
- 4) If the interior side of a parapet is visible from the pedestrian/ motorist area of the project, it should be detailed and aesthetically pleasing.
- 5) Flat roofs should be light in color to reduce solar heat gain.
- 6) Commercial rooftops can provide excellent surfaces to install photo voltaic solar panels. Consider producing a percentage of a building’s energy needs on site.



The main building entrance should be clearly identifiable and unique

g. Entryways

It is important that the main entrance to a building is clearly identifiable and unique. It is the primary point of arrival and should be treated as such.



Recessed doors can accent the entryway

- 1) One or more of the following methods should be incorporated in the entrance design:
 - ◇ a change in wall/window plane,
 - ◇ wall articulation around the door and projecting beyond the door,
 - ◇ placement of art or decorative detailing at the entry,
 - ◇ recessed doors, archways, or cased openings,
 - ◇ a projecting element above the entrance,
 - ◇ a change in material or detailing,
 - ◇ implementation of architectural elements such as flanked columns or decorative fixtures,
 - ◇ a portico or formal porch projecting from or set into the surface, and/or
 - ◇ changes in the roofline, a tower, or a break in the surface to the subject wall.

- 2) Each store entry area should include a combination of decorative plants and street furnishings to clearly mark the main entry point.



Projecting elements and use of accent materials can highlight the entryway

- 3) Upper floor entries at the street frontage should have a distinct design that complements the main building frontage.



Window and door framing provides opportunity for color variation and detailing

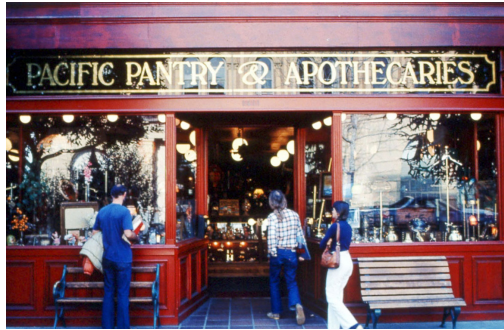
h. Windows and Doors

- 1) At the street level, windows should have pedestrian scale and detail. The framing provides opportunity for color variation and detail.

- 2) Clear, low-e glass is recommended on the street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied UV film.
- 3) Reflective, mirrored, or tinted glass is strongly discouraged.
- 4) Windows on upper floors should relate to the window pattern established on the ground floor.



At the street level, windows should have pedestrian scale and detail



Well designed storefronts create a sense of entry

- 5) Windows and doors should be in scale with the building elevation on which these features appear.
- 6) Recessed openings, windows, and doors provide depth and should be used to break up the apparent mass of a large wall.
- 7) Well-designed storefronts, including windows, doors, wall composition, colors, and materials are very important to create a sense of entry and pedestrian scale.
- 8) Awnings, landscaping, low-e windows, and controllable blinds should be considered to reduce heat gain through windows.

- 9) Window type, material, shape, and proportion should complement the architectural style of the building entry.
- 10) The addition of window articulation such as sills, trim, kickers, shutters, or awnings should be included to improve the building facades where consistent with the desired architectural style.
- 11) Any faux shutters should be proportionate to the adjacent windows to create the appearance of a real and functional shutter.



Window articulation can improve building facades and should be consistent with the architectural style



Covered walkways can provide a protected area for pedestrians

i. Arcades and Covered Walkways

- 1) Covered walkways provide a visual, as well as protective, linkage between uses and are encouraged. These walkways may occur at building street frontages, between buildings, from buildings to parking lots, and within a parking lot.



Arcades provide a visual link between uses



Awnings add color and shadow to buildings

j. Awnings and Umbrellas

Awnings add color, forms, relief, shadows, and pedestrian protection from the elements. Awnings may also create a space for identification signs. The awnings should not, however, be used as a substitute for genuine building massing and articulation.



Awnings should not be used as a substitute for building articulation and massing



Awnings may create a space for identification signs

- 1) Awnings or signs, should be used to help clearly demarcate building entries and to help orient pedestrians.
- 2) Awning maintenance should be in accordance with the awning manufacturer's care instructions. The life of the awning is generally not expected to exceed eight to ten years. Property owners should not propose installing awnings unless they are prepared to replace the awnings every eight to ten years.

- 3) Awnings and umbrellas should be made of cloth, not plastic or vinyl, and should be high enough so as not to inhibit pedestrians.
- 4) Awnings should not be wrapped around buildings in continuous bands. Awnings should only be placed on top of doors or windows or should be placed within vertical elements when the facade of a building is divided into distinct structural bays.
- 5) Awnings should not dominate the facade but should be in scale with the rest of the building.
- 6) If lit, awnings should have directed, architecturally interesting, and appropriate fixtures such as goosenecks.
- 7) Consider incorporating permanent shading devices, such as awnings and canopies, on south-facing facades to add aesthetic quality and to assist in cooling the building during the summer months.



Details such as changes in materials and colors create patterns and depth on wall surfaces

k. Exterior Building Materials

The selection and placement of building materials should provide visual interest. Heavier materials should be used to form the building base and as accents on upper stories and walls. Architectural details should be used to enhance the buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

- 1) Different parts of a building's façade should be articulated by the use

of color, arrangement of façade elements, or change in materials to break up the massing.

- 2) Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.



Materials used on building surfaces should appear substantial and integral to the structure

- 3) Material changes should occur at a change in plane so that the materials tend to appear substantial and integral to the structure, preferably at an inside corner.
- 4) Material changes not occurring at a change in wall plane appear “tacked-on” and should be avoided.
- 5) Textures, colors, and materials should be unifying elements in the building’s design.
- 6) Stone, wood timbers, trellises, and other natural materials are encouraged.
- 7) Natural materials such as brick, stone, copper, etc. should be left the natural color.

- 8) Materials made of recycled content should be considered.



Buildings should use well-coordinated color palettes

1. Colors

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

- 1) Buildings should keep a balanced palette between colors used on primary wall surfaces and “vibrant” or “darker” colors used for accents.
- 2) Door and window trims, awnings, and wall tiles provide opportunity for color that adds interest and texture to storefronts or building bases. The color of trim should be coordinated with the wall colors.



Colors should coordinate with natural materials used on the building facade

5. Utilitarian Aspects of the Buildings

a. Lighting

Effective lighting provides safety and direction for vehicles and pedestrians, provides visibility and security for businesses, and enhances architectural building and landscape details. These guidelines apply to on-site lighting for private development projects in parking areas and lights associated with the building and landscaping.

Light types could include pole lights, spotlights, wall mounted sconces, and parking and landscape lighting.

- 1) Sensitivity to the mix of uses, as well as to the surrounding hillside areas, should be considered in choosing light sources.
- 2) Lighting should be designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties.



A variety of lighting options provides visibility and enhances architectural details

- 3) Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area. Exposed bulbs should not be used.
- 4) Building light fixtures should be designed or selected to be architecturally compatible with the main structure.



Downlit accent lighting can highlight landscaping features



Pedestrian light poles should be placed along sidewalks and in parking lots

- 5) Accent lighting that is downlit and focused on key architectural elements and trees can be effective and attractive; however, light sources should be screened from view.

- 6) The height of a light pole should be appropriately scaled to the building or complex and the surrounding area. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be 10 to 15 feet high unless bollards are used.
- 7) Lighting should be provided between buildings to provide a safe environment.
- 8) Low-voltage lighting conserves energy and should be used in the landscape whenever possible.



Bollards with light elements can be used to provide subtle lighting

- 9) Landscape lighting can be used to accent walkways and entries and/or seating areas and specimen plants/trees.

b. Screening and Integration of Utilitarian Equipment

Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase.

- 1) Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan and building design. These critical functional elements should not detract from the public viewshed area.
- 2) Siting of noise and odor generating functions on any site that may create a nuisance for the adjacent properties should be avoided.



Service and loading areas should be screened from view

- 3) Roof access should be provided from the interior of the building. Exterior roof access ladders should be avoided.
- 4) Roof mounted mechanical equipment should be screened from public view.
- 5) Roof scuppers should not be used in areas that are visible to the street or in public spaces.
- 6) Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building facade.

c. Trash and Recycling Enclosures



Gutters and downspouts should be decorative and integrated with the building facade

- 1) Recycling bins should be integrated into the trash enclosure.
- 2) Trash and recycling enclosures should be large enough to handle the refuse generated by that site.
- 3) A pedestrian entrance to the trash enclosure should be provided so that the large access gates do not have to be opened as often.



Pedestrian entrances to trash enclosures are recommended

- 4) Trash and recycling enclosures should be designed using materials and colors similar to the surrounding buildings within the project to reduce the visual impact of the enclosures.



Trash and recycling enclosures should be separated from adjacent parking stalls

- 5) Trash and recycling enclosures provided in parking areas must be screened with landscaping or wall materials and should be sited in areas where least visible.
- 6) Trash and recycling enclosures should be separated from adjacent parking stalls by minimum three foot wide planters with low-growing plant materials.

d. Disabled-Accessible Ramps and Railings

- 1) Ramps and guardrails used as a means of egress must conform to the criteria listed in the Uniform Building Code.
- 2) Guardrails should complement the architectural style of the building.
- 3) Where possible, ramps should be integrated into the site design to create functional and unique spaces.



Ramps should be integrated into the site design

e. Exterior Stairs

- 1) Stairways should be designed as an integral part of the overall architecture of the building and should complement its massing and form. Stairwells that appear “tacked-on” are discouraged.



Stairwells should be integral parts of the building design

- 2) Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are discouraged.

6. Building Signs

A comprehensive sign package should be submitted for all development within the Specific Plan Area. All signs must be properly located and attractively displayed. It is important to consider both pedestrians and motorists when designing new signs. The placement of new signs is an important consideration towards not blocking building details.

All signs must comply with the City of Oceanside Zoning Ordinance Article 33, with the exception that all pole signs are prohibited.



Signs should be attractively displayed



Signs should utilize pleasing color combinations

a. All Signs

- 1) Signs should not cause unnecessary distractions to motorists or differ aesthetically from the surrounding architecture.
- 2) Signs should be constructed of durable materials and pleasing color combinations.
- 3) The method of sign attachment to the building should be integrated into the overall sign design. Any remaining materials used for sign attachment by a previous business should either be reused or fully replaced by the new tenant.

- 4) Signs should not cover up windows or important architectural features.
- 5) Sign variety is encouraged among different users.



Signs that reflect the type of business through design and shape are encouraged

- 6) Signs reflecting the type of business through design, shape, or graphic form are encouraged.

- 7) A single development with multiple users should provide a unifying sign theme.



A single development with multiple users should provide a unifying sign theme

- 8) Flush mounted signs should be positioned within architectural features, such as the panel above the storefront on the transom or flanking doorways.
- 9) Lighting of all exterior signs should be directional to illuminate the sign without producing glare on pedestrians, autos, or adjacent properties.



Lighting of exterior signs should be directional to avoid producing glare or overspill onto adjacent properties

- 10) Internally-illuminated sign cabinets are strongly discouraged. Where internally lit signs are used, letters should be lit individually. Rectangular box/cabinet signs are not permitted.



Flush mounted signs should be positioned within architectural features



Monument signs should be set back from the public right-of-way

b. Monument Signs

- 1) Monument signs should be setback a minimum of five feet from the public right-of-way.
- 2) Monument signs should not exceed 30 square feet in size and should be a maximum of 5 feet in height including the monument base.
- 3) Monument signs should not be placed any closer together than 20 feet.
- 4) External lighting may be provided for the signs; the lighting should

not produce any glare onto the surrounding properties in the area. Monument signs should not be internally illuminated.

- 5) Monument signs should be well-articulated and well proportioned.
- 6) Monument signs should be accented with landscaping. The signs should be in scale with adjacent buildings and landscape areas.
- 7) Monument signs should incorporate complementary colors, materials, and lettering fonts used on the buildings. More than one material is recommended.

c. Awning or Canopy Signs

- 1) Signs on entry awnings or canopies above business entries are encouraged.
- 2) Primary signs should be limited to the awning or wall mounted sign, but not both.
- 3) Awning signs should be limited to a graphic placed on an awning's canopy and limited to decorative logos or

supplemental graphics accompanied with text located on the valance.

