

# **Guajome Lake Road Single-Family Residential Development**

Tentative Map & Development Plan with Density Bonus

T22-00004, D22-00009, DB22-00005

## **Description & Justification**

**September 2024 (rev.)**

### **Introduction**

This application presents a Development Plan for a single-family residential project which will develop 83 new homes on this property utilizing density bonus provisions for the project per State Density Bonus Law (SDBL). The proposal also includes a Tentative Map to create individual lots for the single-family homes plus additional lots for streets, a recreational amenity area, bio-filtration basins, and preserved open space. The project will provide additional single-family housing options for the community and designate four homes as affordable at the very low-income level.

The proposed site consists of a mostly vacant parcel (APN 157-412-15-00) and includes approximately 16.78 acres located in the Guajome Neighborhood Area of the City of Oceanside. The project site is located along the north side of Guajome Lake Road southeast of Albright Street in the east-central portion of the city. The City of Vista municipal boundary is located approximately 0.1 miles east of the project site. The project site is located approximately 0.5 miles south of State Route (SR) 76 and approximately 3.4 miles north of SR 78. The project site is surrounded by residential development and open space.

The General Plan designation for the project site is Single Family Detached Residential (SFD-R) with a zoning designation of Single-Family Residential - Scenic Park Overlay and Equestrian Overlay (RS-SP-EQ).

The project proposes development of approximately 9.86 acres of the overall 16.78-acre project site. The remaining 6.92 acres will be designated as open space to preserve sensitive habitat and riparian areas. The overall development impact area for the project is approximately 10.54 acres which includes right-of-way and slope grading features located outside the designated development plan area. The proposed development plan and single-family residential architecture are carefully designed to complement the site surroundings, provide safe access, and respect neighborhood character.

### **Development Plan**

The development is situated along the north side of Guajome Lake Road with two separate access drives connecting to the project site. A private loop road extends around the interior of the project site with all homes designed to front along this internal road. A 35,151 square foot recreational amenity area is positioned at the center of the community featuring common open space with lawn areas, a play area, and culinary lounge.

The proposed lots would range in size from approximately 5,390 to 2,464 square feet with the average lot size of approximately 3,200 square feet. Homes ranging in size from 1,869 to 2,220 square feet. As the primary access to the project site, Guajome Lake Road would be improved along the length of the property frontage, connecting to Albright Street. Road improvements along the project frontage would include 34-foot curb to curb improvements within a 40-foot-wide existing easement. An additional 10-foot wide dedication area to include a 5.0-foot parkway and a 5.0-foot sidewalk is also provided along the project frontage. The internal private road would vary from 28 – 32 feet wide allowing for guest parking at designated locations along the 32-foot-wide sections. Each proposed home would include a 2-car garage, and a private driveway that would allow for parking of two additional cars.

All homes would be developed on the southern portion of the project site which has been previously disturbed and graded. The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 6.92 acres of the 16.78-acre project site as open space. In existing conditions, the project site is mostly vacant and previously disturbed, with one existing residential house in the northern portion of the property which will be designated as open space.

The existing residence is a modest single-family structure (approximately 45 years old) and will be removed with implementation of the proposed development. A study prepared to analyze the home site has determined no buildings on the site qualify as historical resources under CEQA.

Two fuel modification zones (FMZs) would extend across the Project site. This defensible space consists of a combination of an irrigated, well-maintained landscape that consists of fire-resistant plants within 30 feet of the building (Zone 1) and a thinned landscape in the areas between 30 and 100 feet (Zone 2) from the structures (where applicable). The FMZs proposed for portions of this project are not standard OFD widths as some areas include reduced Zone 1 and/or Zone 2 areas and are less than 100 total feet within the property borders. These reductions are related to grading extents, portions of the fuel modifications zones extending in riparian forest protected areas, residential lot lines, or property boundaries that restrict Zone 1 and/or Zone 2.

