

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, November 1, 2011, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a multi-family residential development proposed at the northeast corner of Coast Highway and Morse Street.

Zoning: R3 (Medium Density Residential)
Land Use: UHD-R (Urban High Density, Residential)
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-041-01
Contact Person: Dan Niebaum
Tel.: 760.692.1924
Email: danN@lightfootpg.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a zone change to long-term care facility located at 1919 Dixie Street.

Zoning: RS (Single-Family Residential District)
Land Use: SFD-R (Single-Family Detached, Residential)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-271-09-00
Contact Person: Brent Mitchell
Tel.: 760.484.6774
Email: 1brentmitchell@att.net

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

**South Coast Highway / Morse Street
Multi-family Development
Development Plan**

**Project Description
October 25, 2011**

LAND USE and ZONING

This is a Development Plan proposal for a 93-unit multi-family residential project consisting of one and two bedroom apartments located within a single building surrounded by on-site landscape and amenity areas. The proposed development will be located on a 2.36-acre site at the northeast corner of South Coast Highway and Morse Street at 514 Morse Street (APN 153-041-01).

The property is located in the Oceanside Coastal Zone within the South Oceanside neighborhood. Land uses immediately surrounding the site include residential uses to the north (mobile home park), multi-family residential uses to the east, and variety of commercial uses surrounding the remaining portions of the site to the south and west.

The General Plan designation for the property is UHD-R (Urban High Density Residential). The zoning designation of the site is R-3 (Medium Density Residential per O.Z.O 1986)

DEVELOPMENT PLAN

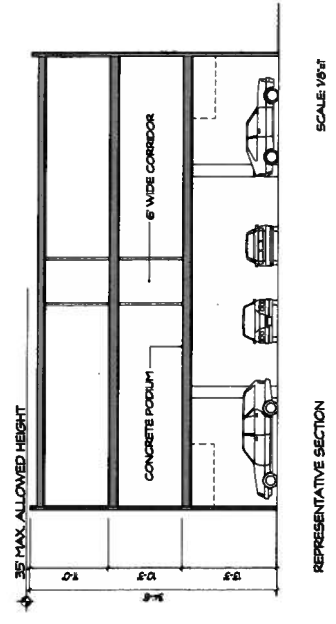
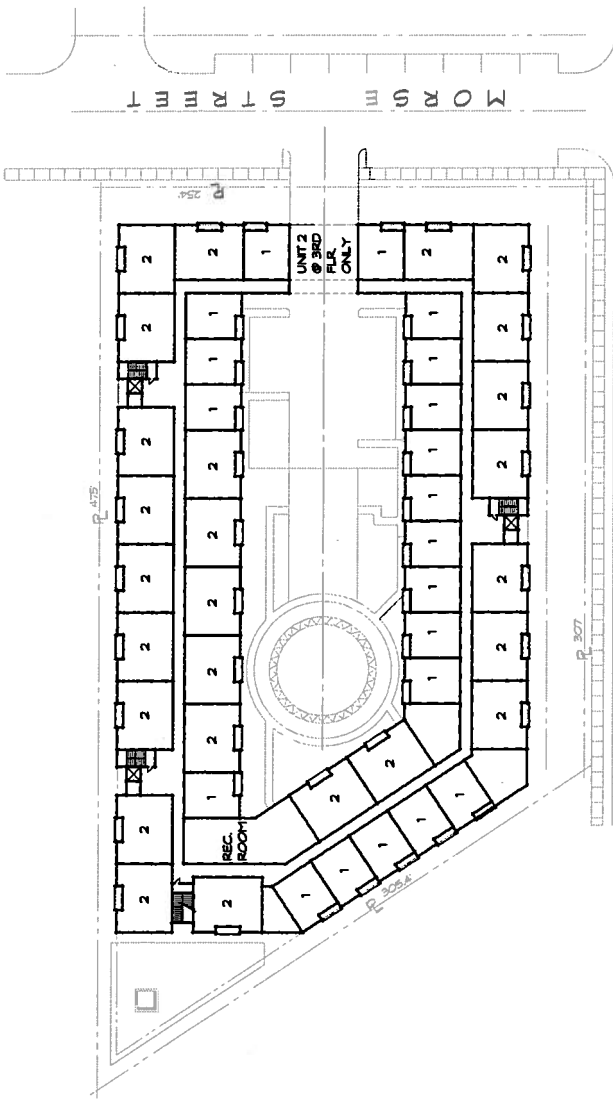
The Development Plan proposes a 93-unit podium building with at-grade resident parking located below two levels of residential space. The apartments will consist of 40 one-bedroom units and 53 two-bedroom units. The building is proposed at a height of 34-6" (35' is the maximum height allowed).