- 4) All awnings on a single building should be a consistent material, color, size, and style regardless of a difference in tenant or use.
- 5) Awnings should be constructed of opaque, durable cloth material.
- 6) Where lighting is provided underneath an awning, lighting positioning and shielding and awning material should be provided to prevent light emission through the canopy.
- 7) Awnings should be well maintained at all times and replaced immediately when in a worn or torn condition.



Awnings should be well maintained

d. Window Signs

- 1) Business signs may be applied to the storefront windows but should not cover more than 20% of the overall combined window and door areas and should not obscure views of the business interior or merchandise.
- 2) Self-contained illuminated neon signs are discouraged.
- 3) Window signs should display only the business name.



Window signs should display only the business name

e. Wall Mounted Signs

- 1) One wall sign per business not to exceed one square foot per lineal frontage of a business is permitted. All businesses should be permitted a minimum 20 square foot sign.
- 2) Mounted signs should be attached flat against the wall and should not extend more than 12 inches off the wall surface.



All businesses are permitted to have a wall mounted sign



Wall mounted signs should be attached flat against the wall surface

- 3) Mounted wall signs should not exceed four feet in height.



Lighting can be provided for wall mounted signs

f. Projecting Signs

- 1) Projecting signs are typically hung from brackets which are attached to buildings and are placed perpendicular to the building.



Projecting signs are typically hung from brackets placed perpendicular to the building

- 2) Projecting signs should maintain an eight foot vertical clearance between the bottom of the sign and ground level.
- 3) Projecting signs should not exceed nine square feet in size or project more than three feet from the face of the building. The total square footage of signs should not exceed two square feet per lineal frontage of a business.

- 4) Projecting signs should only be attached to buildings and not placed on poles or other signs.
- 5) The method of attachment for projecting signs should be an integrated and appealing system and should be well designed and detailed.
- 6) No internal illumination is allowed on projecting signs.



The method of attachment for projecting signs should be integrated into the building design



Hanging signs are generally hung from a roof overhang

g. Hanging Signs

- 1) Hanging signs are generally hung off the roof overhang, arcade, trellis, or porch.
- 2) A hanging sign must not exceed 12 inches below the beam to which it is connected and should maintain a minimum 8 feet of vertical clearance to the ground along pedestrian or vehicle corridors.
- 3) The hanging sign area should not exceed nine square feet in size. The total square footage of signs should not exceed two square feet per lineal frontage of a business.

- 4) The method of attachment for hanging signs should be an integrated and appealing system and should be well designed and detailed.
- 5) Lighting may be provided for wall signs but should not produce any glare, and the source of the light should not be visible to the surrounding properties in the area.



Hanging signs must maintain eight feet of clearance between the bottom of the sign and ground level

h. Directional/Wayfinding Signs

- 1) Directional signs that provide wayfinding information for other portions of the El Corazon site should be used and should have a consistent theme and design throughout the Specific Plan Area.

7. Public Art

Display of public art is an important way of expressing the personality and character of a community. Public art can be provided either as stand alone individual pieces or can be incorporated into the design of other urban improvements such as paving, benches, street lights, etc. Incorporation of public art is an intriguing way to enhance the pedestrian environment of sidewalks, plazas, paseos, or other pedestrian spaces. Locations for public art pieces are suggested in most public spaces, such as near streets, in plazas, in pedestrian passageways, or integrated into building elements. The City currently has a Public Arts Commission that will participate with incorporating public art into the site.



Public art can enhance the pedestrian environment

a. Public Art Guidelines

- 1) Public art can be used in a variety of locations. It can be created in small elements such as tile banding on a stair riser or in larger pieces such as interpretive sculptures and functional art.
- 2) Public art can be an interactive media, such as video projections, a climbing structure, fountains, or water elements.



Public art can be integrated into a water feature

- 3) Public art can be used as a wayfinding feature to attract pedestrians to key locations such as a plaza or a paseo.
- 4) Seating areas and signs are also opportunities for public art.



Murals can be pleasing examples of public art

- 5) Public art can be developed as murals representing the area's unique history and people of significance.



Decorative tiles integrated into the site can be a form of public art

- 6) Art can be in the form of decorative tiles integrated into paving, benches, walls, stairs, and entries.

8. Antenna Installation

Along with the recent increase in wireless communication systems has come a corresponding increase in demand for antenna sites. There are a limited number of sites available that meet all of the technical specifications for providing these services. These guidelines balance the need to accommodate wireless communications coverage in the community with the need to protect and maintain the quality of the environment for residents.



Antennas designed to match existing trees can create an attractive alternative to traditional antenna sites

a. Antenna Guidelines

- 1) Installation in combination with existing buildings, light standards, utility poles, and other structures is encouraged. Installation within the habitat area is discouraged.
- 2) Where physically and technically feasible, all wireless communications service providers are encouraged to work cooperatively to facilitate co-location of a new antenna.
- 3) All new antenna installations should be sensitive to impacts upon protected views from adjacent residential properties, particularly ocean views. Locations on visually-prominent sites or in view corridors are discouraged.
- 4) All accessory support equipment and structures should be screened by either placing these elements inside the primary structure, integrating the elements into the exterior design of the primary structure, or concealing the elements behind solid walls and/or landscaping. Colors and materials for screening must match or be

consistent with the site and primary structure.



Antennas can be incorporated into a variety of buildings and other site features

- 5) Antennas can be used as opportunities to incorporate public art.

B. Mixed Use Guidelines

The following supplemental design guidelines are provided to guide the design process for mixed use developments within the Village Commercial and Oceanside Boulevard Commercial Districts. A mixed use project should follow the relevant guidelines stated in previous design guidelines sections of this document (Design Guidelines for All Districts and District Guidelines).



Key elements to consider are the existing architectural character of the district; the continuity of building scale and architectural massing; the treatment of the street level and upper level architectural detailing; roof forms; the rhythm of windows and doors; and the relationship of buildings to public spaces such as plazas, other open spaces, and parking.

1. Site Planning

1. The more public areas of residential units, such as lobbies, exercise rooms, living rooms, or dining areas, should face the street while more private areas, such as bedrooms, should be located in the rear of the building.
2. Where possible, provide clearly marked entrances, separated driveways and parking areas for each proposed use.
3. The design of the structures should address privacy between residential units and non-residential areas on the site and on adjacent properties. The design should provide visual and physical cues that mark the public space from the private space.
4. Adequate open space and amenities should be provided to support both commercial and residential uses, including, but not limited to, plazas and landscaped walkways or parkways.
5. While residential uses are located within a large park, some private



Keith Baker Photography

Plazas and landscaped walkways or parkways should be provided

open spaces for residential use are required to provide activity areas for interaction with other residents. Barbecue areas, benches, and game areas should be considered to bring residents together and build neighborhood cohesiveness.

6. The proposed layout, building, and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see through the site. For example, window placement, the use of front porches or stoops, the use of low or see-through walls, and the appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except where necessary for buffering.
7. The proposed site layout and building design should encourage activity in public spaces.
8. The development should provide internal and/or public pedestrian connections that are direct, convenient, and pleasant and that have appropriate amenities (e.g., attractive sidewalks and benches). Sidewalks and/or plazas should be provided with weather protection (e.g., awnings/canopies) and appropriate pedestrian amenities (e.g., street tree grates, outdoor seating, bus waiting areas, trash cans, mail boxes, sidewalk displays, public art, etc.).

2. Building Form and Articulation

1. To the extent possible, each of the dwelling units should be individually



Each of the dwelling units should be individually recognizable

recognizable. The following methods could be used to break up building massing:

- a. Vary front setbacks within same structure.
 - b. Stagger and jog unit planes.
 - c. Design a maximum of two adjacent units with identical wall and roof lines.
 - d. Vary building orientations to avoid monotony and long garage door corridors.
2. To enhance privacy, windows on adjacent structures should

be staggered whenever possible. Windows should not be positioned directly opposite of windows in the adjacent structure.

3. Building facades should be highly articulated (e.g., projecting entry or window features, recessed elements, transparent storefronts, identifiable retail spaces, and awning and entrance canopies), especially at ground level.



Building facades should be highly articulated

4. Acknowledging sensitivity to a budget, it is expected that the highest level of articulation will occur on the front façade and façades visible from public streets. However, similar massing, materials, and details should be incorporated into all building elevations.
5. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, insets, verandas, porches, and materials and textures are strongly encouraged. These features should be used to create shadow patterns that contribute to a building's character.



Balconies, trellises, recessed windows, insets, verandas, porches, and materials and textures are strongly encouraged.

6. Building elements and details should be consistent with the chosen architectural style.
7. Commercial uses should attempt to shield parking lot and security lighting to avoid impacts on the surrounding residential areas.
8. Aesthetically designed security gates should be considered for access to residential uses and residential parking areas.

3. Dwelling Unit Access

1. All entrances should be clearly identifiable and emphasized using lighting, landscaping, and architecture.
2. Access points to units should be clustered in groups of four or less. Long, monotonous access balconies and corridors that provide access to five or more units should be avoided.
3. The entrances to individual units should be visible from nearby parking areas where possible. Building entrances should be emphasized through the use of lighting, landscaping, and architecture.

4. Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Stairwells that are open and have visibility into and from the stairwell are recommended. Thin-looking, open metal, prefabricated stairs are discouraged.



Stairways should be constructed of smooth stucco, plaster, or wood

4. Roof Gardens

Gardens on balconies, terraces, and roofs add visual interest, provide habitat for wildlife, slow storm water runoff, and create opportunities for decorative gardens.

1. Incorporate roof gardens where possible.
2. Where appropriate, drought-tolerant perennial grasses and ground covers that require minimal maintenance should be planted on moderately sloped and flat roofs.
3. Soil depths, roof drainage, and waterproof membranes should be considered during the structural design of the building.
4. Drip irrigation systems should be used with roof gardens to conserve water.



Example of a roof gardens

3 - Circulation and Public Improvements

Chapter 3 - Circulation & Public Improvements

El Corazon - Specific Plan

Section 3.1 Introduction

The Specific Plan area is comprised of two primary circulation systems, vehicular streets and pedestrian corridors. The land use plan is designed to provide attractive and convenient access for the public in their automobiles, while also creating an environment that provides for a quality pedestrian experience throughout the project. With the exception of trails within the Habitat district and any sidewalks throughout the Specific Plan Area, pedestrian courses are open to walkers, runners, rollerbladers, and bicyclists.

In most cases, the Specific Plan streets will be designed to project a natural, park-like character with rolled curbs and bioswales rather than traditional curb and gutter edge treatment. However, the streets surrounding the commercial and some civic uses are expected to have a higher intensity of use and are more urban in nature. Proposed entrances to the Specific Plan Area are from Oceanside Boulevard and Rancho del Oro Drive; these entrances will incorporate appropriate traffic calming measures as design features.

The foundation of the pedestrian system rests on two major elements of the Specific Plan Area circulation: a Pedestrian Promenade and a system of Multi-use Paths. The Pedestrian Promenade will extend across the park and link the major recreational facilities, village commercial uses, and civic services. An integrated system of Multi-use Paths flowing throughout the Specific Plan Area will also provide extensive access to all parts of the site. Together, these systems will allow people to move independently of automobiles throughout the park and open space areas and connect to the commercial and civic sectors.

Figure 3-1 presents the conceptual circulation pattern of new streets and paths proposed within the Specific Plan Area. Streets within the Specific Plan Area have been assigned generic names for the purpose of easy referencing within this Specific Plan; it is expected that the streets will be renamed by the City at a later date as development occurs and in conjunction with a fund-raising opportunity. All roads and streets within the Specific Plan Area will be public streets and offered for dedication to the City of Oceanside.