### **Architecture**

The proposed single-family homes are designed as two-story residences with attached two-car garages. The residential designs feature multiple elevation & color scheme options to create diverse street scenes for the project. The homes would feature a variety of contemporary architectural designs in one of three styles, referred to as “ranch,” “farmhouse,” and “progressive prairie.” The architectural styles would be reinforced through massing and materials. A variety of roof forms would be included to shape the massing ranging from all gable, combination of hip and gable, and all hip. Style specific window grids and window and door trim along with front door and garage door styles help reinforce the architectural character. The homes would be predominantly stucco with either shingle, board and batten, or lap siding accents. Primary proposed building material finishes would include white, grey, or beige stucco exterior walls. Enhanced elevations would be included based on the elevation exposure to public edges. These plans each have 3 elevation styles, with each style having 3 distinct color schemes resulting in 27 combinations.

A summary of the floor plan and elevation mix for each of the residential lots is provided in Table 1 below:

**Table 1 - Residential Plan Summary**

PLAN TYPE	UNIT MIX	SQ. FT.	BDs / BAs
Plan 1	21	1,869	4 / 2.5
Plan 2	22	2,064	4 - 5 / 2.5 (loft option)
Plan 3	40	2,220	4 - 5 / 2.5 (loft option)
Elevation Styles: Ranch; Farmhouse; Progressive Prairie			

All outdoor lighting would meet Chapter 39 of the City Municipal Code (light pollution ordinance) and would be shielded appropriately. Street lighting featured throughout the site would be appropriately shielded to reduce lighting impacts to the surrounding open space areas and improve dark sky regulation compliance.

**Sustainability**

In addition to the project’s infill location, the project would include several sustainability design features to reduce potential energy and water usage and reduce potential greenhouse gas emissions. Proposed primary sustainability features include:

1. Photo-voltaic system installation
2. Drought-tolerant landscaping and a water efficient irrigation system

**Landscape Design**

The landscape design embraces visual enhancement for prospective residents of the site and strives to provide a distinct visual character for the project and the neighborhood. The simple drought tolerant landscape design for the project incorporates low-impact development landscape and potential low-maintenance for the residential lots.

The planting layout for the project was designed with a conscious effort to provide an enhanced perimeter landscape that will be compatible with the visual character of Guajome Regional Park. In the core open space, a variety of tree species would help accentuate the social and community gathering spaces. Drought tolerant and low water use plants would be incorporated. Soft vegetation plantings would provide a layered and textured ground plane.

A variety of vegetation would be featured along the boundaries of the project site deriving influence from Guajome Regional Park and creating a welcoming environment along the street frontage. Landscape along the Guajome Lake Road frontage would provide an attractive street

tree edge which will effectively transition into the private residential areas of the site. The BMP basins feature suitable plantings to provide attractive edge conditions in these areas.

Trees are an important part of the landscape for the project with locations carefully selected to provide accent and selective screening and complementary scale to adjacent residences. The tree palette includes species selected for their size, form and ornamental qualities relative to the residential architecture and site location. Side and rear-yard slopes in each lot will be planted with appropriate ground covers and shrubs to present a softened edge condition and to provide erosion control.

The proposed project would be required to comply with Article 3049, Urban Forestry Program, of the City's Zoning Ordinance. The Urban Forestry Program requires new development over 1 acre in size to provide a minimum tree canopy area of 12%, and a minimum permeable surface area of 22%. The project would satisfy these requirements by providing approximately 15% tree canopy area and 26% permeable surface area.

Retaining walls would be located along the project frontage, entries and BMP areas to support the required grading and storm drainage for the project site. Entry monumentation would utilize the proposed corner retaining walls with signage designed to create a gateway into the community.

### **Open Space**

The project would include approximately 35,151 square feet of private recreational and amenity area within the development. Additionally, the project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 6.92 acres of the 16.78-acre project site as open space.

The open space and theming of the community take into consideration the project's proximity to Guajome Regional Park as well as the history and culture of the site. The design is intended to pay homage to the community's cultural assets such as the Rancho Guajome adobe. Forms and patterns found in the open space take inspiration from these historic and unique visual profiles. Amenities and materiality are influenced by the equestrian nature of its surroundings and local points of interest, creating a natural and rustic landscape for the residents. The design of the community would feature a dynamic core within the community providing flexible spaces for gathering, culinary experiences, play and recreation.

