

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 15, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed tri-plex residential project located at 1421 Lemon Street.

Zoning: R3 (Medium Density Residential)
Land Use: Residential
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 148-071-01
Contact Person: Steven Alvarez
Tel.: 760.505.7498
Email: steven@sagcsd.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a proposed charter school located at 4096 Calle Platino.

Zoning: PD-1 (Rancho del Oro)
Land Use: Industrial
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 162-503-25
Contact Person: Bradley A. Burke
Tel.: 619.675.2510
Email: bradb@compedgedev.com
bradleyburke@gmail.com

Attachments:

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

April 12, 2012

City of Oceanside
Planning Department

Re: Lemon Street- APN 148 071 01
Proposed Residential Tri-plex New Construction Project

Dear Planning Department:

My clients, Debbie Meyers and her son Rory Meyers, have enlisted me to design, develop and construct a new, 3-unit, fully attached residential apartment building on their vacant lot on Lemon Street in the City of Oceanside. They are long time residents of Oceanside and have owned the vacant land for decades. Since the lot is vacant there is no legal street address, however it is located adjacent to 1421 Lemon Street, a single family residence that they own as well.

The project will be developed within the guidelines of the 1986 City Planning Ordinance. The apartment building will be two stories, townhouse style arrangement, with a studio apartment over the garages. Three units total. The three units will be rental units and the building will be under the ownership and management of the Meyers. Their goal is to provide moderately priced apartments with a complimentary design that will encourage neighborhood pride and improvement.

At this juncture we are seeking input from the various City Departments that provide services for and that will review our project. We understand that the lot is in the Coastal Review District and will need approval through that customary process.

I have provided three attachments for discussion and review:

Project Data
Schematic Plot/Floor Plan
Questions

I look forward to your input.

Thank you for your assistance.

Steven Alvarez
General Contractor
CA 506662
760-505-7498

Project Data:

Legal: APN 148 071 01

Address: Vacant land- adjacent to 1421 Lemon Street

Owners: Debbie Meyers, Rory Meyers

Zoning: R3- Medium Density 1986 City of Oceanside Zoning Ordinance- Article 7

Lot Size: 50ft x 100ft 5000sf total

Topography: Level land, 2' above Lemon Street level, Grade even with alley
Existing City curb, gutter & sidewalk in front, Paved alley in rear

Lot coverage: Building Footprint 3000sf / 60% maximum as per 1986 Ordinance

Project: New Construction- Tri-Plex
Unit 1- two story 3 bedroom 2 bath 1382 sf
Unit 2- two story 3 bedroom 2 bath 1400 sf
Studio unit- single story on second floor 404 sf
Parking- Garages- Two-2 car garages & One uncovered parking space -5 total spaces

Construction: Wood framed structure meeting current California Building Codes/ Title 24
Stucco & wood finish exteriors
Fire sprinklers required
Alley utilities- sewer & electrical (overhead typical in neighborhood)
Street utilities- Potable water, Natural Gas
Composition Class- A rated Roofing
Low water usage landscape design, plants & trees
Architectural design, features and colors of current trends

