

LOMA ALTA VILLAGE

Applicant: Loma Alta Village, LLC
Tentative Map (T-1-06) & Development Plan (D-3-06)

Description & Justification

July 18, 2006 (rev.)

INTRODUCTION

This application consists of a Tentative Map and Development Plan for four medical and business & professional office buildings with a maximum of 16 commercial air-space units located on one underlying lot. Buildings "A" and "D" are two-stories each and Buildings "B" and "C" are one-story each. The property has General Plan land use and zoning designations of General Commercial (GC) and Limited Commercial (CL), respectively.

The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

There is a 2,000 square foot one-story single family residence, stable, and paddock on site. The historical study conducted 7/2/02 by Archaeos found that these structures are not qualified under any criteria for nomination for listing in the California or local Register of Historical resources. All structures will be removed and replaced by the proposed project.

TENTATIVE MAP

The existing structures are located on a knoll top. There are gentle to moderate slopes leading down from the knoll to Apple Street and Crouch Street. Elevations range from 66' from the knoll top to 40' to the lowest point along Apple Street. There are not any slopes greater than 20% with a minimum differential of 25'.

The earthwork quantities are 11,177 cubic yards of cut and 3,343 cubic yards of fill, with 7,834 cubic yards of export, and 2,610 cubic yards used for remedial grading. Off-site grading occurs at the rear of the site, extending approximately 111' along the project boundary and extending a maximum of 10' from the property line.

The storm drainage system on site will include the construction of an AC parking area, a storm water detention area, grass-lined swales, storm drain inlets, two brow ditches, sidewalk underdrains, catch basins, and landscaped areas to treat and decrease the volume of runoff.

One 33'-long retaining wall is proposed along a portion of the property at Apple Street. This retaining wall ranges in height from 0.5' to 3.5' and is designed to be setback a foot from the sidewalk. The project frontage along Crouch Street will be improved with a new sidewalk, curb, and gutter. In addition, Crouch Street will be widened and the southwesterly curb return of Crouch and Apple Streets will be improved, bringing both in compliance with public street City standards. As a result of these improvements, which will consist of a vacation and dedication, the net area of the site will be 1.97 acres.

Underground Utilities Deferral

There are existing utility poles located on the project frontage. The applicant elects to request a deferral from undergrounding these utilities per Section 901 G.4.e. of the City of Oceanside Subdivision Ordinance. This provision finds that if conversion creates a net increase of three or more poles over existing number of poles, then a deferral may be requested. Per Power Plus utility consultant, it was discovered that removing 3 existing poles would result in 7 new poles.

DEVELOPMENT PLAN

The proposed project is a 24,200 square foot commercial center with the potential of up to 16 suites. The four office buildings will be located on 18% of the site. The buildings are located along Crouch Street, so that the remaining area of the site is reserved for parking and landscaping.

Overall, the site has been designed to be sensitive to adjacent land uses, topography, proposed uses on site, and view from Crouch Street. Development is concentrated along the project frontage for visibility and compatibility with the industrial uses across the street. As a result, the buildings are considerably setback from the residential uses across from Apple Street and rear corner of the site. The two one-story buildings will provide a low-scale entrance into the business complex. The two-story buildings are located on either end of the site to create variation in building heights and oriented differently from the one-story buildings to achieve varied setbacks from Crouch Street. To provide added visual interest from Crouch Street, Buildings A and D are designed with a stone veneer screen wall in front of the exterior stairs. This slate tile wall is 16' wide and approximately 17' at its highest point.

Architecture:

The project architecture is Contemporary, incorporating high quality and attractive building materials and two color schemes such as the following:

- cement plaster in shades of ivory (“light navajo”) or beige (“ivory sampler”) for the majority of the buildings & wheat brown (“le chateau”) for the bottom 4' of each building
- steel stairs, guardrails, & sunshades with redwood slats
- slate tile screen wall
- reveal/decorative molding in colors to match buildings
- slate tile stone veneer in “savannah” or “china gold”
- operable anodized aluminum storefront windows in “champagne”
- standing seam metal roofing in “redwood” or “slate blue”

Buildings A and D are proposed with the same color scheme as is the case with Buildings B and C. The color schemes vary primarily in the cement plaster, slate tile, and metal roofing. Curved metal features extending 1.5' above the roofline of each building entrance and slate tile mark each building entrance. Sizeable windows with aluminum sunshades are proposed every 5' along each elevation.