The large central park takes inspiration from the geometry of the Rancho Guajome Adobe. It emphasizes long visual connections and a somewhat formal arrangement with the park divided into three distinct areas. These three areas are comprised of a culinary component featuring BBQs with picnic areas and a large lawn for social gatherings, a multi age tot-lot with shade pavilion, and a passive lawn space. A pedestrian path links the different areas together providing a series of experiences along the way.

## Affordable Housing Density Bonus Addendum

### State Density Bonus Law Unit Calculations

The State Density Bonus Law (SDBL) was established to promote the construction of affordable housing units and requires cities to provide a density bonus and other incentives or concessions, and waivers of development standards to projects which provide affordable housing units in compliance with current density bonus regulations. The City of Oceanside zoning regulations implement the state requirements, and Table 2 summarizes the calculations under SDBL for this project with specific detail provided in Table 3. As provided under SDBL the site is permitted a maximum total of 89 dwelling units with 4 affordable units dedicated at the very low-income level; however, only 83 dwellings are proposed under this application.

Four (4) of the proposed 83 single-family homes (5 percent of the total) would be designated as deed-restricted affordable housing. The remaining 79 homes would be sold at market rate. The proposed affordable homes would be distributed evenly throughout the community and located on Lots 8, 41, 53 and 59.

In order to accommodate the project as allowed under SDBL, the project cannot physically comply with all of the development standards that apply to standard single-family residential projects. Based on the proposed design to accommodate Density Bonus units, the project application incorporates waivers of development standards, including; reduction of lot size and lot width, reduction of setbacks, increase lot depth to width ratio, increased lot coverage, retaining wall height and design, and a waiver of applicable equestrian development standards.

**Table 2 – Project Density Bonus Summary**

Density Bonus Item	Calculations	Proposed for Project
<b>Base Density Permitted by Current General Plan / Zoning</b>	74 units (per SDBL)	74 units
<b>Proposed Affordable Unit Income Level</b>	5% at Very Low-Income Level	4 units
<b>Proposed Density Bonus Percentage</b>	20.0%	15 units
<b>Total Dwelling Units Proposed on Site</b>	Maximum of 89 units allowed per SDBL	83 units proposed
<b>Resulting Density in Units / Acre</b>	83 units / 12.45 acres	<b>6.67 du/ac</b>

**Table 3 – Allowable Density Bonus Calculations\***

<p><b>STEP 1:</b></p>	<p><b>Calculate Base Allowable Density</b></p> <p>Under SDBL the base number of units permitted is determined by multiplying the gross site acreage by the applicable maximum density for the specific zoning range and land use element of the general plan applicable to the project area. Per City of Oceanside regulations, the gross acreage for this site is determined by considering the overall site area and subtracting riparian areas and road easement areas.</p> <p style="text-align: center;"><b>(SFD-R) 12.45 acres x 5.9 dwelling units per acre = 73.46 units</b></p> <p style="text-align: center;"><b>Total rounded up to 74 units as designated base amount</b></p>
<p><b>STEP 2:</b></p>	<p><b>Determine Affordability Percentage and Units</b></p> <p>The project proposes to provide 5% of the units as affordable to very low-income households. Per State Density Bonus Law, affordable unit percentage is calculated excluding units added by a Density Bonus.</p> <p style="text-align: center;"><b>5% x 74 units (base allowable) = 3.7 units; rounds up to 4 units</b></p>
<p><b>STEP 3:</b></p>	<p><b>Calculate Density Bonus Units</b></p> <p>Under SDBL, the provision of 5% very low-income units allows the applicant to receive a density bonus of up to 20.0%, allowing additional market-rate units to be constructed.</p> <p style="text-align: center;"><b>74 units x 0.20 (density bonus) = 14.8 units; rounds up to 15 units</b></p>
<p><b>STEP 4:</b></p>	<p><b>Calculate Total Dwelling Units</b></p> <p>Add the base allowable units and the density bonus units.</p> <p style="text-align: center;"><b>74 units (base allowable units) + 15 units (density bonus units) = 89 total units allowed</b></p> <p style="text-align: center;"><b>Only a total of <u>83 units</u> are proposed for the project.</b></p> <p style="text-align: center;"><b>(79 market rate + 4 affordable homes)</b> <b>-Resulting Overall Project Density on 12.45 acres = 6.67 du/ac</b></p>