Circulation patterns allow people and automobiles to move independently and efficiently throughout the park

Traffic calming measures will be incorporated into the Specific Plan Area whenever possible to increase safety for all park users. Transit opportunities will also be integrated where feasible as the Specific Plan Area is developed, as will other public improvements, such as site furniture and signs. A unique and consistent system of public improvements will identify and unify the site.

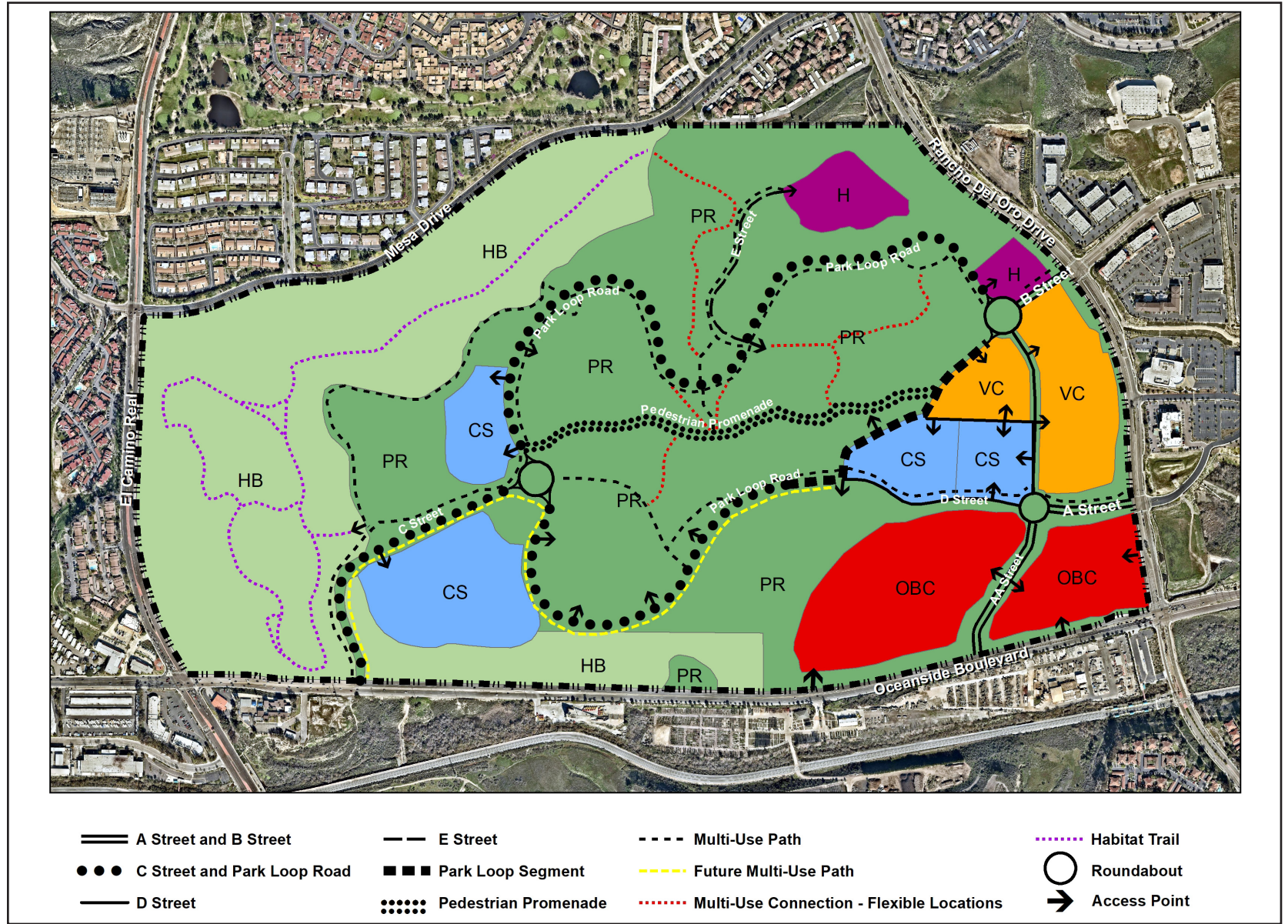


Figure 3-1 Conceptual Circulation Map

Section 3.2 Circulation Routes Design

Lane configuration, as well as edge of roadway conditions, including landscaping and site furnishings in applicable areas, contribute to the look and feel of a street or pedestrian travelway. Streets and paths within the Specific Plan Area have been carefully designed to provide efficient movement of traffic while crafting a particular experience along the travelway for the user through landscaping and other park features. The following cross sections and accompanying descriptions illustrate and detail the streets and paths within the Specific Plan Area.

It is recognized that as part of future tentative map and development plan proposals within the Specific Plan Area, additional and/or alternative street designs may be proposed. Such alternatives may be necessary in response to items such as; existing and approved site development, geographic and hydrologic conditions, infrastructure needs and to accommodate preferred stormwater treatment features throughout the project area. Alternative street designs may be approved which are determined

to meet the design intent of the original street section, while supporting the planned pedestrian experience and providing effective vehicular circulation.

A. Multi-use Path

The Multi-use Path is a 12-foot paved surface, bordered on one side by a 4-foot compacted but unpaved surface, that meanders throughout the Specific Plan Area. The Multi-use Path can be used by pedestrians, cyclists, and other park visitors but is not open for normal vehicular traffic. The unpaved surface provides a course more suitable for runners while the paved surface creates a smooth and level area for other users. The Multi-use Path is wide enough to allow for vehicles for emergency and park maintenance access only when necessary. The paved surface should be suitable for carrying this vehicle traffic when necessary.

The Multi-use Path frequently follows beside vehicular streets but also wanders through the dedicated park and recreation areas. The segment of path along the south side of the Park Loop Road from D Street to C Street and along C Street to Oceanside Boulevard is expected to be implemented in a later phase of park

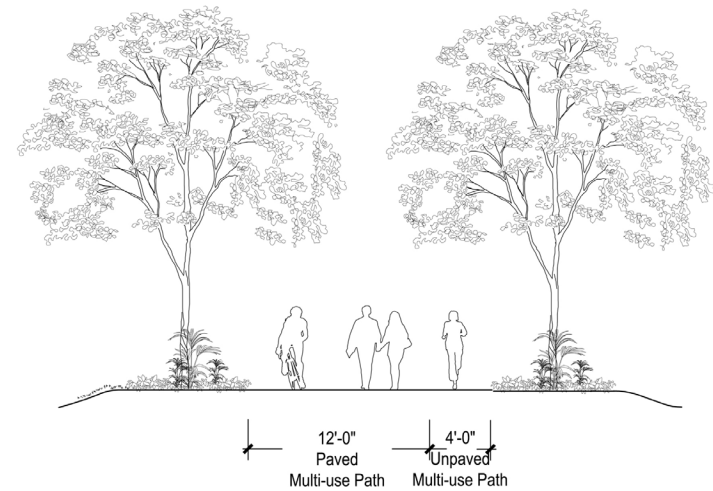


Figure 3-2 Multi-use Path

development as the Green Waste Facility transitions to another use.

Multi-use Connections within the park will have the same design as the Multi-use Path segments but are flexible in location, depending on future park design and development.

The Multi-use Path should generally be tree-lined. Except where the path meets with commercial areas, all plantings along the Multi-use Path should be informal in

nature, creating soft edges and drawing the user's eye out into the greater park area. The informal planting design should complement the internal Park Loop Road planting palette while also distinguishing it from the vehicular circulation.

Where the Multi-use Path exists in a commercial area, the planting palette should transition into a more formal design reflective of the more formal arrangement of buildings and spaces. The more formal planting design should complement the planting palette of the commercial road while continuing to distinguish the Multi-use Path from the vehicular circulation route.

Plant material at all vehicular and pedestrian intersections should be low in order to maintain visibility and adequate sightlines. Plant material at roadway intersections should consist of more ornamental and/or specimen species to help identify changes in the circulation system. Where the Multi-use Path intersects the Pedestrian Promenade, the Multi-use Path should use different species of trees from the Pedestrian Promenade to help users navigate the circulation system at that point.

Benches and trash receptacles will be placed occasionally along the Multi-use Path to provide rest areas and to collect litter. Site furniture, such as benches, drinking fountains, and trash receptacles, will be included adjacent to the Multi-use Path. Benches should be appropriately placed away from trash and recycling receptacles to separate park users from any unpleasant odors or pests, such as bees, that may occur near the trash area. Pedestrian lights at approximately 14 feet in height will line the Multi-use Path spaced at approximately 1/200 feet. Additional lights may be necessary at corners or turns for safety purposes.

B. A Street and B Street

A 12-foot planted median runs along the center of A Street and B Street. The streets have two 12-foot travel lanes and a 5-foot Class II bike lane in each direction, with curb and gutter. A ten-foot planting strip sits adjacent to the bike lane.

Between Oceanside Boulevard and D Street, A Street has a 95-foot right-of-way (ROW). Along this segment, a five-foot sidewalk is adjacent to the planting strip. Between D Street and Rancho del Oro

Drive, A Street has a 106-foot ROW. Along this segment, the Multi-use Path runs along the north side of A Street and is separated from the street by a ten-foot planting strip. B Street also has the Multi-use Path along the north side of the street, separated from the street by a ten-foot planting strip, for a ROW of 106 feet.

Along A Street and B Street, the tree palette should be kept simple to identify road hierarchy and primary entry drives. One distinct tree species should line both sides of these major roads. A distinct tree species should also line the medians. Use accent and/or specimen trees and plants to identify intersections and pedestrian crossings.

A Street and B Street will display street lights in the medians for the length of the street. These lights will be approximately 17 feet in height and are to be spaced at approximately 1/150 feet. Additional lights may be necessary at corners or turns for safety purposes.