Access: Lemon Street
Alley off Santa Barbara Street

1986 Ordinance Assumptions:

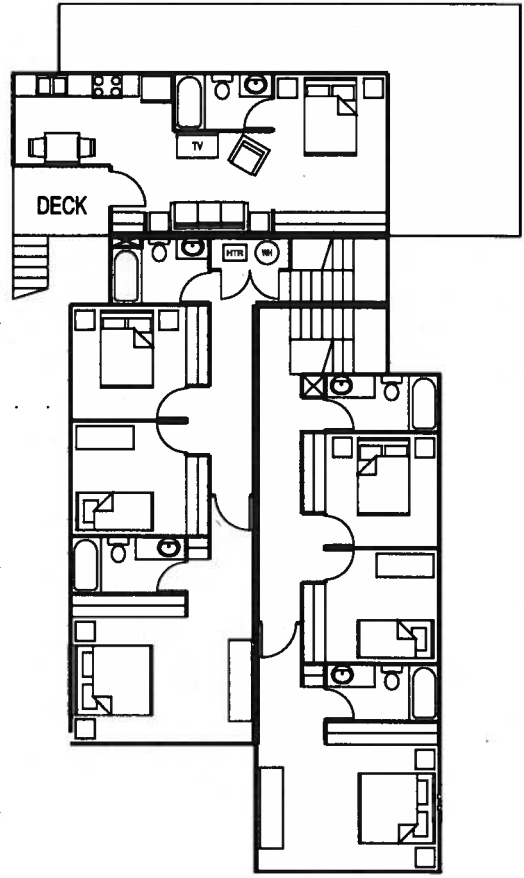
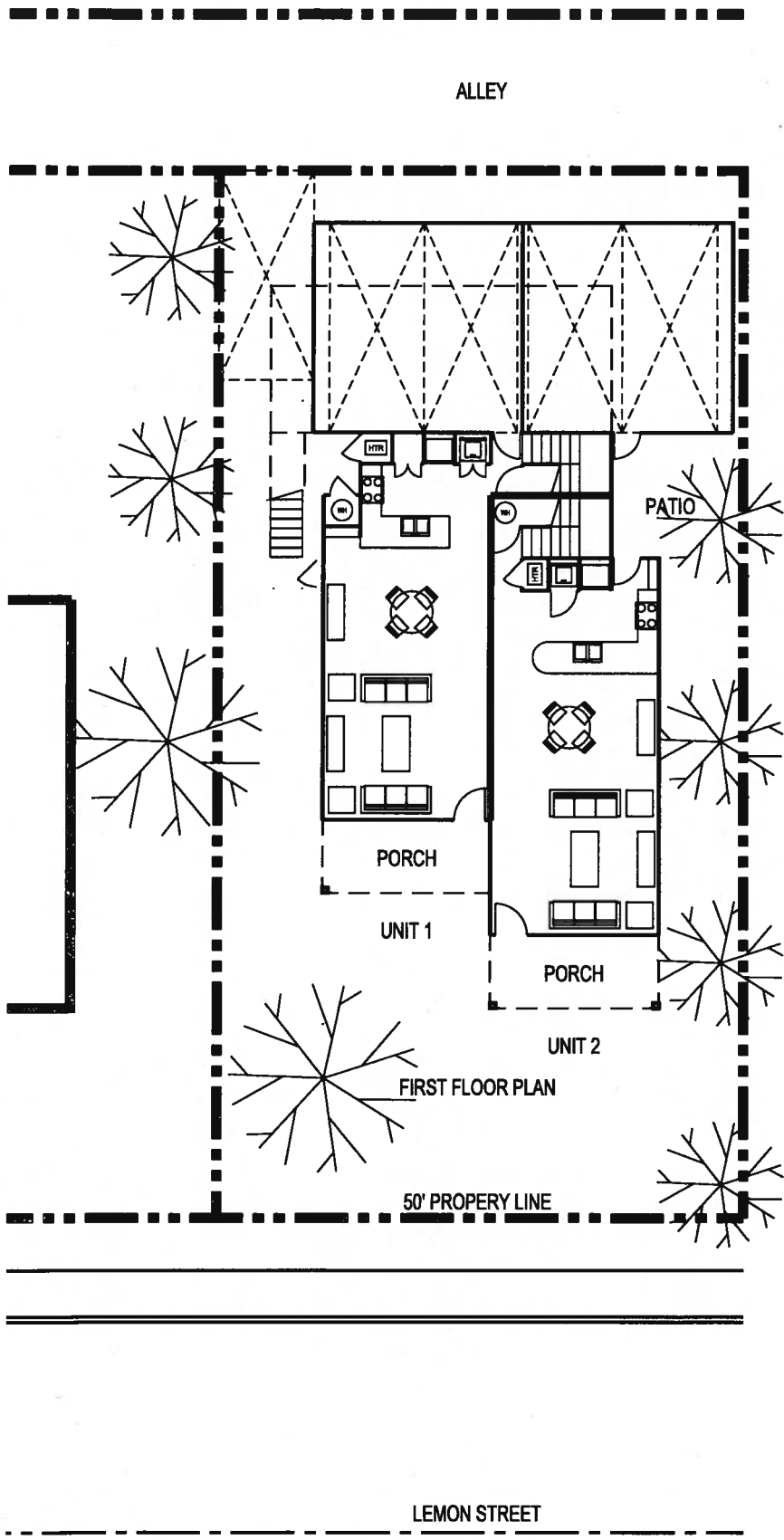
Setbacks- Front 20' per Article 17, section 1701-(a)
Sides 5' per Article 17, section 1701-(a)
Rear 5' per Article 17, section 1703-(a)-(2)