**\* Note: Per State Density Bonus Law, all fractional units shall be rounded up.**

## **INCENTIVES / CONCESSIONS and WAIVERS**

In addition to the density bonus units and the parking requirements specified in State Density Bonus Law, the project is also entitled to certain incentives / concessions and waivers. These can include, for example, a reduction in site development standards or a modification of zoning code or architectural design requirements. By providing 5% of the base units as very low-income units, this project is entitled to receive (1) incentive / concession. The Project is not requesting any incentives/concessions at this time, but reserves the right to do so prior to action by the Planning Commission or City Council.

### **Waivers**

The granting of waivers does not reduce the number of incentives / concessions allowed for a project, and the number of waivers that may be requested and granted is not limited. To accommodate the increased density allowed under SDBL and maintain the single-family lot design and character of the underlying zone, the project cannot physically comply with all the development standards that apply to standard projects. Based on the proposed design to accommodate the affordable units, the project seeks waivers of the following development standards for the proposed housing development pursuant to SDBL as presented in detail in Table 4 below. These standards and waivers as applied to each lot are also detailed in the table provided on Sheet 2 of the updated civil plan set prepared by PLSA.

Development Plan Standards and Requested Waivers under state Density Bonus Law:

- Reduction of lot sizes
- Reduction of lot width
- Increase lot depth to width ratio
- Reduction of building setbacks
- Increase lot coverage percentage
- Increase retaining wall heights
- Equestrian development standards waived

**Table 4 – Development Standards Matrix - SDBL Waivers**

DEVELOPMENT STANDARDS	RS ZONE STANDARD	PROPOSED PROJECT	NOTES
<b>Lot Size (sf)</b> (OZO Sec 1050)	6,000 sf (min)	Lots Range From: 2,464 – 5,390 sf	<b>Waiver</b> to allow affordable units and development at density proposed.
<b>Lot Width</b> (OZO Sec 1050)	65 feet (min)	Lot Widths Range From: 32ft – 59 ft	<b>Waiver</b> to allow affordable units and development at density proposed.
<b>Setbacks</b> (OZO Sec 1050)	<b>Front</b> 20 ft (min)	6 - 20 ft (min)	<b>Waiver</b> to allow affordable units and development at density proposed.
	<b>Side</b> 7.5 ft (min)	3 – 7.5 ft (min)	
	<b>Corner Side</b> 10 ft (min)	6 - 10 ft (min)	
	<b>Rear</b> 15 ft (min)	5 - 15 ft (min)	
<b>Lot Coverage</b> (OZO Sec 1050)	45% (max)	Coverage Ranges From: 20% - 54%	<b>Waiver</b> to allow affordable units and development at density proposed.
<b>Lot Depth to Width Ratio</b> (OZO Sec 1050(F))	2.5 : 1	Various lots will exceed standard up to a ratio of 3.7:1	<b>Waiver</b> to allow affordable unit and development at density proposed.
<b>Building Height</b> (OZO Sec 1050)	36 ft (max)	Approx. 25 ft proposed	Complies with Code
<b>Parking</b> (OZO Sec 3103)	2-car garage per single-family homes ≤ 2,500 sf.	2-car garages provided for each home; 32'-wide street sections allow for guest parking.	Complies with Code
<b>Landscaping</b> (OZO Sec 1040(T))	Minimum 50% of yard adjoining street shall be planting or landscape. The remainder may be used for driveways or walks.	Landscaped front yard areas provided for each lot.	Complies with Code
<b>Fences and Walls</b> (OZO Sec 3040(D))	Maximum height of a fence or wall, including retaining walls shall be 6'. Retaining walls over 4' in height shall be planted and irrigated.	Proposed retaining walls are not plantable / irrigated with wall sections exceeding 6' in height: <ul style="list-style-type: none"> <li>• Exterior Facing – up to 9'</li> <li>• Interior Facing – up to 12.1'</li> <li>• Interior SW Basin – up to 10'</li> </ul> *Decorative vinyl fencing up to 6' high and ornamental iron fencing up to 5' high may be added to the top of residential lots and basin walls, respectively.	<b>Waiver</b> to allow affordable units and development at density proposed.
<b>Usable Open Space</b> (OZO Sec 1040(Q))	Total useable space shall be at least 300 sf per unit (300 * 83 = 24,900 sf)	Common Open Space (35,151 sf) and Rear Yard areas for each lot provide usable open space greatly exceeding minimum sf.	Complies with Code
<b>Urban Forestry</b> (OZO Sec 3049)	Tree Canopy minimum on sites one acre or more - 12% of site	Tree Canopy - 15% or approximately 57,332 sf	Complies with Code
	Permeable Surface Area minimum on sites one acre or more - 22%	Permeable Surface Area – 26% or approximately 103,161 sf	Complies with Code
<b>Renewable Energy</b> (OZO Sec 3047)	Residential projects with 25 or more units shall install and maintain renewable energy facilities that supply at least 50% of forecasted electricity demand	Photo-voltaic system will be installed on each home to meet 50% of forecasted electricity demand for project	Complies with Code
<b>Equestrian Overlay District</b> (OZO Article 28)	Article presents specific criteria and development regulations for the EQ Equestrian Overlay District	Project lots are not designed to meet equestrian development regulations, consistent with other residential subdivisions on Guajome Lake Road.	<b>Waiver</b> to allow affordable units and development at density proposed.