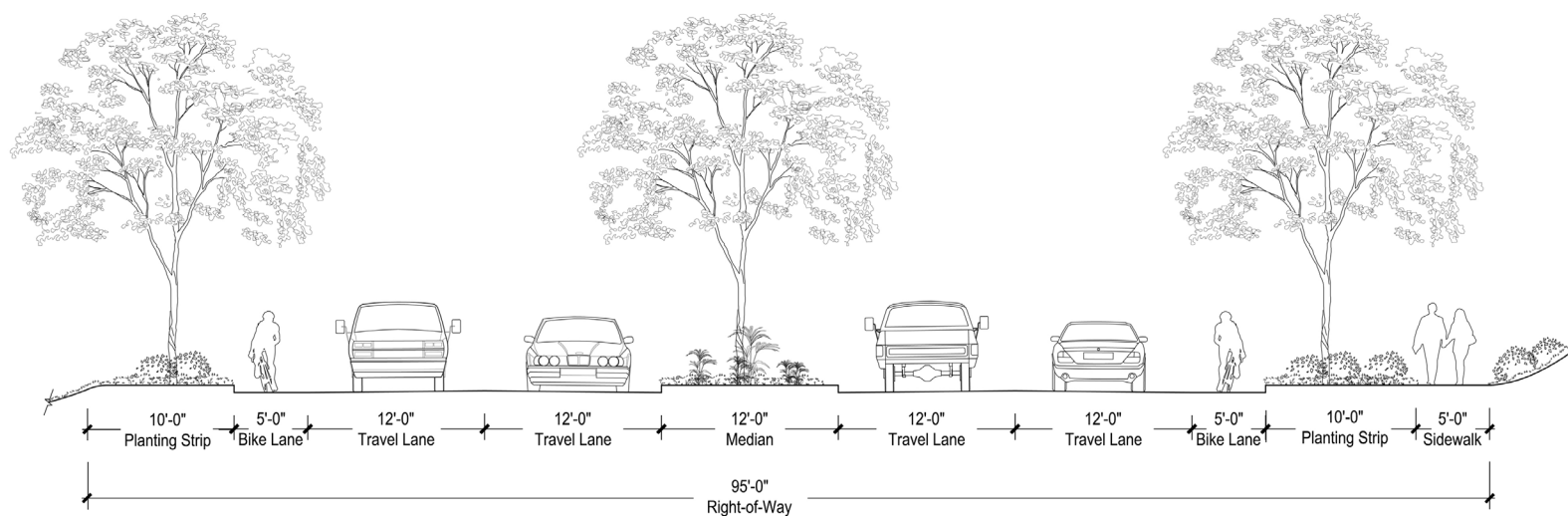


Figure 3-3 A Street between Oceanside Boulevard and D Street

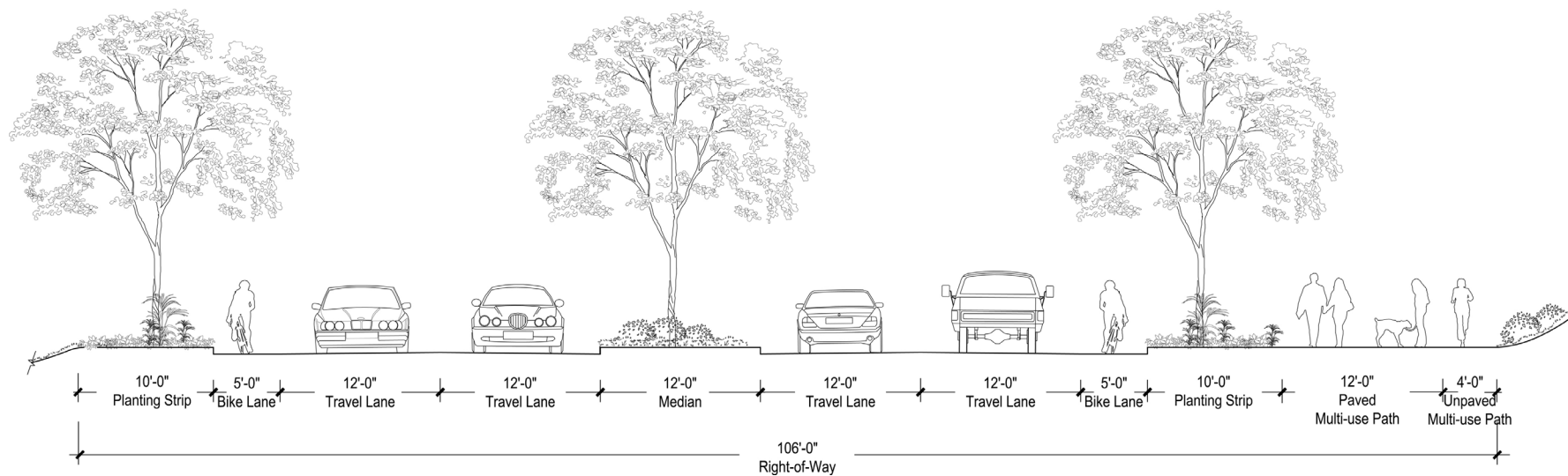


Figure 3-4 A Street between D Street and Rancho del Oro Drive and B Street

C. Park Loop Road and C Street

The Park Loop Road and C Street have a ROW of 64 feet. The roads will have one striped 10-foot travel lane with an additional 4 feet of paved shoulder in each direction. These streets have no curb and gutter; instead the pavement edge is bordered on both sides by a ten-foot bioswale or by another storm water Best Management Practice (BMP) if a bioswale is determined to be inadequate. The bioswale will exhibit three feet of relatively flat ground on either edge while dipping lower in the center to accommodate stormwater. Additional guidelines for bioswales can be found in *Chapter 2, Section 2.4 A 1.b. Bioswale Guidelines*. While parallel parking along these streets is generally discouraged, as is the installation of “No Parking” signs, the excess width of the lane, shoulder, and edge of bioswale is designed to accommodate vehicles in extensive overflow parking situations, such as large tournaments.

Along most of the Park Loop Road, the Multi-use Path runs adjacent to the bioswale on at least one side of the street. Occasionally, the Multi-use Path borders the bioswales on both sides of the Park Loop Road. The Multi-use Path is also

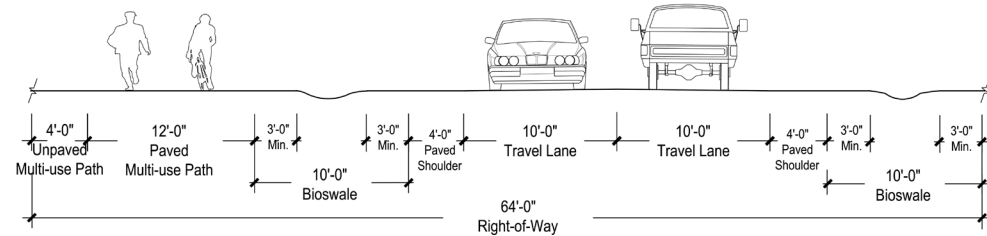


Figure 3-5 Park Loop Road and C Street

expected to ultimately border both sides of C Street.

The Park Loop Road also incorporates a pedestrian bridge that traverses over the roadway in Park 6. The ends of the bridge approach should have no more than a two to three degree slope. A pedestrian underpass for the Multi-use Path also flows under the Park Loop Road at the northwestern edge of Park 5.

Plantings along these roads should create an informal, rural, and natural visual experience. Trees should not be placed at regular intervals or at a consistent distance from the edge of the travelway. Trees should be irregularly spaced and should create the feeling of the natural edge of a grove of trees. Shrubs and groundcover should also be informal in placement. Large drifts of plant material may be

appropriate. The use of turf should be minimized unless the turf is part of usable park space.

To maintain the rural feel of these roads, street lights will be widely spaced. In general, street lights should not exceed a spacing of more than 250 feet; however, the spacing may increase on the Park Loop Road to achieve the more rural feeling and to minimize lighting impacts on adjacent habitat areas. A lighting level or foot candle study should be prepared prior to final lighting design and construction. The street lights will be approximately 17 feet in height. Additional lights may be necessary at corners or turns for safety purposes.

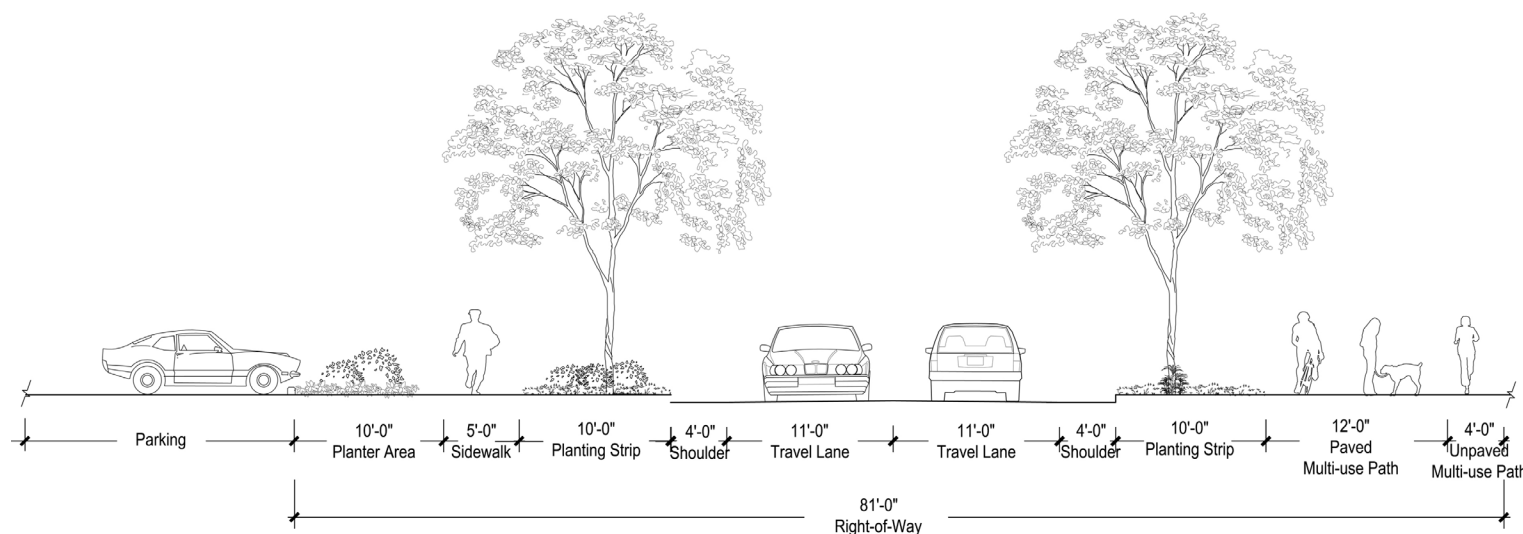


Figure 3-6 D Street

D. D Street

D Street has a ROW width of 81 feet. The short street connects A Street to the Park Loop Road and has one striped 11-foot travel lane in each direction with an additional 4-foot wide paved shoulder on both sides of the travelway. Ten-foot planting strips are located on both sides of the paved roadway edge. On the east side of D Street, the planting strip separates the curb from a segment of the Multi-use Path. On the west side of D Street, the planting strip separates the street from a

five-foot wide sidewalk. The west side of D Street is bordered by a parking lot. The sidewalk is separated and screened from this parking lot by an additional ten-foot planter area.

The tree palette along D Street should be kept simple to identify road hierarchy and primary entry drives. A tree species distinct from the species used along major roads, such as A Street, B Street, and the Park Loop Segment, should be used to line D Street. Accent and/or specimen

trees and plants should be used to identify intersections, roundabouts, and pedestrian crossings.

Due to the location of D Street near centers of higher activity, an approximately 14-foot high pedestrian light will be placed approximately every 200 feet. Additional lights may be necessary at corners or turns for safety purposes.

E. E Street

E street meanders from the Park Loop Road to the destination hotel site along a 44-foot ROW. E Street has one 12-foot travel lane in each direction. A ten-foot bioswale is located on either side of E Street rather than curb and gutter. The edges of the bioswale include a three-foot portion of flat ground adjacent to the paved roadway. Additional guidelines for bioswales can be found in *Chapter 2, Section 2.4 A 1.b. Bioswale Guidelines*. If a bioswale is determined to be inadequate another storm water BMP should be employed.

Similar to the Park Loop Road and C Street,

plantings along E Street should create an informal and natural visual experience. Trees should be irregularly spaced and should create the feeling of the natural edge of a grove of trees. Shrubs and groundcover should also be informal in placement; large drifts of plant material may be appropriate. Street lights at approximately 17 feet in height will be placed along E Street approximately 1/300 feet, to maintain the hidden feel of the roadway; additional lights may be necessary at corners or turns for safety purposes.

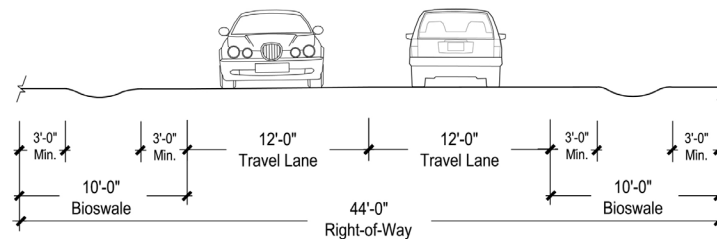


Figure 3-7 E Street

F. Park Loop Segment

The Park Loop Segment extends from the intersection of the Park Loop Road with D Street to the roundabout at the intersection of the Park Loop Road with B Street and has a 44-foot ROW. This area is expected to have a high pedestrian volume as the village commercial and civic services uses interface the parks and recreation space. To encourage this interaction and to slow traffic, this segment will have one 11-foot travel lane in each direction with designated and enhanced crosswalk locations.