Coverage- 60% =3000sf

Parking- Article 27, section 2702 page 27-3 and 27-4, "Exceptions" (1)

Questions

- Utilities
1. Water meters- 2 each ¾" ? Fire sprinkler design data to verify.
 2. One 4" common sewer connection
 3. Electrical – existing overhead
 4. Water meter location on lot from street
 5. Who does wet taps for sewer connections on actual pipes
 6. Low water usage landscape design- use potable water meter
 7. Comments?
- Planning
1. Confirm parking assumptions for 3 units
 2. Setback to structures, eaves etc.?
 3. Garage setback in rear can it be 0' setback?
 4. Coastal Permit processing submit concurrent with Building Plan Submittal?
 5. Landscape design for submittal
 6. Timing of submittal
 7. Comments?
- Engineering
1. Encroachment permits required for work in right of way?
 2. Soils test required?
 3. How about over-excavate/ re-compact lot with compaction verification?
 4. Minor grading permit for over-ex/ re-compact?
 5. Patching of AC paving cuts for new utilities-specs?
 6. Comments?
- Building
1. Current building Code adoption?
 2. One 4" sewer connection for units?
 3. Existing 18"-2' hi retaining wall at sidewalk
 4. Electrical plan required?
 5. Separation of electrical meters/panels?
 6. Comments?
- Fire
1. Sprinkler design by contractor
 2. One meter per unit /w separate supply to fire riser for each unit
 3. Inspections by Fire department or building?
 4. When and to whom do we submit sprinkler design to?
 5. Comments?