The following is a summary of each building:

<i>Building</i>	<i>Floor Area (sf)</i>	<i># of Stories</i>	<i>Building Height</i>	<i>Potential Commercial Uses</i>	<i>Parking Ratio</i>
A	9,000	2	26'	Medical or Office	1/200 or 1/300
B	3,200	1	16'	Medical or Office	1/200 or 1/300
C	3,200	1	16'	Medical or Office	1/200 or 1/300
D	8,800	2	26'	Medical or Office	1/200 or 1/300

Landscaping:

The project is required to provide a minimum of 10% landscaping on site. As designed, 36% of the site will be landscaped. The overall objective was to create a commercial office project that is more residential in appearance. There is ample landscaping and trees throughout the site. There will be street trees along Crouch Street and Apple Street. Small to medium-sized boulders and cobble stones are located along the grass-lined swales off Crouch Street. To tie-in this feature with the rest of the landscape concept, boulders were also placed in other locations on site. There will be earth mounds at the rear of the site to create visual interest entering the site and from Apple Street. Trees will be strategically located along the rear and corner side of the property to provide an attractive backdrop for the adjacent residential uses. In addition, foundation planters wrap around the front elevations of each building and trees placed at the rear of each building to “soften” the building elevations.

The primary employee eating area is provided adjacent to Building D. In front of Building A, there is also a table with benches. Two trash enclosures will be located at either end of the parking area, easily accessible to tenants.

Circulation:

Pedestrian

Sidewalks wrap around the front elevations of the buildings for access to each building and between each building. Two bands of scored concrete paving at the entrance provide connectivity for the on-site building pathways and for the public sidewalk along Crouch Street.

Vehicular

There will be a 30'-wide driveway off Crouch Street to access the proposed development. Parking access is looped on site with a 28'-wide parking aisle for fire access and the remainder at 24' wide.

Parking:

Loma Alta Village exceeds minimum parking requirements. The project is required to provide a total of 90 parking spaces based on the amount and type of commercial uses listed in the chart below. As proposed, the project provides a total of 93 parking spaces (89 standard and 4 ADA accessible). Two loading spaces are also proposed, 10'x20'x10' and 12'x35'x14' in size, located

at both ends of the parking area and easily accessible to the four buildings. Bicycle racks will be located near Building D. The following is a breakdown of the parking requirements:

<i>Commercial Use Classification</i>	<i>Building Area (SF)</i>	<i>Parking Ratio</i>	<i>Required</i>	<i>Proposed</i>
Offices, Medical & Dental	7,400 max.	1/200 sf	37	<i>93 total</i>
Offices, Business & Professional	16,800 min.	1/300 sf	56	

JUSTIFICATION

The proposed Loma Alta Village commercial office complex will be a substantial improvement to the neighborhood and will:

- C foster future improvements and high-quality growth that is desperately needed in this area
- improve the streetscapes on Apple Street and Crouch Street with frontage improvements and public right-of-way dedication
 - be designed with combination of slate stone, glazing, redwood, painted cement, & metal to create interesting and appealing architecture that will be compatible within the Loma Alta neighborhood
 - not only comply, but exceed required Limited Commercial development regulations and therefore not request deviations from the City's zoning regulations
 - provide parking in excess of the amount required for the types and amount of proposed uses
 - be designed with 16' & 26' high buildings, when a maximum 50' building height is permitted
 - be designed with 36% landscaping when only 10% is required
 - be designed with 18% lot coverage when 75% is the permitted maximum lot coverage
 - include a 16' corner-side yard when 10' is required
 - include a 12' side yard when none is required
 - include a 15' rear yard when none is required

Findings for Development Plan:

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before an application for a Development Plan can be approved:

1. The site plan and physical design of the proposed project is consistent with the general purpose of the Zoning Ordinance in that it will protect and promote the public health, safety, and general welfare. This is possible because the site, architecture, and infrastructure were specifically designed to comply or exceed all applicable CL zoning district development and other site regulations.
2. The Development Plan of the proposed project conforms with all applicable sections of each Element of the General Plan.
3. The area covered by the Development Plan will be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities. A limited commercial land use is being proposed on site in compliance with the City's designated zoning and land use for this property. Existing public utilities in Crouch Street and Apple Street will serve the limited commercial development. A licensed civil engineer, landscape architect, and other technical professionals have generated City-approved analyses and reports to ensure this development will be adequately served by the appropriate type, size, and amount of utilities.
4. The site is proposed to be developed under limited commercial land use regulations the City has established for the site and therefore it will be compatible with the surrounding mix of land uses.
5. The subject property is not located in a hillside area and does not contain undevelopable land, and therefore section 1.25 of the Land Use Element and section 3039 of the Zoning Ordinance do not apply. The proposed project and site design will adhere to policies under Section 1.24 of the Land Use Element where applicable and will take into consideration the commercial designation of the property.