The building is designed around a central courtyard space that will provide a vehicle drop-off and pick-up area, guest parking, landscape and open space amenities for residents, and will allow for emergency vehicle access and turn-around on the site.

Landscape buffers and yard areas are designed around the perimeter of the site. A spa and sundeck amenity area is proposed at the northeast corner of the property.

Access to the project will be provided from Morse Street with a single entry/exit point. Circulation and parking areas will be located within the building envelope at grade level, along with the courtyard area as previously noted.

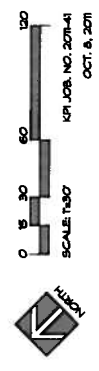
Thank you for your consideration in reviewing this proposal.

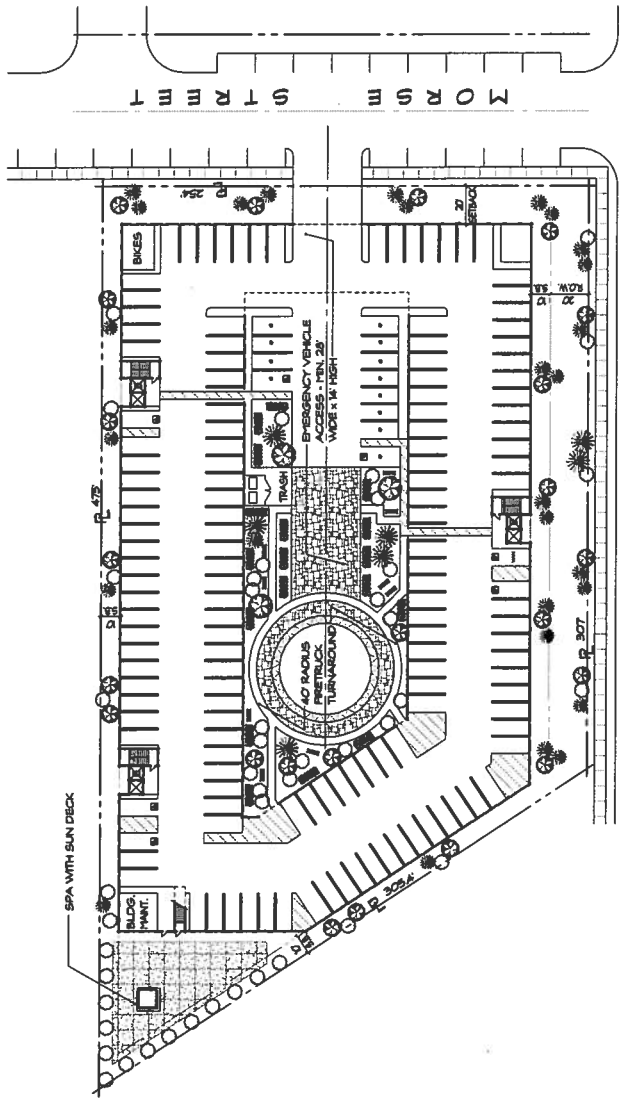


SECOND AND THIRD LEVEL

THE COMMONS - OCEANSIDE, CALIFORNIA
 SCHEME 2
 SHOPOFF DEVELOPMENT

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SITE DATA

2 LEVELS RESIDENTIAL OVER ONE LEVEL PARKING

□ THE SITE: 2.36 ACRES
 ZONING: R8
 PROVIDED DENSITY: 102 UNITS/AC
 ALLOWING 23-43 UNITS/AC
 39 DU/AC

□ THE UNITS:
 1 BED: 24-28 = 658 S.F.
 2 BED: 34-38 = 1250 S.F.
 2 BED/2 BA

INITIALLY	1 BED	2 BED	TOTAL
240 P.A.	20	26	46
240 P.U.	20	27	47
TOTAL	40	53	93
	43%	57%	

□ PARKING REQUIRED:
 1 BED/2 BA: 40 UNITS @ 1 SPACE/UNIT
 2 BED/2 BA: 53 UNITS @ 1 SPACE/UNIT
 GUEST SPACES: 20 UNITS @ 1 SPACE/UNIT
 TOTAL REQUIRED: 110