FOOTAGE SUMMARY

UNIT 1	1382
UNIT 2	1400
STUDIO	404
TOTAL HABITABLE	3186
GARAGE	800
TOTAL	3986

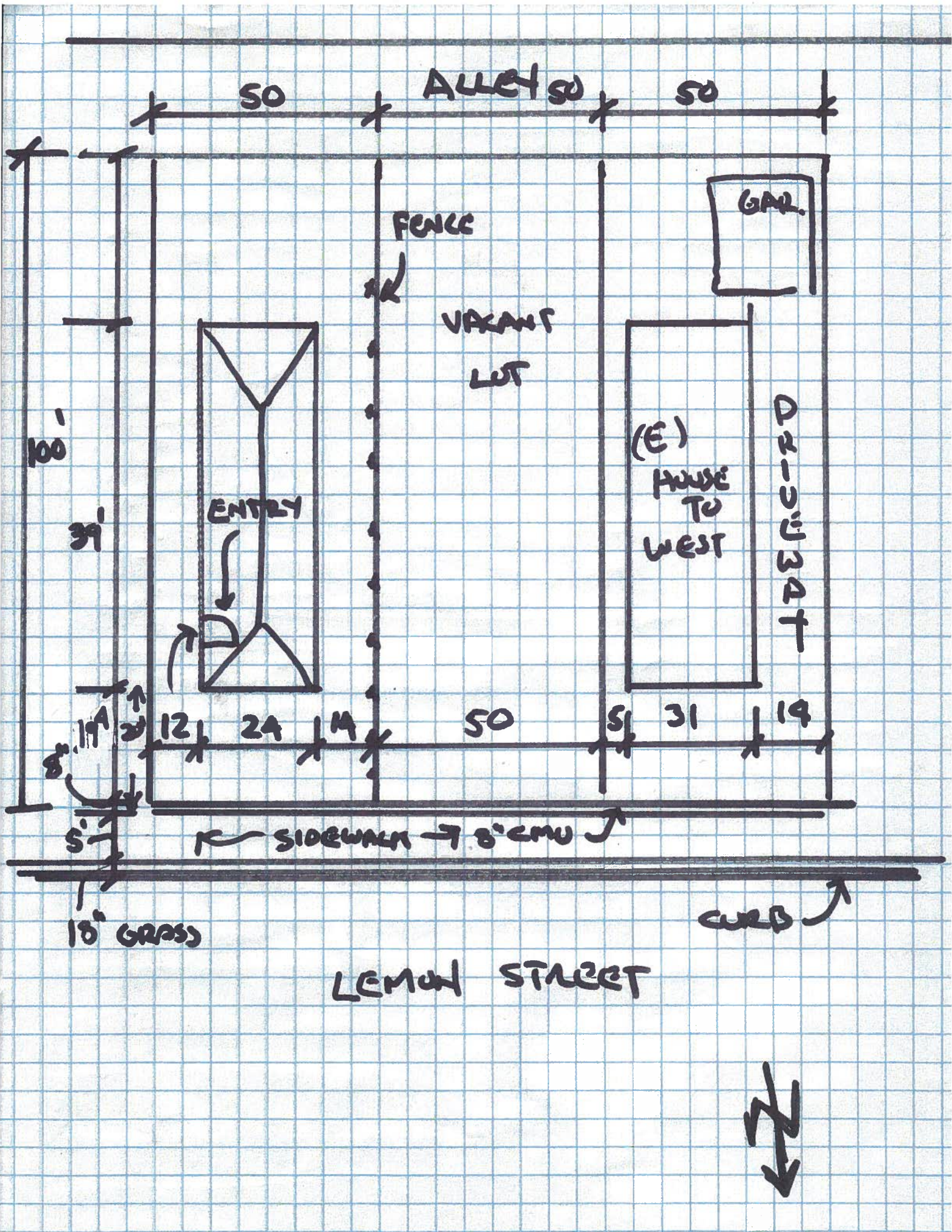
Scheme D
 Side by Side + Studio : 5 Car

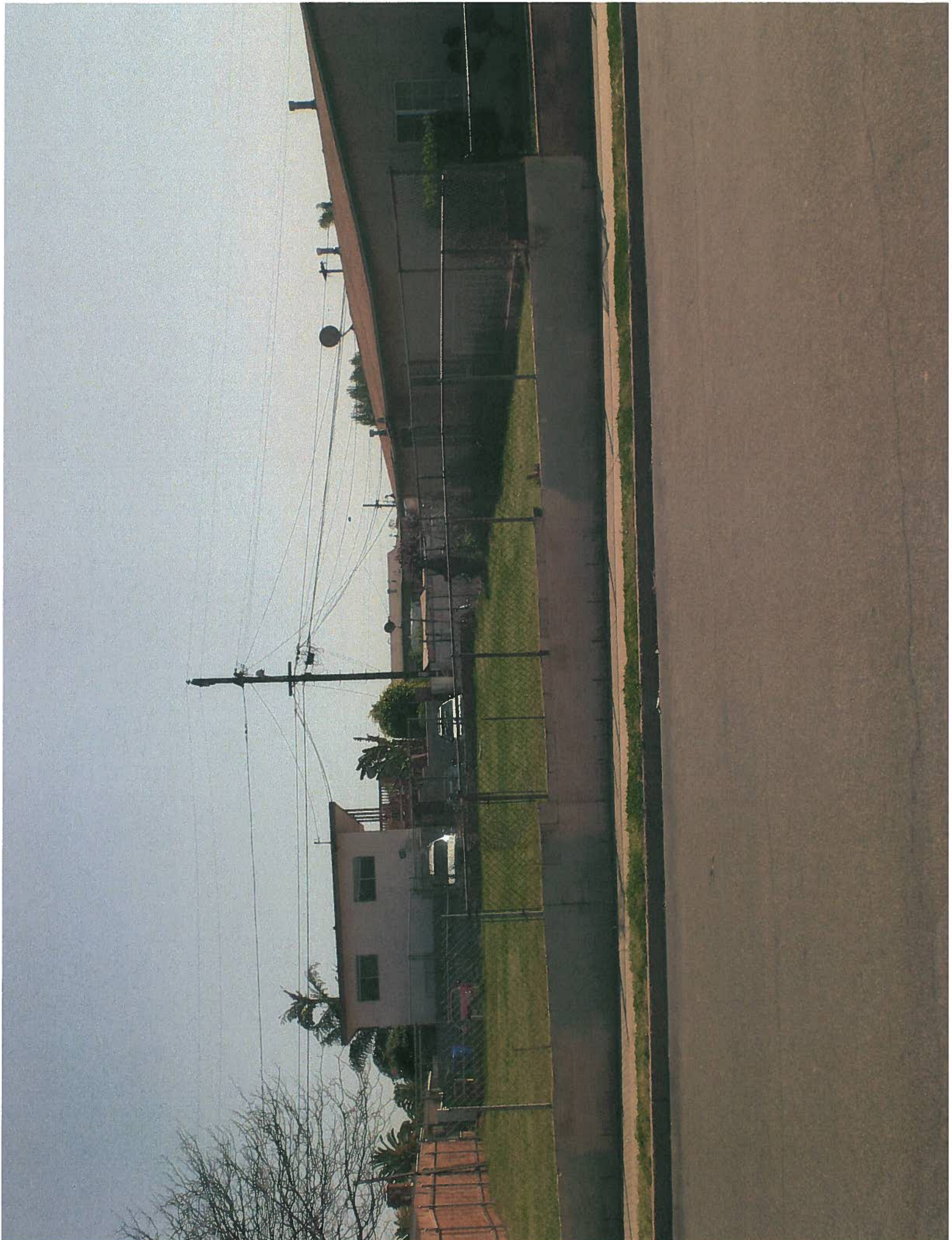
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Oceanside Duplex
 Lemon Street
 Oceanside, CA