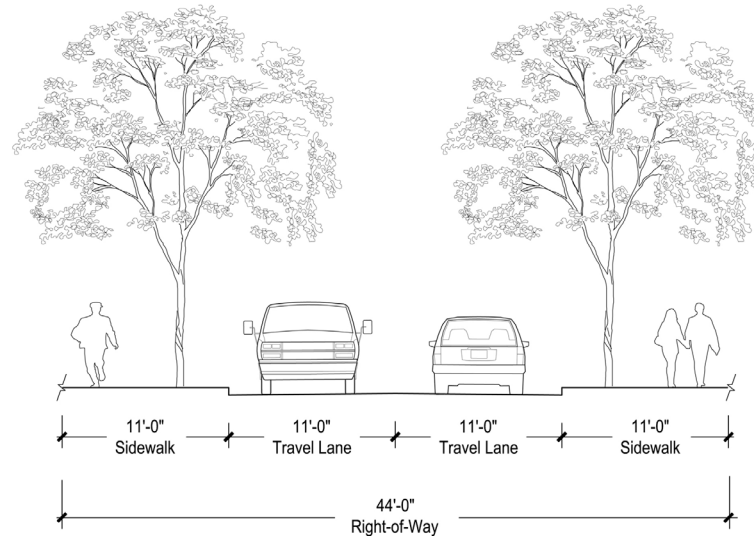


Figure 3-8 Park Loop Segment



Tree placed in tree well

To create a more urban feel, the street is lined on both sides by 11-foot sidewalks featuring trees in tree wells adjacent to the street. These trees should be one distinct species that is different from the species planted along A Street, B Street, D Street, and the Pedestrian Promenade. Accent and/or specimen trees and plants should be used to highlight intersections, pedestrian crossings, and the roundabout at B Street.

The Park Loop Segment will have occasional benches and trash receptacles

on the Parks and Recreation district side to provide rest areas and to collect litter. On the Village Commercial district side of the street, site furniture will be placed at the discretion of the project developer. The Park Loop Segment will have approximately 14-foot tall pedestrian lights spaced at approximately 1/200 feet; additional lights may be necessary at corners or turns for safety purposes.

G. Pedestrian Promenade

The Pedestrian Promenade flows from the Village Commercial district through the center of the largest portion of Parks and Recreation district to the Recreation Center on the other side of the park. The promenade will be a 20-foot wide pathway paved with colored concrete exhibiting a decorative saw cut pattern and will be capable of servicing emergency and maintenance vehicles.

As a key connector across the Specific Plan Area, the Pedestrian Promenade should make a strong visual statement with its planting design. Large canopy trees will line both sides of the promenade. This pedestrian route will be visible from many areas and should act as a landmark and point of orientation for users of the site. The number of plant species should be kept to a minimum to create a strong linear framework along the promenade. Choose one major tree species to line both sides of the Pedestrian Promenade. The trees should be spaced 30 to 40 feet apart and have the following characteristics:

- ◇ At mature height, the species should reach 50-plus feet.

- ◇ The diameter of the trees' crowns should be large enough to grow together over the promenade.
- ◇ The species should have a clear identifying character, such as brilliant fall color, colorful bloom, striking bark, or unusual leaf shape or texture.
- ◇ The species should not have invasive roots that will damage the promenade or negatively impact adjacent sports fields.
- ◇ The species should be disease and pest resistant.

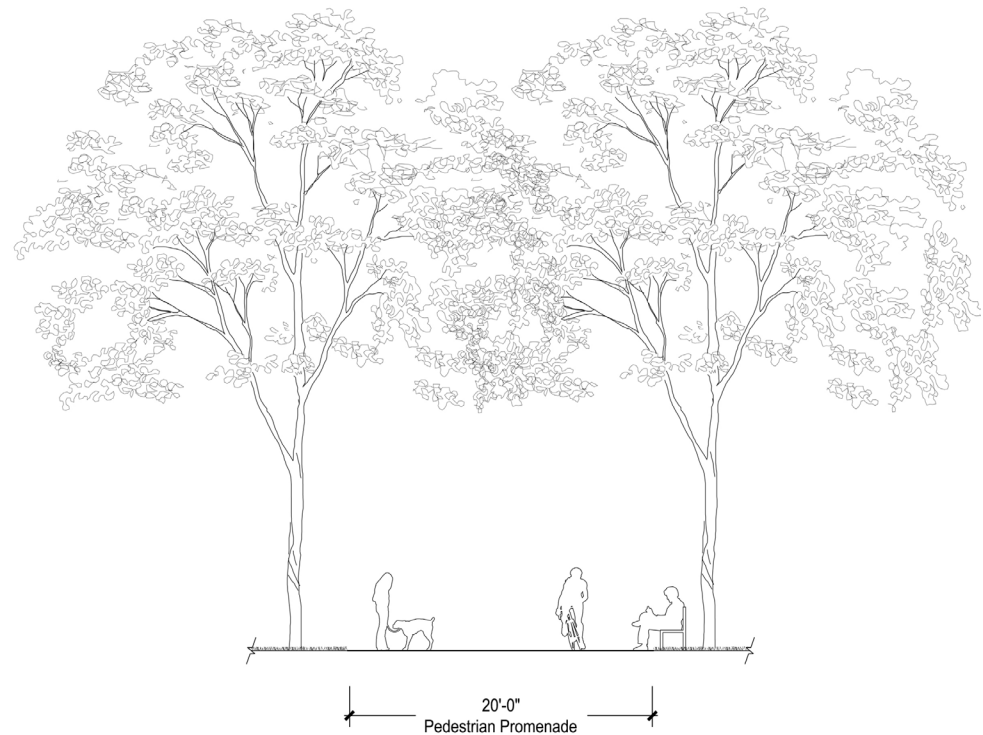


Figure 3-9 Pedestrian Promenade

- ◇ Any species that drop litter that could be a potential tripping hazard should be avoided.

If other paths intersect the Pedestrian Promenade, these paths should use different tree species from the promenade to help users navigate the circulation system. Low-growing plant material should be used to create a visual edge along the promenade.

Site furniture, such as benches, drinking fountains, and trash receptacles, will be included adjacent to the promenade. Benches should be separated from trash and recycling receptacles by 20 to 50 feet to separate park users from any unpleasant odors or pests, such as bees, that may occur near the trash area. Pedestrian lights at approximately 14 in height will be placed approximately 1 every 100 feet along the sides of the promenade. Additional lights may be necessary at corners or turns for safety purposes. If an alternative lighting fixture is desired for the Pedestrian Promenade to distinguish this area from the remainder of the park, the El Camino Real Bell or similar style should be considered.

H. Habitat Trails

The Habitat Trails run only through the Habitat district. These trails should follow existing trails and roads where feasible. The Habitat Trails will be for the use of pedestrians only. No motor vehicles or bicycles will be allowed on the trails.

Trail access points will be located at three points within the Specific Plan Area. The major trailhead will be located along C Street near the intersection with Oceanside Boulevard. Another trailhead will be located off of E Street near the docent center. These two trailheads will provide parking for both vehicles and bicycles. A pedestrian-only trailhead access point will also be located off of Mesa Drive near the easternmost boundary of the Specific Plan Area along Mesa Drive.

The Habitat Trails will vary in width, depending on the surrounding natural conditions, and will generally be about four feet wide. Minimum trail width shall be three feet and maximum trail width shall be eight feet.

The Habitat Trails should be planted to complement the natural habitat of

the surrounding area. The edges of the trail should gradually transition into the adjacent plant material. Clearing of vegetation from existing trails should be selective pruning only. Tree removal along trails is prohibited.

Benches, trash and recycling receptacles, bicycle racks, and drinking fountains will be placed at trailheads. In order to be sensitive to wildlife, there shall be no lighting along habitat trails; the habitat trails will be closed after dark.

For further standards and guidelines on the design parameters of the Habitat Trails, refer to Chapter 2, Section 2.3, B. Habitat.



Trails will vary in width and will be surrounded by natural vegetation

Section 3.3 Traffic Calming Measures

It is important to create an environment within the Specific Plan Area where the pedestrian is comfortable and not dominated by the automobile. Traffic calming design elements aim to balance the need to effectively moderate vehicle speeds and the need to improve pedestrian mobility and the pedestrian environment. Traffic calming measures within the Specific Plan Area include narrow lane widths, street trees, medians, roundabouts, and enhanced crosswalk treatments.

A. Narrow Lane Widths

Narrowing travel lanes encourages slower vehicle speeds and reduces pedestrian crossing distances. Due to psychological factors, streets with narrower width require more attention from drivers, resulting in slower travel speeds. Reducing crossing distances increases safety for the pedestrian by reducing the potential conflicts between pedestrians and vehicles.

Lane width along the Park Loop Road is 11 feet in recognition of the surrounding park uses. The Park Loop Segment also has a total 22-foot curb-to-curb crossing distance, thus encouraging motorists to reduce speeds in this area.

B. Street Trees

Canopy trees lining the sides of the roadway reduce the perceived width of the roadway and thus increase drivers' alertness and slow the speed of traffic. A Street, B Street, D, Street, and the Park Loop Segment are the more urbanized streets within the Specific Plan Area and will all be lined by street trees.

C. Medians

Medians can help improve the overall appearance of streets while slowing traffic. In terms of safety, raised medians reduce conflicts between pedestrians and vehicles by allowing pedestrians to cross only one direction of traffic at a time. Medians along A Street and B Street will provide a physical separation between travel lanes and a refuge area for pedestrians at crossings.



Medians can aid in traffic calming

D. Roundabouts

Roundabouts are proven to be effective in improving the flow of traffic, reducing vehicle speeds, decreasing the number of accidents, and increasing pedestrian safety at intersections. Roundabouts require slower vehicle speeds while not impeding traffic flow. The vehicles in a roundabout have the right-of-way and entering vehicles must yield to vehicles already within the roundabout; however, by not always requiring entering vehicles to come to a complete stop, roundabouts improve traffic flow. The navigation of a roundabout also requires more attention from drivers than traditional intersections. Fewer accidents, with lower crash severity, are recorded at roundabouts. Pedestrian safety is also increased as individuals only

have to cross one direction of traffic at a time when crossing a roundabout.

Roundabouts also provide a unique focal point at three locations within the Specific Plan Area. A roundabout is encountered from both entrances to the Specific Plan Area from Rancho del Oro Drive. Along A Street, a two-lane roundabout calms traffic at the interface between the Oceanside Boulevard Commercial, Village Commercial, and Senior Center uses. Another roundabout

is located at the intersection of B Street with the Park Loop Road and Park Loop Segment; this roundabout will be a one-lane roundabout. The final roundabout is located at the intersection of C Street with the Park Loop Road, near the aquatic center and skate park. This traffic calming element will also be a one-lane roundabout.



A double lane roundabout would control traffic along A Street



Accent paving enhances the crosswalk and alerts drivers to the likely presence of pedestrians

E. Enhanced Crosswalk Treatments

Enhanced crosswalks draw attention and alert drivers to the likely appearance of pedestrians. Crosswalks can be enhanced through accent paving in the street. The accent paving heightens driver awareness through a change in road conditions in terms of color, texture, and design. A change in landscaping to accent shrubs and other plantings at the edge of the street can also alert drivers to crosswalks. Pedestrian crossing signs can also be helpful traffic calming measures.

Section 3.4 Transit Opportunities

The Specific Plan Area is conveniently located along major travel routes that are serviced by public transit. The North County Transit District serves the cities of Oceanside, Vista, Carlsbad, San Marcos, Escondido, Encinitas, Solana Beach, and Del Mar in north San Diego County.

Local bus service is called the Breeze and currently operates several bus routes throughout the North County area. Many of these routes already run directly by the Specific Plan Area along El Camino Real, Oceanside Boulevard, and Mesa Drive. Transit stops for the Specific Plan Area should be considered for these existing routes once the Specific Plan Area is developed. A short loop route that takes the bus into the Specific Plan Area could also be useful.