□ PARKING PROVIDED:
 COVERED SPACES: UNDER BLDG.
 146 SPACES
 COVERED GUEST: 0 SPACES
 OPEN GUEST: 24 SPACES
 TOTAL PROVIDED: 170

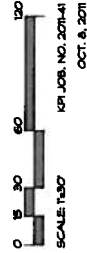
GROUND LEVEL

S. COAST HWY.

THE COMMONS - OCEANSIDE, CALIFORNIA

SCHEME 2

SHOPOFF DEVELOPMENT



OCT. 6, 2011

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Overview

THE GREEN HOUSE® model is a de-institutionalization effort that restores individuals to a home in the community. It combines small homes with the full range of personal care and clinical services expected in high-quality nursing homes. Green House homes typically are licensed as nursing homes but may be created under assisted living or other residential care regulations under certain circumstances. The Green House model of elder care is a total re-envisioning of a skilled nursing home—it cannot be overlaid on an existing large facility. The program creates an intentional community to support the most positive elderhood and work life possible. To achieve these goals, the model changes the philosophy of care, staffing assumptions, organizational configuration, and architecture.

THE ESSENCE OF THE GREEN HOUSE MODEL:

- The Green House home is a self-contained residence, designed like a private home, housing 7–10 elders (12 with a financial hardship exception), each with his/her own bedroom and full bathroom. The physical space is not meant to be “homelike,” but to be a home.
- Specially trained certified nursing assistants—called Shahbazim (singular form is Shahbaz)—staff each residence and provide a wide range of assistance, including: personal care, activities, meal preparation and service, light housekeeping, and laundry. The elders and Shahbazim are the primary decision-makers for each community. (To read about the origin of “Shahbaz,” visit The Green House Project Web site at www.thegreenhouseproject.org.)

- A self-managed work team structure is used. The Shahbazim are coached by and accountable to the Guide (a new role typically assumed by a nursing home administrator) and are partnered with the clinical support team. The nurses play an important role in building an empowered care team within The Green House home, bringing all their knowledge and skills to the Shahbazim and elders as partners and team members. In addition to being teachers and mentors to the Shahbazim, the nurses have the opportunity to build relationships and support the Shahbazim as they grow to become gerontological experts within their scope of practice. The nurses’ relationships with the elders and Shahbazim form the basis of effective person-directed care teams and are the key to advancing a new culture of care. The Sage, a local community elder who volunteers as a mentor, facilitates the development of the self-managed work team by serving as a trusted advisor to the Shahbazim and elders.
- The Guide is responsible for the overall operations and quality of services in The Green House home.
- Each Green House home is supported by a clinical support team that includes nurses, social workers, activities experts, therapists, nutritionists, a medical director, and a pharmacist.

Within this general structure, many variations are possible. The home can vary in size, physical design, amenities, and operational structure. Some houses may be built on a long-term care campus; others may be in a residential community. The sponsoring organization may plan to replace an existing facility or develop a new project. The sponsoring organization supplies or arranges the delivery of health care to the elders in a Green House home, organizing and/or managing the personnel, fiscal, and administrative functions.

THE GREEN HOUSE® homes are designed to be similar to homes in which elders would have lived in their community. This means that Green House homes will be very different from place to place. In urban communities, they may be apartments or duplexes, depending on the buildings nearby. In rural communities, they will be single family homes.

Regardless of the location, a Green House home must be fully independent from other homes or buildings—with no more than 10 elders (12 with a financial hardship exception). They must include:

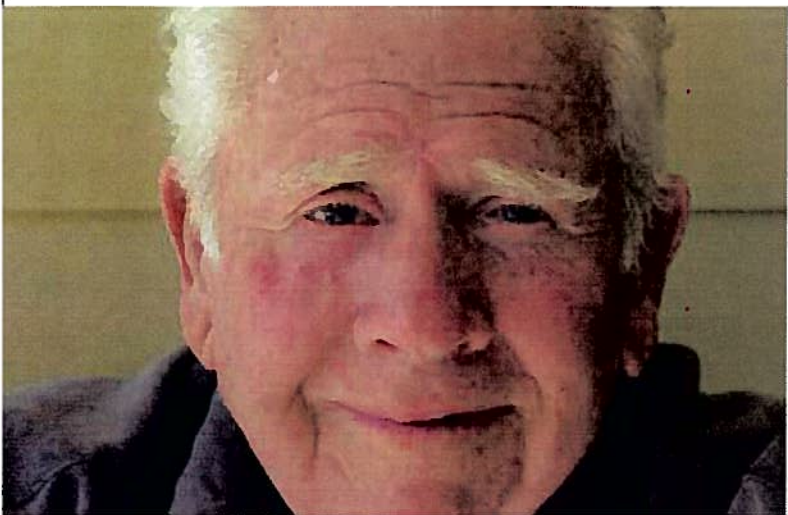
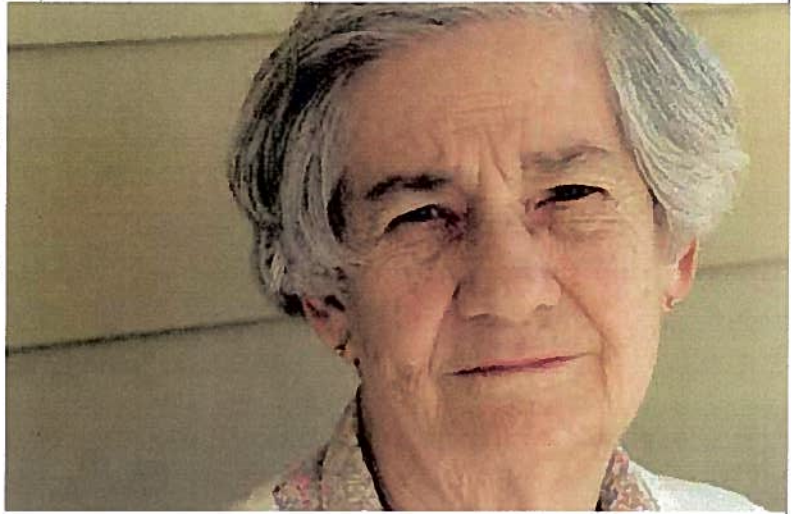
- A hearth area providing a living area, dining area, and open kitchen
- A single dining table that seats all elders, the Shahbazim, and two guests
- Private bedrooms providing a full bathroom, locked medicine cabinet, and ample natural light
- Ceiling lifts
- Fenced outdoor space with walking paths
- Visual sight lines from the kitchen to the majority of the hearth area, bedrooms, and outdoor space
- Significant window areas in all common areas of The Green House home

The Green House Project team works with the organization's architect to develop floor plans. Organizations should consult with The Green House team prior to engaging an architect.

To ensure compliance with The Green House model's design and quality standards, The Green House team must review and approve architectural designs at schematic design, design development, and construction documentation phases. This includes any drawings created prior to acceptance of the organization's Green House application. New construction typically is required to meet life safety codes and The Green House Project's principles. As part of the approval process, The Green House team may require substantial revisions to designs that do not meet these quality standards.

The Green House model encourages all project adopters to build "green." This means implementing strategies that increase energy and resource efficiency and limit the presence of toxins.

Examples of successful Green House home plans are provided on the following six pages. A typical one-story, 10-bedroom Green House home averages 6,400 to 7,000 square feet. A Green House project in a high-rise building may include one or more independent Green House homes per floor—each with a separate entry door. There are no physical connections between houses except for a shared elevator lobby/corridor in a multi-story Green House project. Visit our Web site for additional examples of floor plans, site plans, artists' renderings, different elevations, and interior and exterior photos of the houses.