exitecture Architects
 428 C Street, Suite 411
 San Diego, CA 92101
 855 exiTECT



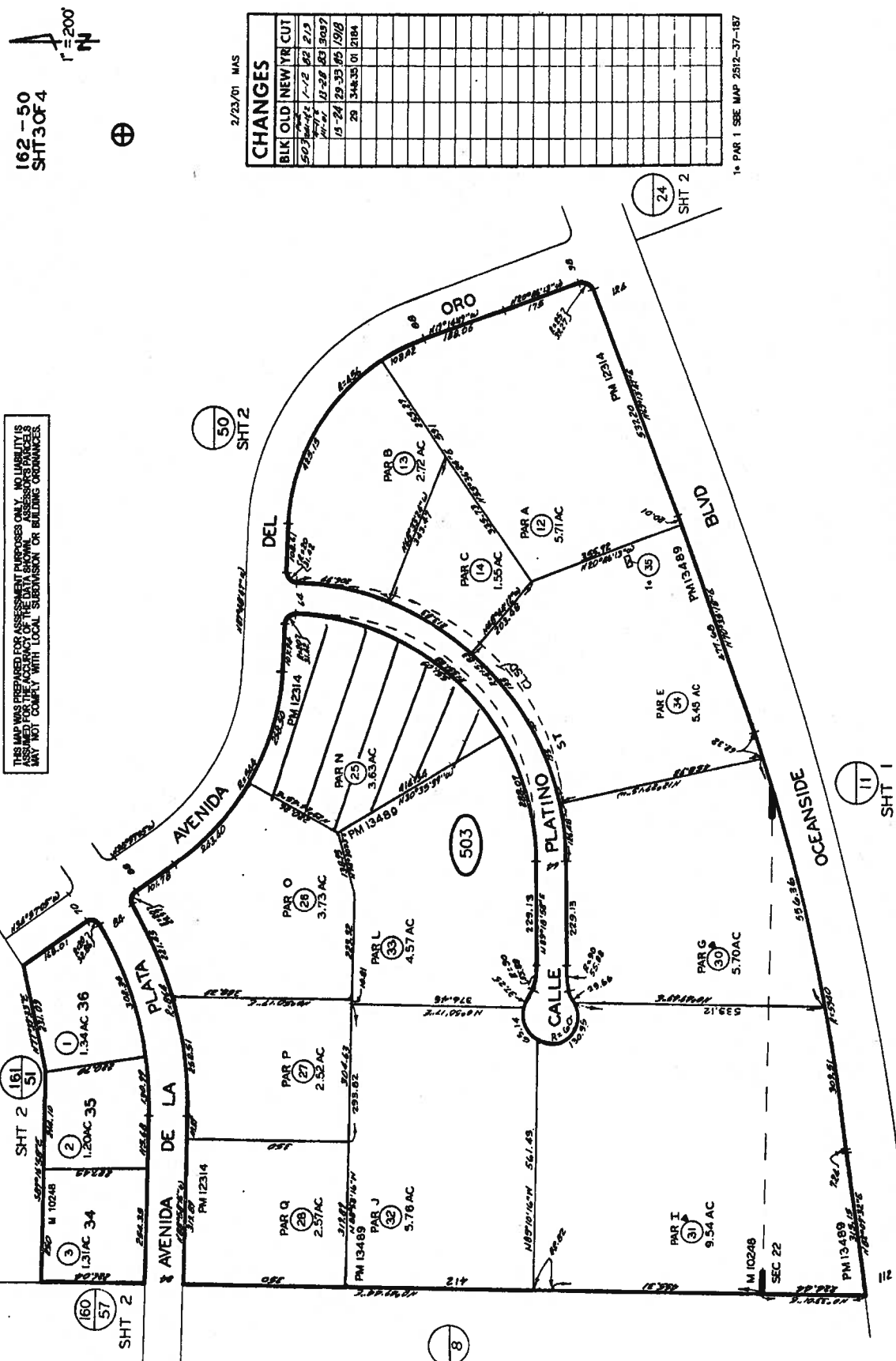




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162-111503

26-82 R3



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA EMPLOYED. THE ASSessor'S OFFICE MAY NOT COMPLY WITH LOCAL SUBMISSION OR BUILDING ORDINANCES.