Breeze bus service is provided along arterials surrounding the Specific Plan Area



The new Sprinter rail line will have a transit stop across Oceanside Boulevard from the Specific Plan Area

North County Transit District also operates rail service in the area. The Sprinter rail line station is located on the southwest corner of Oceanside Boulevard and Rancho del Oro Drive, directly across the street from the Specific Plan Area. The Sprinter line runs from Escondido through San Marcos and Vista to the Oceanside Transit Center in the western part of Oceanside. From the Oceanside Transit Center, the North County Transit District Coaster line connects residents to San Diego, the Metrolink line provides service to Los Angeles and Orange County, and Amtrak provides national service. Plans should be considered for

a short bus connection from the new transit station at Oceanside Boulevard and Rancho del Oro Drive to the El Corazon site, particularly to the Senior Center and adjacent housing.

Through existing and planned transit services, residents and visitors will be able to conveniently access El Corazon through public transit.

Section 3.5 Public Improvements

Public improvements in the Specific Plan Area include site furnishings and public signs. These elements will be placed mainly along the major circulation routes within the site.

A. Site Furnishings

Site furnishings, such as benches, trash receptacles, and lights, will be located throughout the Specific Plan Area. Within the Hotel, Village Commercial, and Oceanside Boulevard Commercial districts, site furniture will be chosen and located at the discretion of the project developer, to complement the architectural character of the individual project.

For the Civic Services, Parks and Recreation, and Habitat districts, and along the circulation routes, they type of site furniture is specified to ensure compatibility with the Irving Gill architectural style and to provide consistency throughout the public areas of the Specific Plan Area.

Civic Services areas within the Specific Plan Area should provide benches, trash

and recycling receptacles, and bicycle racks. These elements should be located at practical and convenient locations within the site, to be determined during the design of the individual project area.

All areas within El Corazon's Parks and Recreation district should provide benches, drinking fountains, bicycle racks, trash receptacles, picnic tables, barbecues/hot coal receptacles and other site furniture as necessary. The site furniture should be located at convenient and practical locations within each park site, with the exact location to be determined upon further detailed development of each site.

The Habitat district furnishings will be limited to benches, trash and recycling receptacles, bicycle racks, and drinking fountains. These elements will be located only at the trailheads and not along the individual trails.

The type and placement of site furnishings along the circulation routes is specified in Section 3.2 *Circulation Route Designs*.

The following guidelines apply to site furniture.

- ◇ Site furniture should be permanently secured.
- ◇ Site furniture selected should be durable and vandal resistant.
- ◇ Site furniture should discourage overnight sleeping and skateboard use.
- ◇ Receptacles for trash and recycling should be provided in all park sites.
- ◇ Each park site should provide at least one handicap accessible 'High/Low' drinking fountain.
- ◇ Bicycle racks should be provided on a concrete pad in all park sites. The bicycle racks should be located off of major pedestrian paths.
- ◇ In more natural areas, a bicycle rack should be provided where possible and should be located in a highly visible zone as a deterrent to theft.

- ◇ Along the Pedestrian Promenade, pedestrian lights should incorporate covered electrical sockets into the base of the light pole.

The following site furnishings discussion provides examples of furnishings that should be used in the Civic Services, Parks and Recreation, and Habitat districts of the Specific Plan Area. If the following furnishings are no longer available at the time of implementation or replacement, an approximate equal should be selected.

1. Bench

The specified benches were selected for the clean and simple arching lines, reminiscent of Irving Gill's style, as well as for comfort. Benches should be separated from trash and recycling receptacles for the comfort of bench users.

Manufacturer

Victor Stanley

Model

Steelsites RB Series, RMFC-24

Color

RAL 7036 - Platinum Grey

2. Trash and Recycling Receptacles



Bench

Victor Stanley

Steelsites RB Series, RMFC-24



Trash and Recycling Receptacles

Victor Stanley

Steelsites Series, NSDC-36

Both trash and recycling receptacles are required in all areas of the park. The trash receptacle may be more prevalent than the recycling receptacle; however, recycling receptacles should be easily accessible in all areas to encourage this sustainable practice. Recycling containers should be clearly labeled to distinguish these containers from trash receptacles. Trash and recycling containers should be located together. All containers should be separated from benches and picnic tables by 20 to 50 feet to ensure that any odor and/or pests, such as bees, incur minimal impacts upon park users.

The selected receptacles have locked side door openings for easy trash removal. In the Habitat District, trash and recycling receptacles will be located only at trailheads; these fixtures should utilize wildlife proof lids.

Manufacturer

Victor Stanley

Model

Steelsites Series, NSDC-36

Color

RAL 7036 - Platinum Grey

3. Bicycle Rack

Bicycle racks should be placed in all parking areas and as necessary along streets and in park areas. Bicycle racks should be located adjacent to, but not within, major pathways.

Manufacturer

Creative Pipe

Model

HS 2-F-P

Color

RAL 7036 - Platinum Grey



Bicycle Rack
Creative Pipe
HS 2-F-P

4. Bollard

Bollards should be placed at the intersections of Specific Plan Area streets with the Multi-use Paths and Pedestrian Promenade. The bollards will prevent private vehicles from utilizing the Multi-use Paths and Pedestrian Promenade but will be removable to allow for access by maintenance workers and emergency vehicles.

Manufacturer

Creative Pipe

Model

CBR-6-RE-P-D

Color

RAL 7036 - Platinum Grey



Bollard
Creative Pipe
CBR-6-RE-P-D



Drinking Fountain
Stern Williams
5700

5. Drinking Fountain

Drinking fountains should be located in all park sites, except for Park 9, and at trailheads in the Habitat district. The specified drinking fountain is ADA accessible, with two different fountain heights, and is also available with accessory pet fountain.

Manufacturer

Stern Williams

Model

5700

Color

RAL 7036 - Platinum Grey

6. Picnic Table

Picnic tables should be provided in the Parks and Recreation district. The example picnic table below is made from recycled plastic materials and is available in handicap accessible models.

Manufacturer

Victor Stanley

Model

Homestead Series, ST-6, 2x4 slats

Color - Recycled Plastic Slats

Gray

Color - Fabricated Metal Mounts

RAL 7036 - Platinum Grey

7. Barbecues/Hot Coal Receptacles



Picnic Table
Victor Stanley
Homestead Series, ST-6, 2x4

Barbecues and hot coal receptacles will be necessary at picnic areas within the park. These elements of site furniture are generally standard in design and are provided by a variety of manufacturers. These elements may be selected at the discretion of the City's Public Works Department.

8. Lights

The type, height, and spacing of lights for all circulation routes within the Specific Plan Area are detailed earlier in this chapter in the discussion of the design of each circulation route, in Section 3.2 *Circulation Route Designs*. Pedestrian lights should be 14 feet in height and street lights should be 17 feet in height; these two types of light generally have only one luminaire per light pole. Median lights should be 17 feet in height and have double luminaires for each light pole. All lights should adhere to City standards for lighting.

Manufacturer

Bega

Model - Single Arm

Fixture: 9858-100MH-277V

14' Pole: 928

17' Pole: 926

Model - Double Arm

Fixture: 9957-100MH-277V

17' Pole: 926

Color

RAL 7036 - Platinum Grey



Pedestrian Light
Bega
Fixture: 9858-100MH-277V



Median Light
Bega
Fixture: 9957-100MH-277V

B. Public Signs

Landmarks and visual cues, such as gateway signs and wayfinding design elements, create visual borders and inform pedestrians and drivers that they have arrived at a special destination.

A strong sign program should be developed as an effective method to make an immediate impact and establish a unique identity within the Specific Plan Area. The sign program should include, but is not limited to, the development of a logo, gateway markers, street signs, directional signs, parking signs, pedestrian crossing signs, and directories. The signs should be consistent throughout the site to create a unique theme for the site and to unify the many different pieces of the site.

1. Gateways

There are five major gateways into the Specific Plan Area. One can enter the site at three locations along Oceanside Boulevard: at C Street near the western end of the Specific Plan Area at the habitat area, at A Street towards the eastern end of the Specific Plan Area, and directly into the Oceanside Boulevard Commercial

area. The other entrances to the Specific Plan Area are off of Rancho del Oro Drive. One can enter along A Street between the two commercial destinations or along B Street above the Village Commercial district close to the Regional Hotel site. As a minor gateway location, pedestrians can access the site through the trail system by entering off of Mesa Drive.

These gateway locations should be designed with elements that will unify the Specific Plan Area and reflect the desired identity and character of the El Corazon site. Entry monuments should be located at these intersections to announce the entrance into the Specific Plan Area. Entry monuments can be larger signs that include the El Corazon name and a special logo for the park.

The gateway locations should be designed with a combination of accent features, including ornamental landscaping, uplighting, landscaped medians, architectural features on adjacent buildings, enhanced paving, and entry monuments.

The minor gateway location should have similar elements to the other gateways



Entry monuments should welcome visitors to the park

in a smaller scale. Additionally, the roundabouts near the entrances off of Rancho del Oro road should incorporate significant landscaping and entry features, such as a fountain, to draw attention to the site.

2. Street Signs

Street signs should have a consistent theme throughout the park and should be placed in key locations for easy navigation of the site.

3. Informational Signs

Directional and wayfinding signs are types of informational signs. These signs should incorporate the same logo and colors as other site signs. These signs would provide directions to the major locations within the site, such as the Recreation Center, hotels, and commercial areas. The signs can also provide direction on the locations of different types of sports fields and play areas. Other informational signs should be developed as necessary to provide clear directions within the Specific Plan Area for the aid and convenience of site visitors.



Informational signs should incorporate the park logo

4. Interpretive Signs

Interpretive signs should be used to identify and educate park users about topics such as natural and cultural resources. While interpretive exhibits can be located throughout the Specific Plan Area, these signs will be especially effective and are required within the Habitat district.

Interpretive subjects should be specific to the El Corazon property or be California native plant associations or species that occur or have occurred in the El Corazon area.

The following guidelines will ensure the educational experience of interpretive signs is effective.

- ◇ Interpretive signs should be placed in interpretive centers and in strategic locations such as staging areas, viewpoints, and overlooks.
- ◇ Interpretive information should clearly match the unique features at the site. Interpretive signs in the Habitat district should blend with the natural surroundings.

- ◇ Interpretive signs should be placed within easy viewing distance of the trail or park area so that visitors do not have to walk through a landscaped area to read the sign.
- ◇ Along trails, interpretive signs should be located perpendicular, rather than parallel, to a visitor's line of approach, unless the sign would block an important view or create a safety issue.
- ◇ Interpretive exhibits should not obstruct views and must be kept lower than four feet tall.
- ◇ Any mounting system should blend well with the surrounding environment.



Interpretive exhibits should blend with the habitat



Interpretive exhibits can be used in strategic locations throughout the site

- ◇ Interpretive signs should be accessible to all visitors, where possible.
- ◇ Interpretive signs can vary in materials, colors, and style depending on the exhibit design, message and location.
- ◇ Interpretive signs may provide an opportunity to team with a local artist for a unique sign concept.



Interpretive signs can provide information about natural features of the site

- ◇ The graphic layout of interpretive exhibits should make the sign easy for a reader to navigate through text hierarchy and a simple layout style.
- ◇ Any photos used to communicate information on the exhibits should be of the highest possible quality.
- ◇ Colors used in the interpretive exhibits should be congruent with the colors naturally occurring in the habitat area.

- ◇ Text should be concise and easy to read by all ages and abilities.
- ◇ Use graphics to communicate instead of text, where possible.
- ◇ Fonts should be easy to read.
- ◇ Using no more than three different fonts on one sign is recommended.
- ◇ Exhibits should be made of a durable, long-lasting material in order to withstand weather-related and vandal-related damage.
- ◇ Incorporate materials that are recycled or are manufactured using sustainable practices, when feasible.