AROUND THE GREEN HOUSE® HOME

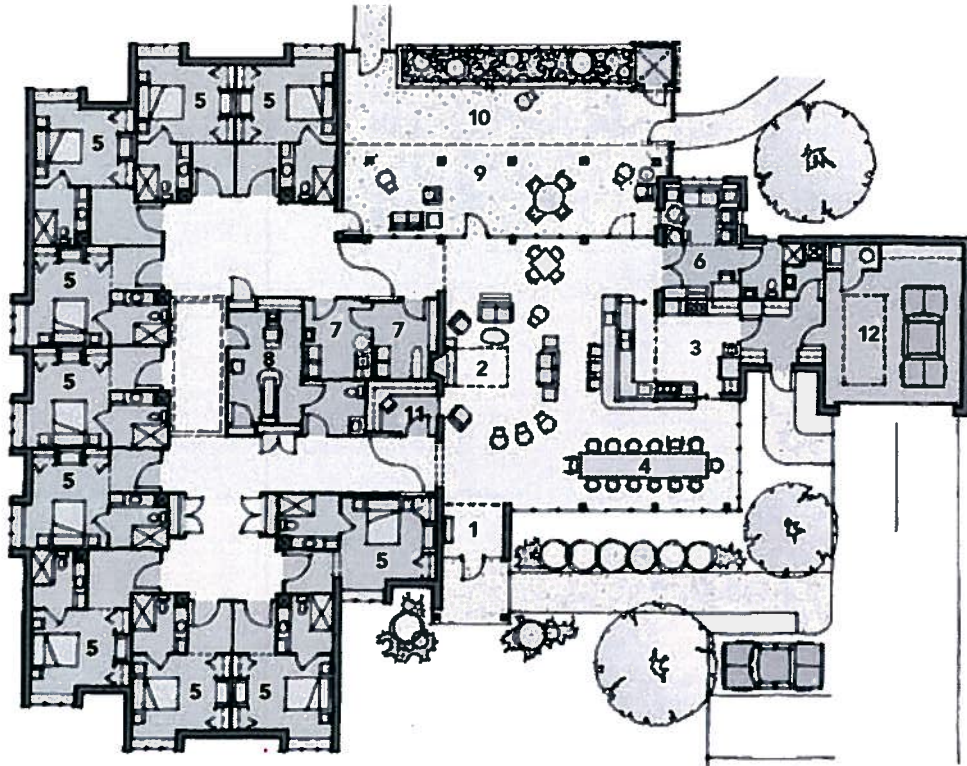
RURAL DESIGN From the Design Charette

RLPS Architects



LEGEND

- 1 Foyer
- 2 Hearth Room
- 3 Kitchen/Pantry
- 4 Dining Room
- 5 Bedroom
- 6 Den w/ Toilet Room
- 7 Laundry
- 8 Spa w/ Toilet Room
- 9 Porch
- 10 Patio
- 11 Office
- 12 Garage



RLPS ARCHITECTS: Quinn de Menna, Lisa Ann Fagan, Matt Kogut, Jodi Kreider, Eric McRoberts, Jim Mehaffey, Jessica Myers, Derek Perini, Ben Samberg, Brent Stebbins, and Craig Walton

SAMPLE FLOOR PLAN 4 MULTI-STORY PROJECT

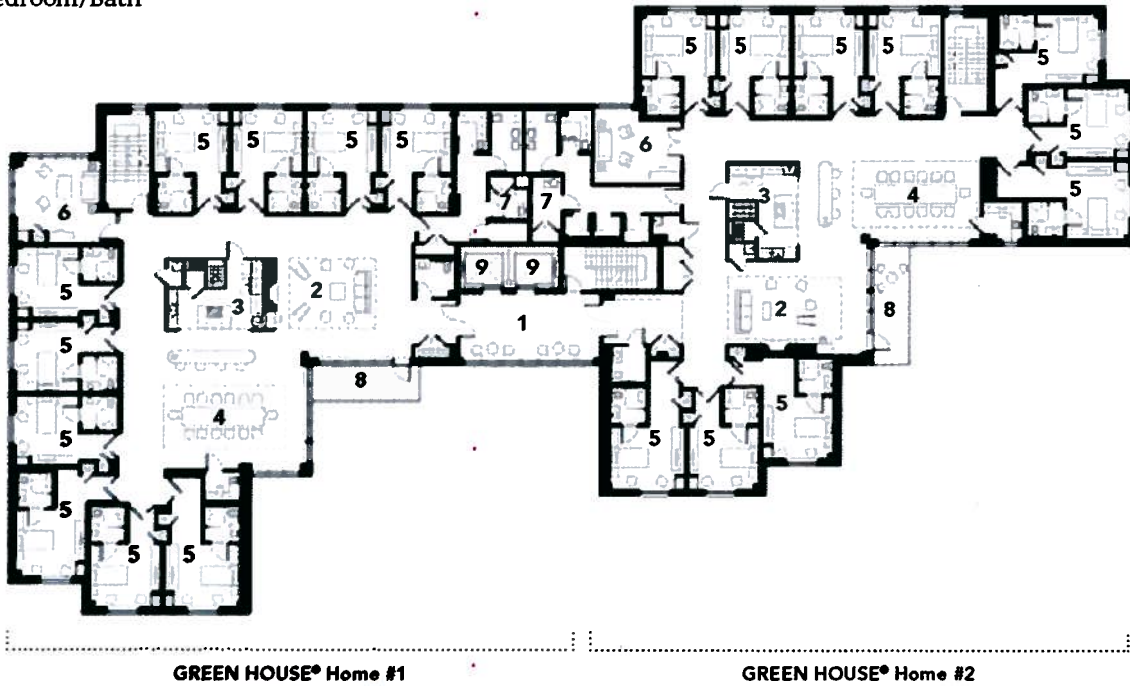
**Leonard Florence Center
for Living**
Chelsea, MA