## Tentative Map & Site Engineering

### Subdivision

The project application includes a Tentative Map which will create individual lots for the single-family homes plus additional lots for streets, a recreational amenity area, bio-filtration basins, and preserved open space across the existing 16.78-acre site. The proposed subdivision is detailed as follows in Table 5.

**Table 5 - Subdivision**

<b>Lot #</b>	<b>Description</b>
<u>Lots 1 – 83</u> Single-family lots	2,464 – 5,390 sf
<u>Lot A</u> Private Road	65,359 sf
<u>Lot B</u> Bio-filtration basin	13,282 sf / 0.30 ac
<u>Lot C</u> Bio-filtration basin	9,132 sf / 0.21 ac
<u>Lot D</u> Open Space – Recreation	35,151 sf / 0.81 ac
<u>Lot E</u> Open Space - Natural	301,238 sf / 6.92 ac
<u>Lot F</u> Open Space - Natural	7,507 sf / 0.17 ac

### Circulation, Access and Parking

Both entrances to the project site are located at the project frontage along Guajome Lake Road. The proposed single-family development would be connected by a private loop road within the project site. Guajome Lake Road would be improved along the length of the property frontage, connecting to Albright Street. Road improvements would include 34-foot curb to curb improvements inside the existing 40-foot wide right-of-way easement with an additional 10-foot wide dedication area to include a 5.0-foot parkway and a 5.0-foot sidewalk. Circulation and emergency access drives have been designed in consultation with Oceanside Fire staff to provide 28-foot minimum widths with designated truck turnarounds and key staging areas throughout the project site. The internal private road would vary from 28 – 32 feet wide allowing for guest parking at designated locations along the 32-foot-wide sections. Resident and guest parking is also provided via the 2-car garages and private driveways designed with each home. No resident or guest parking is designated along Guajome Lake Road along the project frontage.

### Pedestrian Circulation and Access

Pedestrian access within the site would be provided along the internal private loop. Sidewalks would also be constructed along the Guajome Lake Road frontage as described. Immediately

adjacent to the project site is Guajome County Park which includes multiple different trails. Santa Fe Trail is located approximately 0.22 mile east of the site off Guajome Lake Road to the south.

### **Public Transit Access**

The project site is provided transit service via the North County Transit District (NCTD), which operates the Santa Fe Ave & Darwin Drive Sprinter Station located approximately 1.6 miles south of the project site. Bus stops are located along N Santa Fe Avenue, south of Guajome Regional Park.

### **Grading**

The site grading and lot pattern are designed to respect the existing topography of the property which generally descend from east to west across the proposed development area in the western portion of the parcel. The total conceptual grading quantity estimates are presented in Table 6 below.

