

Description & Justification Letter

Provide a project narrative describing the complete project scope, including but not limited to, project size, proposed land use(s), building square footage, height and story count, site access, parking, landscaping, civil improvements, architectural narrative, and other development details. Please include the purpose and objectives of your project and a detailed response to each of the required findings for approval of a Development Plan as follows.

The Oceanside Unified School District's new Operations Center is being developed to replace the existing facility, which no longer meets the capacity, safety, or operational standards required to effectively serve district schools. The current facility is outdated and undersized, limiting the district's ability to deliver essential services efficiently and reliably.

The purpose of the new Operations Center is to centralize and modernize the district's core operational functions in a single, appropriately designed facility. By bringing together warehouse and nutritional services, maintenance and operations, transportation, and administrative offices, the new center will provide a coordinated foundation to support the district's schools.

The key objectives of the new Operations Center are as follows:

1. **Warehouse and Nutritional Services:** To provide adequate space and modern infrastructure for food service storage, preparation, and distribution, ensuring the safe and efficient delivery of nutritional resources to all schools.
2. **Maintenance and Operations:** To house staff, equipment, and materials in a facility designed for efficiency and safety, enabling timely response to facility needs and long-term stewardship of district assets.
3. **Transportation Services:** To support student transportation, primarily through bus operations, by providing appropriate space for fleet parking, maintenance, and driver facilities that ensure safe, reliable, and efficient service.
4. **Administrative Offices:** To consolidate administrative functions in a professional and secure environment, supporting coordination, oversight, and long-term planning across operational departments.

The scope of the OUSD Operations Center Project includes the complete demolition and reconstruction of the OUSD Operations Center buildings and site work. Construction of new one story 7,288 sq. ft. maintenance & operations building; including workshops and offices at 26'-0" high. Construction of new one story 7,893 sq. ft. offices building; including offices, training room, print shop and support spaces at 20'-0" high. Construction of new one story 14,475 sq. ft. warehouse building; including racking storage areas, walk-in cold storage and support spaces at 34'-0" high. Construction of new one story 8,615 sq. ft. transportation building; including dispatch and driver's room, vehicle maintenance bays

and support spaces at 32'-0" high. New site work including parking stalls, loading docks, vehicle and pedestrian pavement, fencing & gates, landscaping, site utilities, free-standing photovoltaic structures, trash enclosure, bio-retention / filtration basins, site lighting, etc.

The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance. This should include a table showing how the development conforms to development regulations as well as a break down of lot coverage.

The site plan and physical design of the proposed OUSD Operations Center are consistent with the purposes of the City of Oceanside’s Zoning Ordinance. The project maintains the same operational use of the site as the existing facility, with no change in overall function. The design conforms to all applicable development regulations, as summarized in the table below:

Development Regulation	Required	Proposed	Conforms
Zoning Designation	PS	PS	✓
Minimum Lot Area	N/A	7.75 Acres	✓
Building Height	N/A	34'-4"	✓
Front Setback	N/A	25'-0"	✓
Side Setback (Interior)	N/A	56'-10"	✓
Side Setback (Street)	N/A	219'-5"	✓
Rear Setback	N/A	251'-4"	✓
Maximum Lot Coverage	N/A	11.3%	✓
Parking Requirements	N/A	154 Standard 61 Bus 63 Fleet	✓

The Development Plan as proposed conforms to the General Plan of the City.

The Development Plan for the proposed OUSD Operations Center has been reviewed against the applicable policies of the City's General Plan. The project conforms to the goals and objectives of the General Plan, and the use of the site remains the same as the existing operations facility.

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

The area covered by the proposed OUSD Operations Center can be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and facilities. The project maintains the same operational use as the existing facility and does not require additional infrastructure beyond what is already available.

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

The proposed OUSD Operations Center is compatible with existing and potential development on adjoining properties and within the surrounding neighborhood. The project maintains the same operational use as the existing facility, ensuring continuity and consistency with the character of the area.

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 Hillside and Section 3039 of the Zoning Ordinance (if applicable).

The proposed OUSD Operations Center is consistent with the objectives of Section 1.24 of the Land Use Element of the General Plan. The project has been designed to respect the City's natural topographic features and incorporates measures to prevent slope instability, flooding, and erosion. In doing so, the development preserves the community's natural character while ensuring the safety of life and property.

The proposed project is consistent with the objectives of Section 1.26 of the City General Plan. The project site does not contain natural hazards that require building setbacks, and the development has been designed to be compatible with surrounding uses within the same land use designation.

The proposed location of the use is in accord with the objectives of Article 41 and the purposes of the district in which the site is located.

The proposed location of the OUSD Operations Center is consistent with the objectives of Article 41 and the purposes of the district in which the site is located. The facility maintains the same operational use as the existing site, and its design and siting are compatible with adjoining properties and the surrounding area. No variances are required, and the project conforms to the applicable land use and development regulations, ensuring it aligns with the city's intent for orderly and compatible development within the district.

The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The proposed location of the OUSD District Operations Center and the manner in which it will be operated remain consistent with the City's General Plan. The facility maintains the same use as the existing operations site, and no changes are proposed that would negatively impact public health, safety, or welfare. Its continued operation is compatible with surrounding properties, and it will not be detrimental to nearby improvements or the general welfare of the City.

That the proposed conditional use will comply with the provisions of Article 41, including any specific condition required for the proposed conditional use in the district in which it would be located.

The proposed OUSD Operations Center will comply with all provisions of Article 41, including any specific conditions applicable to conditional uses within the district. The facility maintains the same operational use as the existing site, and its design, location, and operation conform to all applicable standards and requirements established for such uses.