

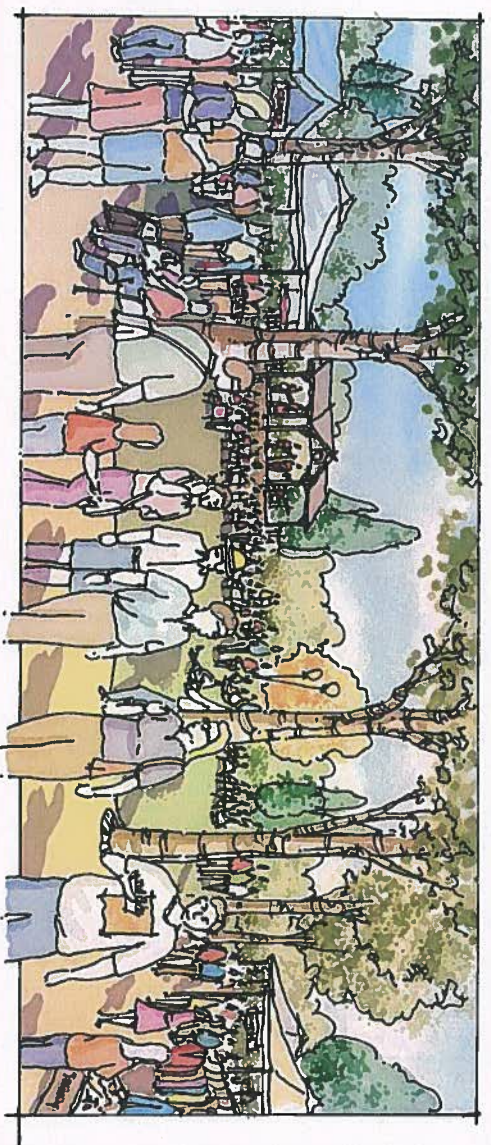
**Proposed Specific Plan
Amendment (SPA) Text**

- May 2016 Draft
- El Corazon Aquatics Center
- Applicant: City of Oceanside
- Redline Draft of Amended Pages

El Corazon



"A Retreat in the City"



Specific Plan



D. Civic Services

The Civic Services area totals 34 acres and is comprised of the following four sites:

1) Senior Center/Aquatics 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/Aquatics Center (Civic 1)

The approximately seven and a half acre Senior Center/Aquatics 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.

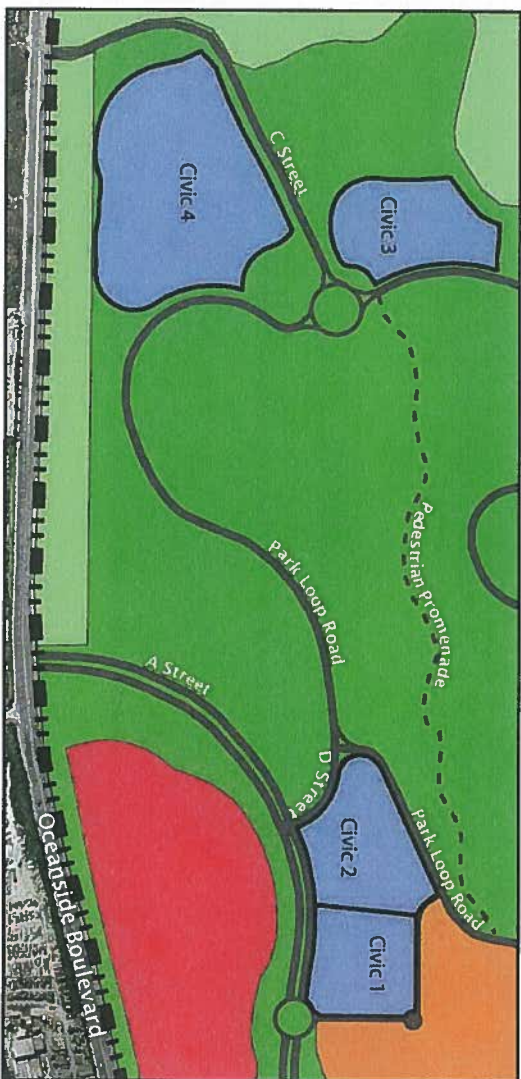


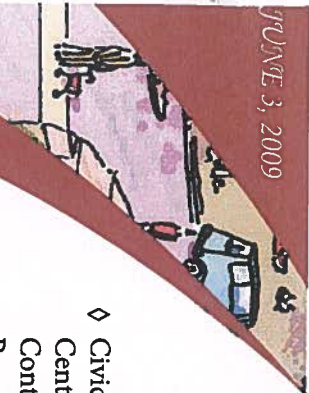
Figure 2-7 Conceptual Location of Civic Services Sites

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 or other water play features.

◇ Civic Services Site 2 - Community/Cultural Center (Civic 2)

Located adjacent to the Senior Center, the Community/Cultural Center sits of five and a half 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.



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- ◇ 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.

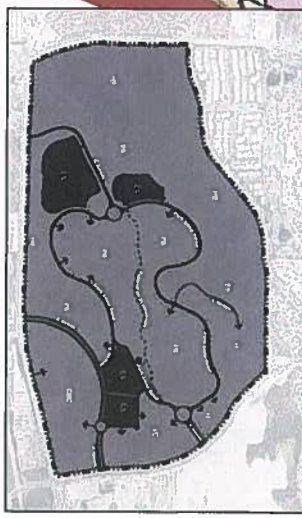
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The aquatic center will also have a smaller recreation play pool which will feature water slides and other play features. ADA standards should also be considered in the design of the Recreation Center. This land use area also provides ample parking, recreation offices and a Recreation
- ◇ 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
- ◇ Phase 1 - Green Waste Facility

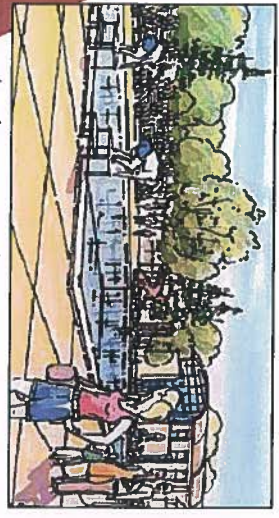
The relocated Green Waste Facility is proposed near the southwest entry of the El Corazon property. It is planned that the facility will be screened, and odor control will be in place.
- ◇ Phase 2 - Option 1: Park Expansion Area

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.
- 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.



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

Plan Views are conceptual in nature and may change as a result of final design.

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