162-50
SHT 3 OF 4
1" = 200'
N

2/23/01 MAS

CHANGES	BLK	OLD	NEW	YR	CUT
	503	1-12	162	212	
	503	13-28	283	30097	
	503	15-24	29-33	05/19/08	
	29	3448-35	01	2184	

1" PAR 1 SEE MAP 2512-37-187

2

MAP 10248 - RANCHO DEL ORO INDUSTRIAL PARK UNIT 1
SEC 22 - T11S - R4W - POR N 1/2 OF SW 1/4
ROS 11634
MAR 13 2001

SAN DIEGO COUNTY ASSESSOR'S MAP BR 162 PG 50, SHT 3 OF 4

Coastal Academy – A Classical Academies Charter School

Current School Facility Description

Location: 4183 Avenida De La Plata, Oceanside, CA 92056

Grade Levels Served: K-8

Enrollment: 200 full-time equivalent students on-site plus independent/homeschooled students (200 student students attend Tuesday and Thursday; a different 200 students attend Weds. and Friday)

Conditional Use Permit: Application No: C-14-03, Planning Commission Resolution No: 203-P39

Proposed Project Description

Location: 4096 Calle Platino, Oceanside, CA 92056

APN: 162-503-25-00

Legal Description: Parcel N of Parcel Map No. 12314, in the city of Oceanside, County of San Diego, State of California, according to map thereof filed in the office of the County Recorder of San Diego County on September 15, 1982.

Gross Acres: 3.63

Net Acres: 2.83

Grade Levels Served: K-8

Enrollment: 400 full-time equivalent students on-site plus independent/homeschooled students (400 student students attend Tuesday and Thursday; a different 400 students attend Weds. and Friday)

Anticipated Drop-off/Pick-up times: Drop-off: 7:45-8:00am; Pick-up: 2:15-2:45pm (no bus service)

Use: Charter School containing approx. 20 classrooms, multi-purpose room, support spaces and administrative offices with exterior play areas

Square Footage: approx. 37,000sf

Number of Stories: One and two stories

Type of Construction: Type V, sprinklered

Parking Spaces Required: As determined by applicant needs. Therefore: one space per maximum number of Staff members on-site at one time, plus additional guest spaces as needed based on past experience for proposed enrollment.

Parking Spaces Provided: 53 Staff spaces and five guest spaces = total 58 spaces

Previous City Processing/Approvals for the Subject Property

Tentative Map processed:

Case Number: P-11-05, D-28-05, V-14-05

Resolution: 2006-P28 (appears to have been approved 5-8-06)

Additional Development Guidelines

Site is located in the Rancho Del Oro development.

Studies Completed

Phase 1 ESA –By All Phase Environmental, Inc. dated May 1, 2012
Assessment revealed no evidence of recognized environmental conditions.

Traffic Impact Study – By Darnell and Associates dated September 12, 2005.

Geotechnical – Original by CTE dated May 1, 2004. Addendum by CTE dated April 5, 2005.

Project Team Information

Owner:

The Classical Academies
Attn: Steve Nelson
300 W. Grand Avenue, Suite 303
Escondido, CA 92025
760.842.8000
snelson@classicalacademy.com

Developer:

Competitive Edge Development, LLC
Attn: Brad Burke
27250 Via Industria, Suite B
Temecula, CA 92590
619.675.2510
bradb@compedgev.com

Architect:

