

THE PAVILION AT OCEANSIDE

Project Description

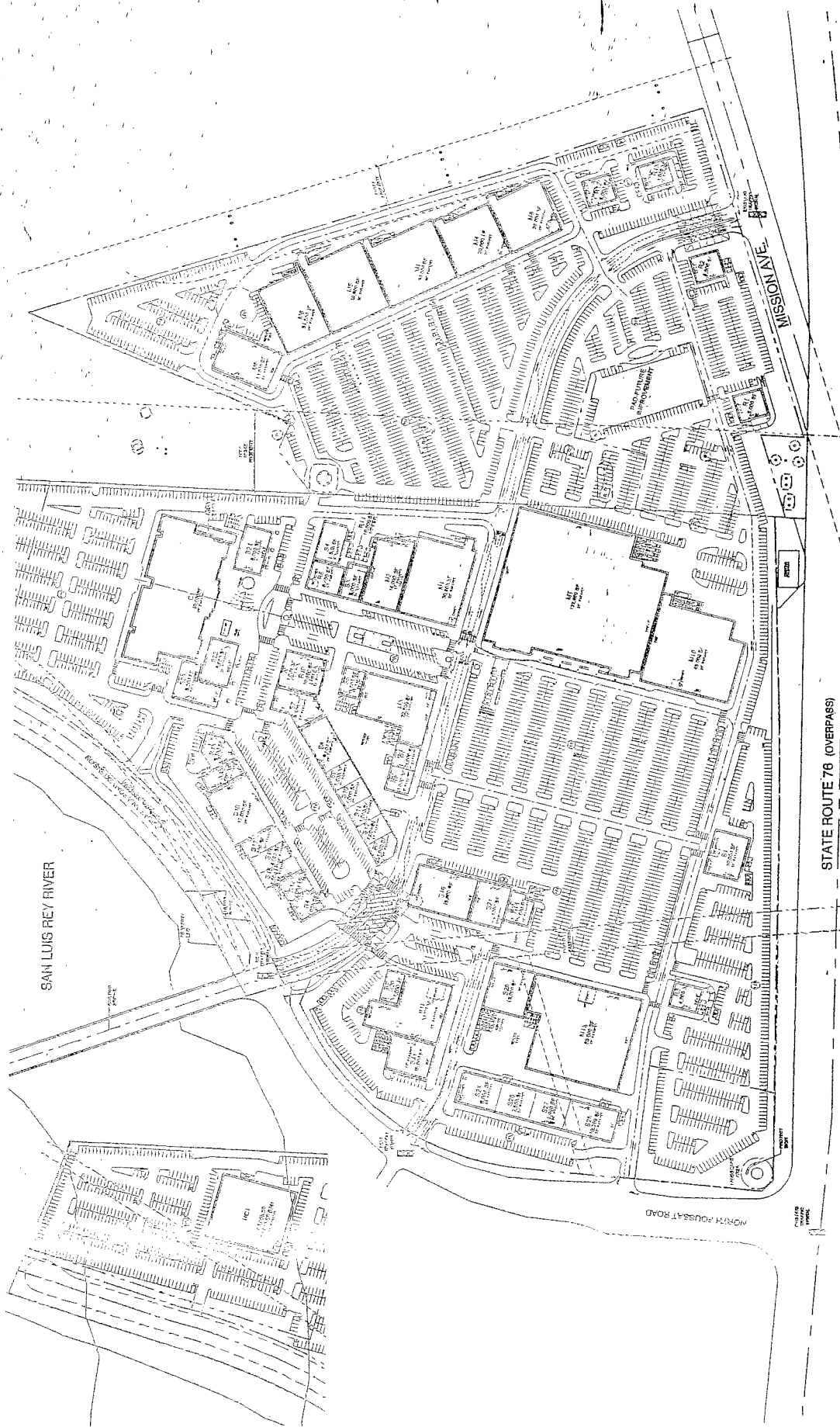
This project is a 92-acre community shopping center on the former site of the drive-in movie complex in the City of Oceanside. The site is located north of Mission Avenue and SR-76, east of Foussat Road, and south of the San Luis Rey River. Single-family residential development is located east of the site. The Oceanside Municipal Airport is located to the west. Additional land uses in proximity to the site include a variety of industrial, commercial and residential uses.

The existing site is level, with large areas of pavement associated with the former movie theaters used for a weekly swap meet. Additional areas on site are largely disturbed and weedy, with a few scattered trees and shrubs. Grading work for the project will include import of 459,000 cubic yards of fill to allow for appropriate drainage and utilities. Imported fill material will be obtained from an approved borrow site, and will be placed over the entire project site.

The project application includes a Tentative Parcel Map, Development Plan, and five Conditional Use Permits for a movie theater, health club, and three drive-through uses. The property has a General Plan land use designation and corresponding zoning of Community Commercial. The Pavilion project will include approximately 880,000 square feet of commercial uses, with a variety of retail shops, a movie theater, health club, and restaurants. There is an emphasis on pedestrian activity and linkages throughout the center.

The Tentative Parcel Map will divide the approximately 92-acre site into 10 parcels for leasing purposes. Each commercial parcel includes building area, hardscape area, landscape area and parking area. There will be reciprocal parking and utility and maintenance agreements for the center. The Development Plan meets or exceeds all City development regulations for a Community Commercial zone, including standards related to building coverage, landscaping, parking, and setbacks. The site plan includes a future development parcel near Mission Avenue, which is anticipated to be a hotel use. At this time a specific hotel operator has not yet been finalized, and because design and layout is heavily tenant driven, the design and approval will be handled as a separate CUP application. For the purpose of planning and site analysis, all technical reports include the potential for a 136-room hotel. If the hotel is not developed, the designated area would likely be proposed for additional retail space.

The site is crossed by numerous underground and overhead utilities, including a major SDG&E electric transmission corridor, a fuel pipeline, natural gas pipelines, as well as many water and sewer lines. The SDG&E transmission corridor is identified as a wildlife corridor in the City's Draft Subarea Plan. Pala Road is shown on the Oceanside Circulation Element as a secondary arterial, and the Pala Road right-of-way along the western project frontage is shown to be dedicated and constructed along the project frontage. It would terminate at the northern edge of the property boundary with a cul-de-sac, suitable for future extension per the Circulation Element.



SOURCE: PERKOWITZ + RUTH

Affinis
 Shadow Valley Center
 847 Jamacha Road
 El Cajon, CA 92019

CONCEPTUAL MASTER PLAN

FIGURE 2