Sample interpretive sign

Chapter 4 – Infrastructure

Section 4.1 Introduction

The purpose of this chapter is to describe the infrastructure and public facilities applicable to the Specific Plan Area, including sanitary sewer, domestic water supply, recycled water supply, storm drainage, solid waste disposal, dry utilities such as energy and telecommunications, law enforcement and emergency services, and schools.

Section 4.2 Sanitary Sewer

The City of Oceanside will provide wastewater services including collection, transmission, and treatment for the Specific Plan Area. The development will include a network of underground gravity sewer mains and laterals that will connect into existing city sewer mains at four locations, as shown conceptually in Figure 4-1.

- ◇ Proposed public sewer mains within the development area will have 8-inch minimum diameters.
- ◇ Proposed private sewer laterals will be designed, constructed, and maintained by the owner.
- ◇ Sewer mains and laterals will be designed by a licensed civil engineer and will meet City design criteria.
- ◇ Public infrastructure will be constructed in accordance with the facilities management and financing plan.
- ◇ Regional improvements to the City sewer system may be required to mitigate the additional flows produced by the Specific Plan Area, including but not limited to:

- ◇ Upgrades to approximately 400 linear feet of existing sewer main located in Oceanside Boulevard.
- ◇ Construction of a new lift station at the intersection of Oceanside Boulevard and El Camino Real.





Figure 4-1 Conceptual Sanitary Sewer Configuration

Section 4.3 Domestic Water

The City of Oceanside will provide domestic water services for the Specific Plan Area. The development will include a network of public water mains which will connect into existing City water mains at four locations as shown conceptually in Figure 4-2. The system will also include public water laterals, public water meters, private water laterals, fire hydrants, and associated fire protection facilities. Water system design should incorporate all available and feasible technologies and strategies for water conservation, such as soil moisture sensors at facilities; these methods should be applied in a sustainable manner.

- ◇ Proposed public water mains within the development area will have 8-inch minimum diameters.
- ◇ Water mains and laterals will be designed by a licensed civil engineer and will meet City design criteria.
- ◇ Developers will be required to construct infrastructure in accordance

with the facilities management and financing plan.

- ◇ Fire protection water facilities, including separate water mains, may be required to support building fire sprinkler systems.
- ◇ Landscaping and irrigation systems will be designed to minimize water consumption.
- ◇ Building restrooms and other water-using facilities will be designed to include low water usage components such as water saving toilets and sinks.
- ◇ Regional improvements to the City water system may be required to mitigate the additional demand as a result of Specific Plan Area development, including but not limited to:
 - ◇ Construction of regional water storage facilities as indicated in the El Corazon Water System Study (2006) conducted by Tetra Tech, Inc.

Section 4.4 Recycled Water

Recycled water mains may be made operational within the Specific Plan Area when an active recycled water system is available adjacent to this site in the future. Recycled water mains will be required to be installed presently, as shown in Figure 4-3. Upon the future availability of a recycled water system in the area, the Specific Plan Area may be required to connect into the recycled water mains. The Specific Plan Area may also be required to disconnect project irrigation meters from potable water mains and reconnect the meters to the recycled water mains.

Alternative methods for obtaining recycled water to be used for irrigation purposes, such as storm water harvesting, should be investigated.



Figure 4-2 Conceptual Domestic Water Supply System



Figure 4-3 Conceptual Recycled Water Supply and Distribution System

Section 4.5 Storm Drainage

The existing Specific Plan Area site consists of three general drainage basins. The first basin is defined by a ridge that runs in a southwest to northeast direction, along the northern portion of the site, parallel to Mesa Drive. The areas north of this ridge line drain north to Garrison Creek. The second basin consists of the majority of the site, approximately 240 acres. Flows from this basin do not leave the site but rather drain to several sump areas that were created by previous excavation activities. The third general basin consists of the southerly and easterly portions of the site, which drain south to Loma Alta Creek.

Several regional detention basins are proposed with the project to mitigate the increase in flows due to development. These basins will be designed to maximize detention, thereby reducing flows to both creeks in the proposed condition. The existing large sump area on the western side of the site will remain undeveloped.

Storm drain runoff from the developed site will be collected via standard inlet facilities and conveyed by pipes primarily

located in streets. Outfalls will be either connected to existing underground storm drain facilities or taken to the canyon bottoms prior to discharging to Garrison Creek and Loma Alta Creek. A Preliminary Master Plan Drainage Report that addresses the design of these storm drain and detention facilities was prepared. Per this preliminary drainage report, the total volume of the site detention basins is approximately 35 to 45 acre feet. Additional analysis of the location and characteristics of the detention facilities will need to be completed at the final engineering stage of the project.

According to the Clean Water Act, “Best Management Practices” (BMPs) to control pollutants and sediment from entering storm water runoff are required for the Specific Plan Area during construction. The Specific Plan provides for source control BMPs by requiring landscaping of all manufactured slopes and street rights-of-way to prevent erosion and by incorporating grading and drainage concepts that direct water away from easily erodible areas and into drainage systems designed to safely handle the storm water runoff.

- ◇ Storm drains will be designed by a licensed civil engineer and will meet City design criteria.
- ◇ Site detention requirements will be verified at the final engineering stage.
- ◇ The storm drain system will conform to the City Of Oceanside and County of San Diego urban storm water drainage plan.
- ◇ The storm drain system will conform to the Regional Water Quality Control Board San Diego Section for all storm water discharges including but not limited to conformance with National Pollutant Discharge Elimination System (NPDES) standards.

Section 4.6 Dry Utilities

Dry utility services, including electricity, cable television, gas, and telephone service, will be provided to the Specific Plan Area by local public utility companies. The Specific Plan Area will include a network of joint utility trenches that will connect into existing dry utility facilities at four locations, which are shown conceptually in Figure 4-4.

The actual availability of dry utility connections and additional requirements will be provided by each utility company. The undergrounding of existing overhead electrical lines may be required per the City's Subdivision Ordinance.

Dry utilities services for the Specific Plan Area are provided by the following companies:

- ◇ Electrical and gas service provided by SDG&E; Phone No.: 1-800-611-7343
- ◇ Cable television service provided by Cox Communications; Phone No.: 760-599-6060
- ◇ Phone and internet services provided by ATT; Phone Nos.: 1-877-754-8711 and 1-877-755-0683 and by Cox Communications; Phone No.: 619-269-2000



Figure 4-4 Conceptual Dry Utilities Distribution System

Section 4.7 Law Enforcement and Emergency Services

The Oceanside Police Department responsible for responding to the Specific Plan Area is located at 3855 Mission Avenue, approximately two miles from the Specific Plan Area. Estimated response times for the Specific Plan Area are as follows for varying priorities of calls: Priority One: 4 minutes, 57 seconds; Priority Two: 13 minutes, 44 seconds; Priority Three: 22 minutes, 38 seconds; Priority Four: 46 minutes, 46 seconds. The Oceanside Police Department is prepared to modify existing staff levels and response times based on the demand generated by the Specific Plan Area. The Oceanside Police Department does not anticipate any unique law enforcement problems associated with this project.

Fire Station 3, located across the street from the Specific Plan Area at the southeast corner of Oceanside Boulevard and El Camino Real, is the closest fire station in proximity to the Specific Plan Area. The next closest fire station is Fire Station 7, which is at the intersection of Foussat Road and Mission Avenue, approximately 2 miles from the Specific

Plan Area. Fire Station 3 is staffed with 5 personnel, which includes one engine company and one ambulance. Fire Station 7 is staffed with 3 personnel, which includes one engine company. Average response times to the Specific Plan Area are expected to be between one and one-half minutes to four and one-half minutes. The Oceanside Fire department will evaluate the changes in demand generated by the new project and consider staffing options as appropriate.

Section 4.8 Schools

The project is served by the Oceanside Unified School District (OUSD). According to OUSD boundary maps, the project is located in the 2007-2008 attendance boundaries for Garrison Elementary School, King Middle School, and El Camino High School. El Camino High School is currently over capacity for students, and it is likely that this capacity issue would continue until modernization improvements currently underway and other planned improvements at the school are completed. The OUSD levies development fees for projects with the potential to increase demand for school services.

The project is subject to City of Oceanside Municipal Code Ordinance 91-34, Section 1, Chapter 32E, and will make payment of \$2.63 per square foot for residential projects and \$0.04 per square foot for commercial projects to OUSD to offset the potential increase in demand of school services (fee rates may be periodically adjusted). In this way, the project will also be in compliance with the School Facilities Act (SB 50).

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The City may want to consider joint use agreements with schools for the sports facilities sited within the Specific Plan Area.

El Corazon - Specific Plan

Chapter 5 – Implementation Plan

Chapter 5 - Implementation

Section 5.1 Introduction

The Specific Plan is based on community input, the City of Oceanside General Plan and City of Oceanside Master Plan of Parks and Recreation, and an analysis of economic conditions in order to present a realistic plan for the future. This chapter addresses the actions necessary to implement the Specific Plan and provide the many community benefits outlined in the Specific Plan.

Section 5.2 *Implementation Elements* addresses implementation elements necessary to achieve the Specific Plan vision. Section 5.3 *El Corazon Oversight Committee Work Plan* explains the relationship between the Specific Plan and the El Corazon Oversight Committee Work Plan, which contains more details on individual implementation elements and potential financing measures. Section 5.4 *Potential Business Recruitment Strategies* offers an early look at marketing ideas for development of site uses.

Section 5.2 Implementation Elements

The Specific Plan envisions the implementation and full build-out of the Specific Plan Area to span a period of 15 to 20 years. To expect the 465-acre Specific Plan Area to develop all at one time is not realistic. The following implementation elements will be necessary for realization of the Specific Plan vision. The actual completion of each element will be based on the City of Oceanside's ability to coordinate funding, construction, and management of public improvements, as well as the market demand for commercial land and services. The sequencing of the implementation elements will be driven by several key factors, including the following:

- ◇ The construction of site infrastructure and access,
- ◇ The demand for revenue-generating land uses,
- ◇ The demand for recreational facilities, and
- ◇ The ability to create a quality place.

Key implementation items are described below. Phasing and funding sources may change over time in response to changing needs and priorities, such as market and community forces. Additional details, more specific schedules, and potential funding sources for implementation items are provided in the El Corazon Oversight Committee Work Plan, discussed in Section 5.3 *El Corazon Oversight Committee Work Plan*.

A. Adopt Specific Plan and Environmental Impact Report (EIR)

Upon adoption of this Specific Plan and Environmental Impact Report (EIR) by the City Council, this Specific Plan becomes the official regulating document of the Specific Plan Area. All requirements of the Specific Plan must be met prior to development of the site.

B. Approve City of Oceanside General Plan Amendment

The City of Oceanside General Plan designation and zoning for the property must be amended to support the desired future use. Currently the City of Oceanside General Plan land use designation for the site is Special Management Area (Rancho del Oro Specific Plan), Ocean Ranch Specific Plan area, and is zoned PD-1 (Rancho del Oro Planned Development). The City of Oceanside General Plan shall be amended prior to or concurrently at the time of Specific Plan adoption.

C. Adopt El Corazon Oversight Committee Work Plan

The City should approve the El Corazon Oversight Committee Work Plan. The El Corazon Oversight Committee Work Plan details individual implementation items and provides more specific timelines for initiation of each project, as well as further details on responsibilities for implementing each item.

D. Establish El Corazon Oversight Committee Review Process

The ECOC will act as an advisory body during the development review process and will work cooperatively with the Planning Commission, City Council, and staff to ensure the implementation of the vision and recommendations of the El Corazon Planning Committee and El Corazon Oversight Committee. Figure 6-1 in the following chapter shows a flow chart that illustrates the development review process.

E. Roads, Paths, Infrastructure, and Right-of-Way and Buffer Areas Landscaping

The major roadways, paths, and infrastructure necessary to serve the Specific Plan Area will be developed over the next 20 years as necessary as the Specific Plan Area gradually matures. The surrounding landscaping and maintenance of the buffer areas is necessary for the beautification of and creation of a sense of place in the Specific Plan Area.