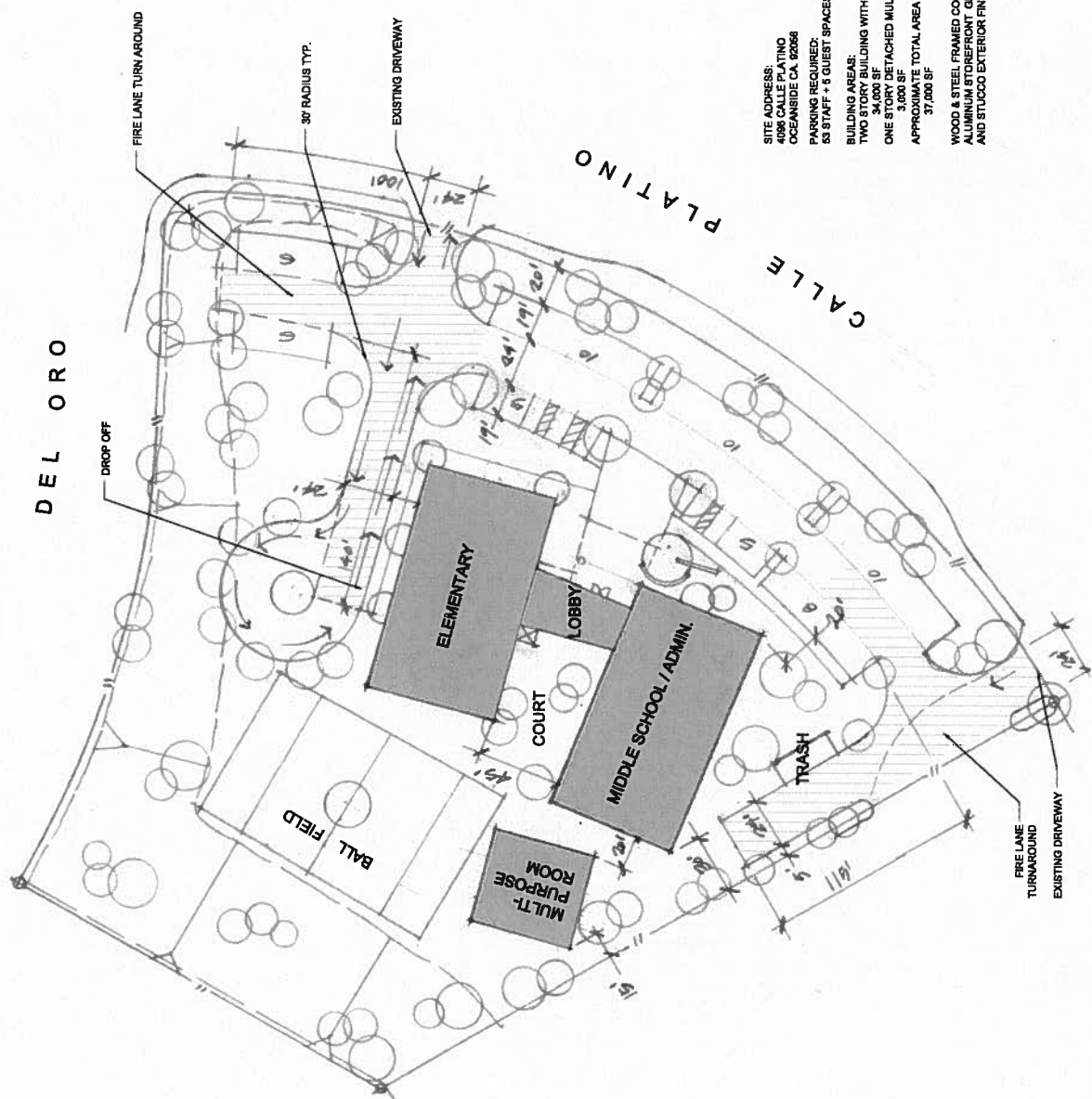
Ken Erickson Architect
Attn: Ken Erickson
1623 High Crest Place
Escondido, CA 92027
760.518.8403
kenerick@cox.net