13,500 sq. ft. total (two Green House[®] homes per floor at 6,350 sq. ft. each and 800 sq. ft. shared lobby)



LEGEND

- | | |
|------------------|------------|
| 1 Elevator Lobby | 6 Den |
| 2 Living Room | 7 Laundry |
| 3 Kitchen/Pantry | 8 Terrace |
| 4 Dining Room | 9 Elevator |
| 5 Bedroom/Bath | |



- One independent Green House home per floor, each with a separate elevator
- Shared elevator lobby on each floor
- Separate, accessible covered terraces for each home

SAMPLE FLOOR PLAN 3 MULTI-STORY PROJECT

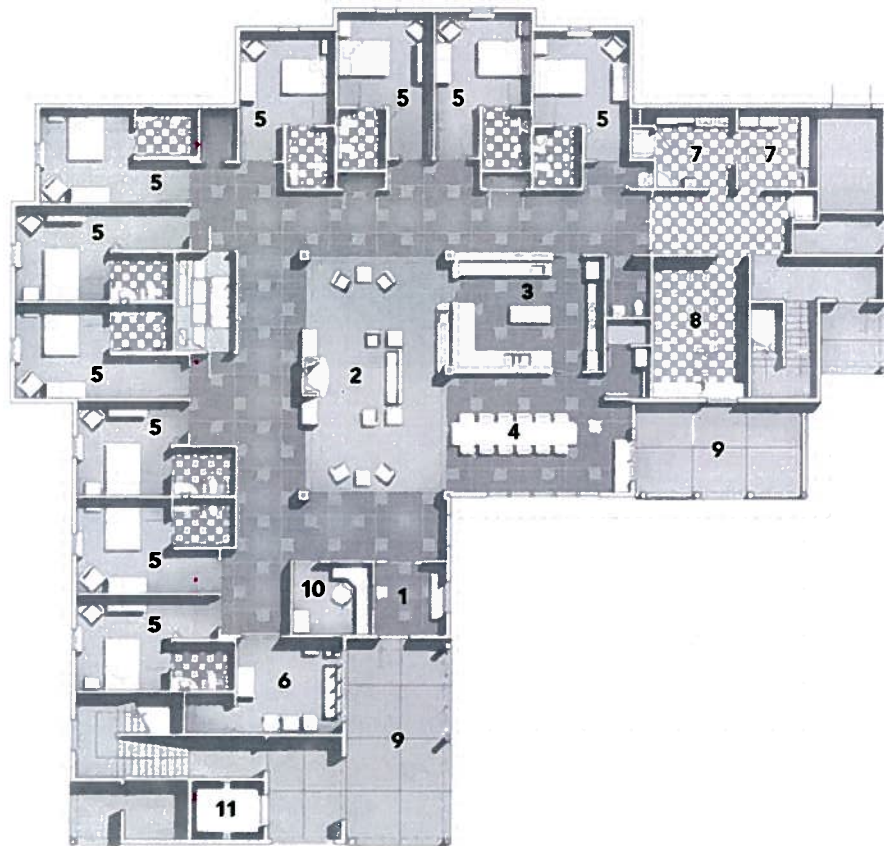
St. Martin's in the Pines
Birmingham, AL

Typical 1st floor = 6,430 sq. ft.
Typical 2nd floor = 6,919 sq. ft.