**Table 6 – Grading**

<b>EARTHWORK</b>	<b>QUANTITY</b>
Cut	84,500 CY
Fill	17,500 CY
Export	67,000 CY

Retaining walls proposed along portions of the exterior site boundary are designed to support the overall development plan and pad design. Small sections of retaining walls are designed along interior lot lines to facilitate development of the residential building pads and allow for appropriate storm water drainage and treatment across the site. These walls are designed to respond to existing site topography and waivers are implemented for the wall design to accommodate the affordable units and project density as proposed.

The proposed residential pad elevations will range from approximately 179' near the northeast corner of the property to 148' at the northwest corner. The lot pattern will 'step down' across the site to create an enhanced physical separation between the homes, provide an appropriate for the recreational open space area at the center of the site, and contribute to the overall aesthetic of the project.

### **Project Utility Infrastructure**

The project proposes to install backbone utility infrastructure consisting of storm drain, public water main, and sewer force main and lift station to serve the new proposed residences. Various surface, grading, and utility improvements typical of this type of construction are also proposed.

### **Water Facilities**

Potable water is currently provided by the City of Oceanside. The project is situated in the central northern portion of the city in an area served by the Talone 320 Pressure Zone. The nearest existing 320 Pressure Zone public water lines in the vicinity of the project are a 10-inch and 12-

inch water line in Guajome Lake Road southwest of the project and an 8-inch water line at the intersection of Melrose Drive and Spur Avenue to the northeast of the project. The public water system within the project site would be connected to the existing 12-inch public water line in Guajome Lake Road. Internal to the project, the water system would consist of 8-inch piping.

### **Sewer Facilities**

The City of Oceanside also provides wastewater collection, treatment, and disposal services of sewage for this area of the city. The existing public sewer system consists of 8-inch diameter sewer lines in Old Ranch Road and Hitching Post Drive. The sewer in Hitching Post Drive continues northwest to a 15-inch trunk sewer in Highway 76. The nearest existing public sewer to the project site is approximately 2,000 feet away. All onsite sewer facilities for the project are proposed to be private. Each home within the project site would have its own sewer lateral. The project would require a private sewer lift station to deliver flows to the existing 8-inch public sewer line in Old Ranch Road.

### **Site Drainage**

The project would include dedicated storm water treatment areas (BMPs) on-site. The proposed private lots would primarily drain from the rear of each property away from the building and out to the front of each lot by a combination of sheet flow methods, swale grading and private storm drain piping. All proposed hardscape within the developed area of the project would be captured and routed to these proposed BMP's. From there, an outlet pipe would then convey treated and detained runoff to the appropriate points of discharge from the property.

## **Summary**

The Guajome Lake Road Single-Family Residential Development will provide additional single-family housing options for the community at varying affordability levels – including four affordable homes designated at the very-low-income level.

The project has been thoughtfully planned to:

- Complement site surroundings and respect neighborhood character.
- Ensure visual and functional compatibility with nearby land uses.
- Provide new, market rate and affordable residential homes on an infill site.
- Present a high-quality architecture and landscape design.
- Improve the adjacent roadway and emergency access for nearby areas.
- Develop on a site that can be served by existing utilities, services and existing streets.

The proposed development meets the goals, intentions, and objectives of the General Plan, Zoning Ordinance, Density Bonus Law, and affordable housing objectives.

## PROJECT FINDINGS

### Development Plan

1. *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.*

The site plan and physical design of the project is consistent with the Zoning Ordinance purposes while also accomplishing the goal of providing market rate housing and affordable housing utilizing the state density bonus provisions.

2. *That the Development Plan as proposed conforms to the General Plan of the City.*

The Development Plan as proposed conforms to the General Plan of the City because the proposed project is located near similarly zoned parcels and the project will result in the development of a single-family residential community which meets the goals and objectives designated by the applicable elements of the General Plan.

3. *That the area covered by the Development Plan can be adequately, reasonably, and conveniently served by existing and planned public services, utilities and public services.*

The project site is located within an urbanized area served by existing public services, utilities, and public facilities.

4. *That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.*

The project is located on an in-fill site where the residential architecture and development plan are carefully designed to complement the site surroundings and respect the single-family neighborhood character.

5. *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.*

The project site does not contain topographic resources or slopes that are undevelopable per Sections 1.24 and 1.25 of the Land Use Element and Section 3039 of the Zoning Ordinance.