F. Construction of Civic Site 1 - Senior Center

Plans for the Senior Center were approved by the City Council prior to the adoption of the Specific Plan and construction of the Senior Center is expected prior to construction of the remainder of the Specific Plan Area.

G. Commercial Development Asset Properties

The preference is that the Village Commercial District, Oceanside Boulevard Commercial District, and Hotel Site 1 will be leased to private developers to generate revenue to fund other portions of the Specific Plan Area development. The full development of these areas is expected to occur over time throughout the next 20 years in response to market demand.

H. Development of Park Sites

Fulfilling community needs for more athletic fields and open park spaces is a major priority of the Specific Plan effort. Park sites within the Specific Plan Area will be constructed as community needs and resources dictate over the next 20 years.

I. Development of Remaining Civic Sites

Development of the Community/Cultural Center and/or Public Library, Recreation Center, and Green Waste Facility/Public Safety Center sites is expected to occur over time throughout the next 20 years as community needs and resources dictate.

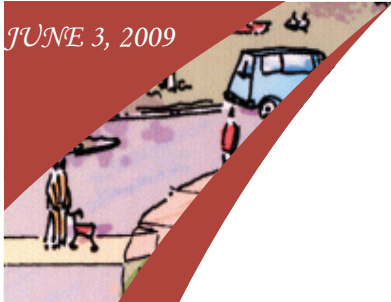
Section 5.3 *El Corazon Oversight Committee Work Plan*

The El Corazon Oversight Committee Work Plan (hereafter, “Work Plan”) is a supplemental document to the Specific Plan. The Work Plan will be periodically updated in order to be more responsive to changing conditions.

The Work Plan addresses the specific actions necessary to implement the El Corazon Specific Plan and provide the many community benefits outlined in the Specific Plan. The Work Plan addresses the implementation elements necessary to achieve the Specific Plan vision, including recommendations for the timing of and responsibility for implementation of the elements. The Work Plan also examines potential revenue sources that may be used to implement the Specific Plan.

The Work Plan should be reviewed and updated as needed, by the El Corazon Oversight Committee. Items required for implementation of the Specific Plan, timelines for implementation, responsible parties, and potential funding sources may be updated over time in response to changing conditions.

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El Corazon - Specific Plan

Chapter 6 – Plan Administration

Chapter 6 - Administration

El Corazon - Specific Plan

Section 6.1 Introduction

This chapter describes the authority of the Specific Plan and the administrative procedures required for amendments and/or modifications to the Specific Plan. A Specific Plan is a regulatory tool that local governments use to implement the General Plan and to guide development in a localized area. While a General Plan is the primary guide for growth and development in a community, a Specific Plan is able to focus on the unique characteristics of a specialized area by customizing the vision, land uses, and development standards for that area. The Specific Plan was prepared pursuant to Section 65450 et seq of the California Government Code.

Section 6.2 Specific Plan Adoption

The Specific Plan was adopted by City Council June 3, 2009. Upon adoption, the Specific Plan established regulations and guidelines for the development of the El Corazon Specific Plan Area.

Section 6.3 Specific Plan Administration

The El Corazon Oversight Committee (ECOC) will act in advisory capacity to the City; the Planning Commission and City Council will retain all decision-making authority for the Specific Plan Area. The ECOC will advise the City Council and the Planning Commission on development proposals for the Specific Plan Area.

Administration should follow the criteria set forth in the City of Oceanside Development Processing Guide, with the following additions. Refer to Figure 6-1 for the Development Process Flowchart.

- ◇ El Corazon Oversight Committee Review.
Prior to the Planning Commission Hearing, the project application and comprehensive sign package shall go before the ECOC and the ECOC shall make a recommendation of application approval or denial to the Planning Commission.

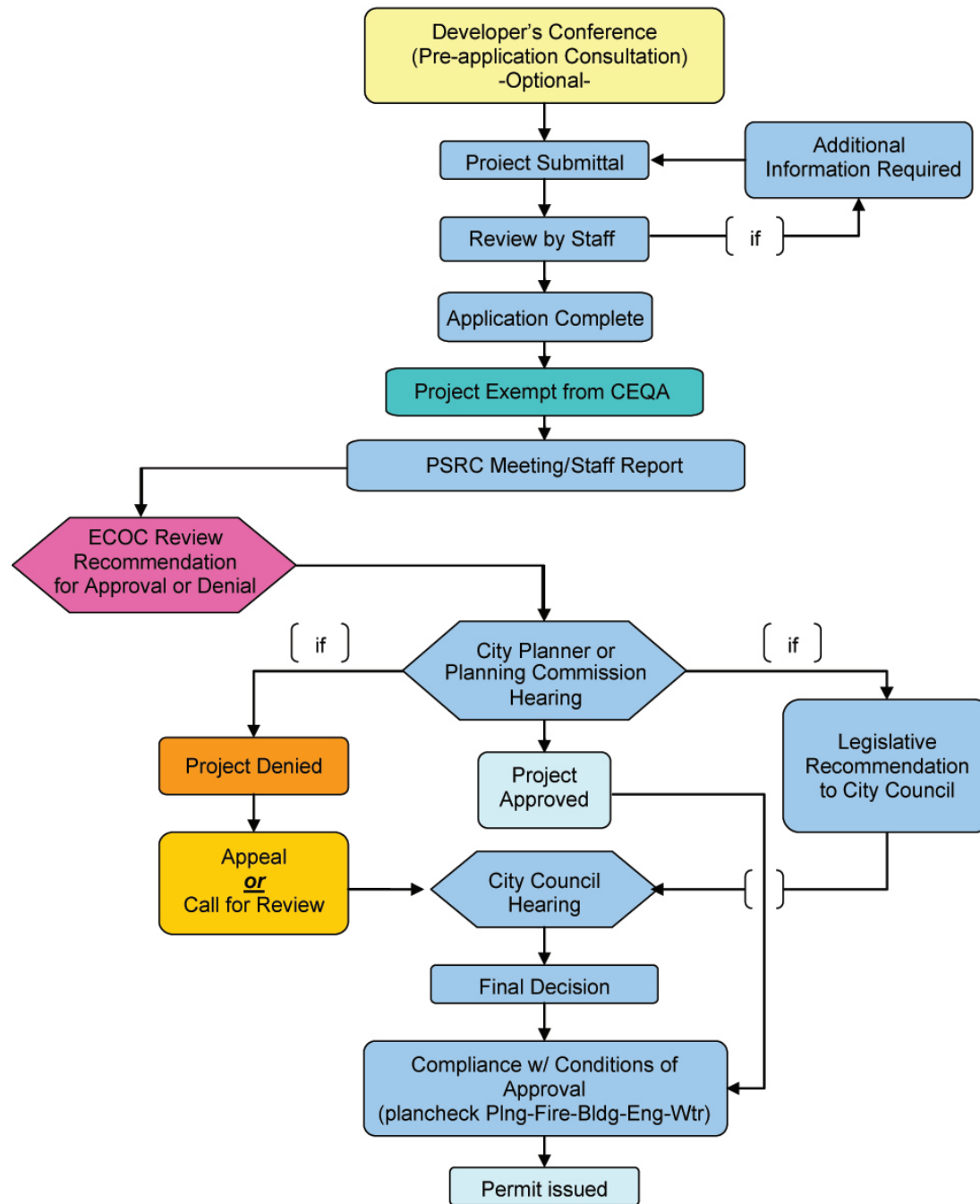


Figure 6-1 Development Review Flowchart

Section 6.4 *Exceptions to the Development Standards for Specific Plan Land Use Areas*

All developments within the Specific Plan Area will require submittal and approval of a Development Plan. To be approved, a development project must:

- ◇ Comply with the permitted uses and development criteria contained in Chapter 2 - Land Use and Design, Chapter 3 - Circulation and Public Improvements, and Chapter 4 - Infrastructure of this Specific Plan and other applicable regulations contained in the City of Oceanside Zoning Ordinance.
- ◇ Be found to be consistent with the design requirements and recommendations contained in Chapter 2 - Land Use and Design of this Specific Plan.

For projects that propose alternative development standards to those standards contained within the Specific Plan, an

exemption may be recommended by the ECOC and approved by the Planning Commission or City Council during the Development Plan discretionary review process, subject to the following findings:

- ◇ The building design reflects a unique, signature architecture and creates a positive Oceanside landmark.
- ◇ The proposed change in development standards will not result in any new, significant, unmitigated environmental impacts.
- ◇ The project provides increased amenities such as public areas, plazas, fountains, parks and paseos, extensive streetscape improvements, or other amenities that may be enjoyed by the public at large. These amenities will be above and beyond those required as part of the standard development approval process.
- ◇ The overall development provides appropriate transitions to surrounding areas in accordance with the goals and objectives of this Specific Plan.
- ◇ The project is consistent with the overall El Corazon Vision as set forth in Section 2.2 *Visioning* of this Specific Plan.

- ◇ The project does not preclude or adversely affect future land uses within the Specific Plan Area.

Section 6.5 *Specific Plan Amendments*

Over time, various sections of the Specific Plan may need to be revised as economic conditions or City needs dictate. The policies presented in the Specific Plan contain some degree of flexibility, but any Specific Plan amendments must be judged by relatively fixed criteria. The California Government Code Section 65453 clearly states that a Specific Plan “may be amended as often as deemed necessary by the legislative body”.

Amendments to this Specific Plan may be initiated by motion of the City Council, Planning Commission, or ECOC, or by petition of any resident, property owner, or business owner, or developer in the City, in accordance with any terms and conditions imposed during the original approval and in consideration of the following factors:

- ◇ Whether the amendment is consistent with the General Plan.
- ◇ Whether the intent and purpose of the Specific Plan is preserved.

- ◇ Whether the proposed amendment maintains the rural look and feel of the park.
- ◇ Whether the proposed amendment maintains park and recreational uses as the primary use.
- ◇ Whether the proposed amendment supports the vision for El Corazon as stated in Section 2.2 A Vision Statement of this Specific Plan.
- ◇ Whether the amendment is sensitive to the maintenance and protection of the natural terrain and environment.
- ◇ Whether traffic generation will exceed the acceptable levels of service established by the Specific Plan.
- ◇ Whether circulation to and from the Specific Plan Area will be maintained.
- ◇ Whether public services and utilities will adequately serve the Specific Plan Area.

In addition to the requirements listed in the City of Oceanside Zoning Ordinance Section 4503, proposals to amend the Specific Plan must be accompanied by detailed information to document the requested change. This information should include revised Specific Plan text, or excerpt thereof, and revised land use diagram or map amendment that depicts the amendment requested.

Since the City has invested a significant amount of time and money in the preparation of the Specific Plan, any proposals to amend the Specific Plan must document the need for such changes. The City and/or applicant should indicate the economic, social, or technical issues that generate the need to amend the Specific Plan.

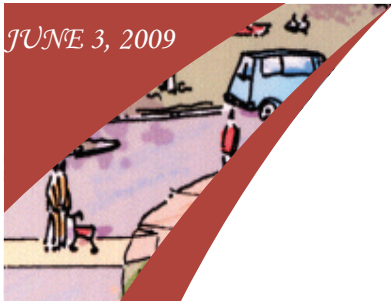
The City and/or applicant must provide an analysis of the amendment’s impacts relative to the adopted environmental document. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The need for such additional analysis shall be determined by the City of Oceanside in accordance with the California Environmental Quality Act, Section 15162.

Prior to the Public Hearing Scope and Notice as detailed in the City of Oceanside Zoning Ordinance Sections 4504-4508, City staff shall hold a meeting with the ECRC to present the request for amendment. Staff shall provide a staff report and application contents to the ECRC prior to the meeting. The ECRC shall make a recommendation for approval or denial of the application to the Planning Commission.

Section 6.6 Severability Clause

In the event that any regulation, condition, program, or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and the validity of such provisions shall not affect the validity of the remaining portions thereof.

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El Corazon - Specific Plan