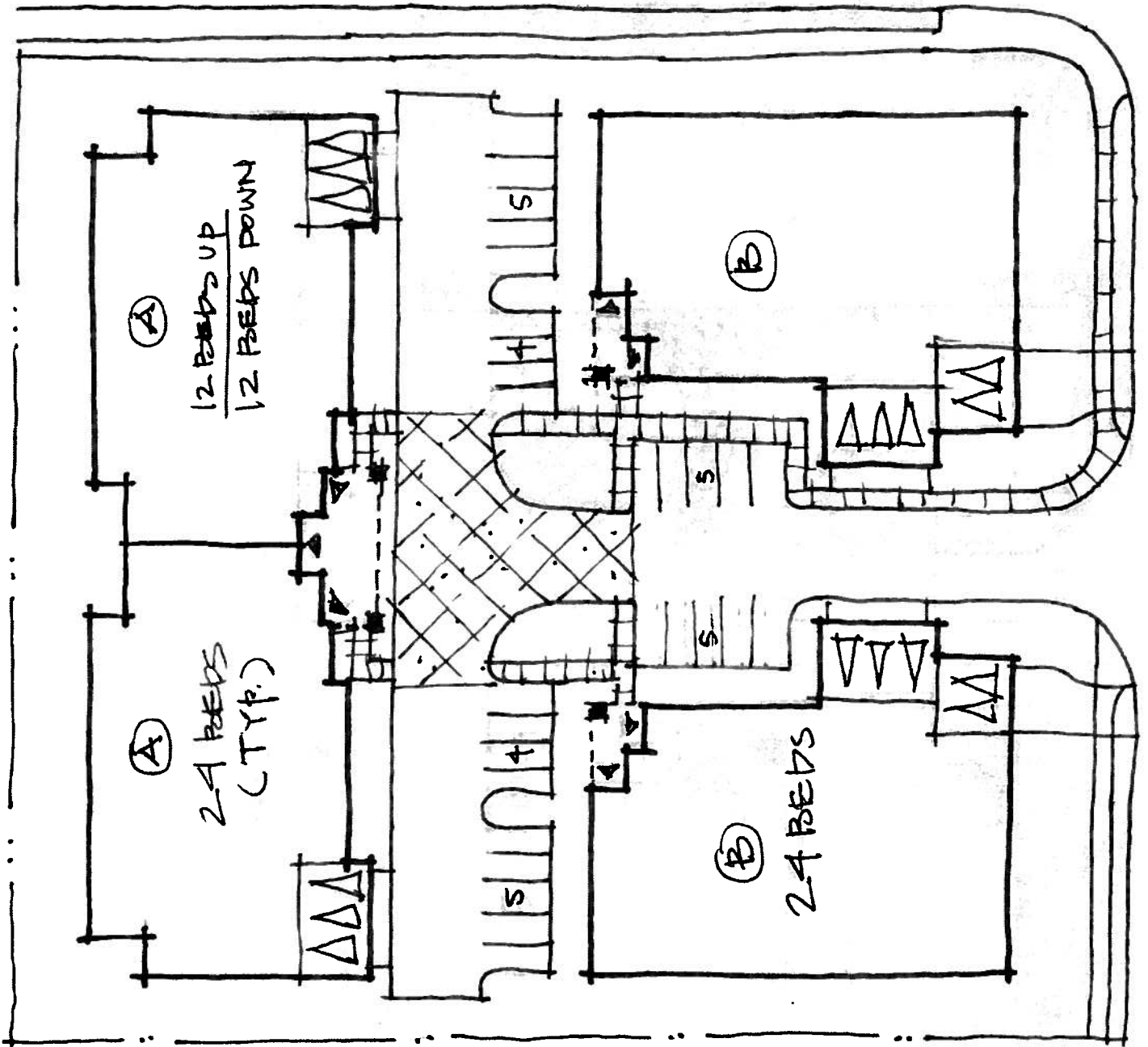


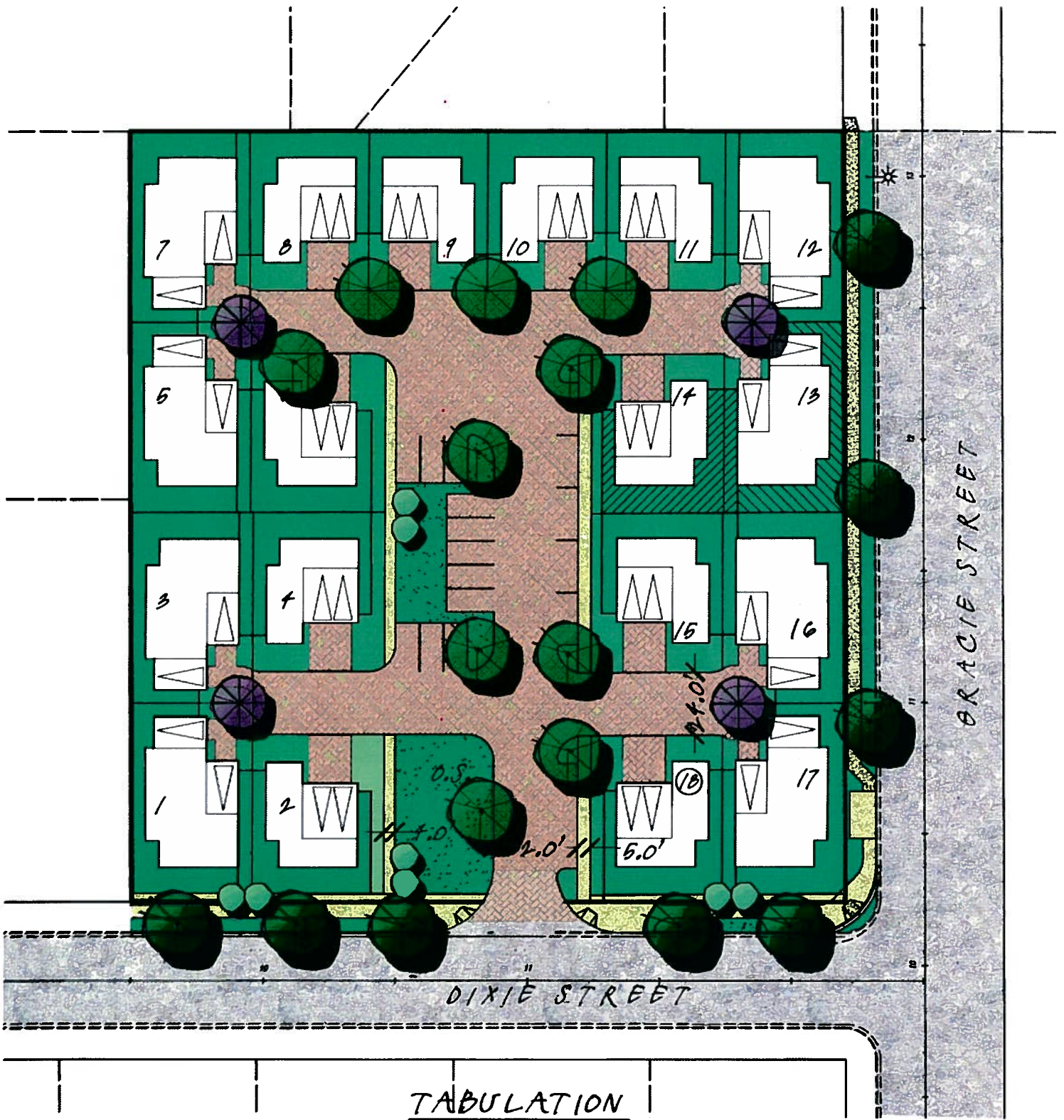
LEGEND

- 1 Foyer
- 2 Hearth Room
- 3 Kitchen
- 4 Dining Room
- 5 Bedroom/Bath
- 6 Den
- 7 Laundry
- 8 Spa/Salon
- 9 Porch
- 10 Office/Library
- 11 Elevator



- One independent Green House home per floor
- Shared elevator lobby on ground floor
- Separate, accessible covered porches for each home





PLAN 1 = 8 (2,850 S.F.)
 PLAN 2 = 10 (1,900 S.F.)

CONCEPTUAL SITE PLAN
 DIXIE STREET
 RED POINT HOMES
 OCEANSIDE, CA.



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