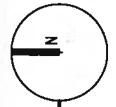
Coastal Academy

Aerial View of Proposed Site

4096 Calle Platino



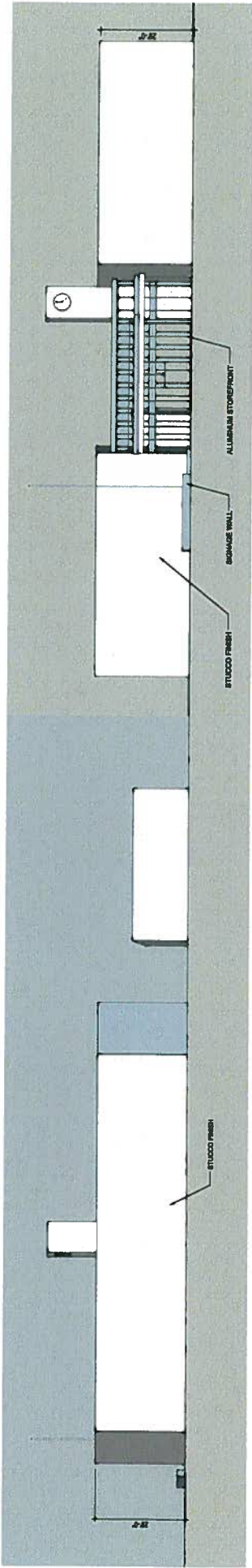
SITE ADDRESS:
 4686 CALLE PLATINO
 OCEANSIDE CA 92068
 PARKING REQUIRED:
 53 STAFF + 5 GUEST SPACES = 58 TOTAL
 BUILDING AREAS:
 TWO STORY BUILDING WITH APPROXIMATELY
 37,000 SF
 ONE STORY DETACHED MULTI-PURPOSE ROOM
 3,000 SF
 APPROXIMATE TOTAL AREA
 37,000 SF
 WOOD & STEEL FRAMED CONSTRUCTION WITH
 ALUMINUM STOREFRONT GLAZING SYSTEM
 AND STUCCO EXTERIOR FINISH



KEN ERICKSON,
 ARCHITECT
 1623 HIGH CREST PLACE
 ESCONDIDO, CA 92027
 760.518.8403
 ken@erickson.com

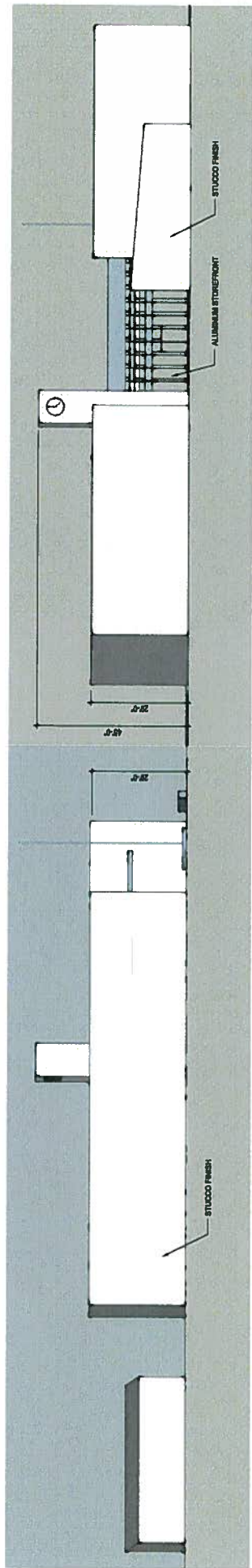
05/04/12

CONCEPT SITE PLAN
 COASTAL ACADEMY CHARTER SCHOOL - OCEANSIDE, CALIFORNIA



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

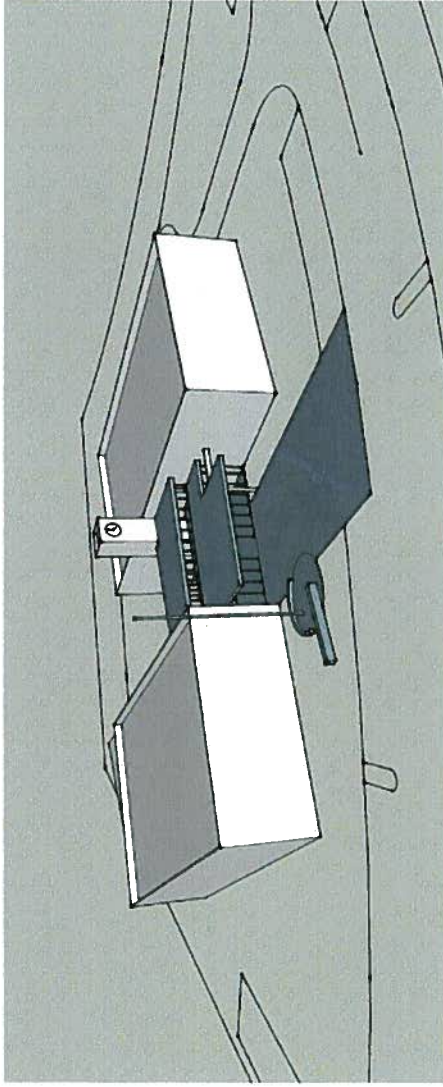
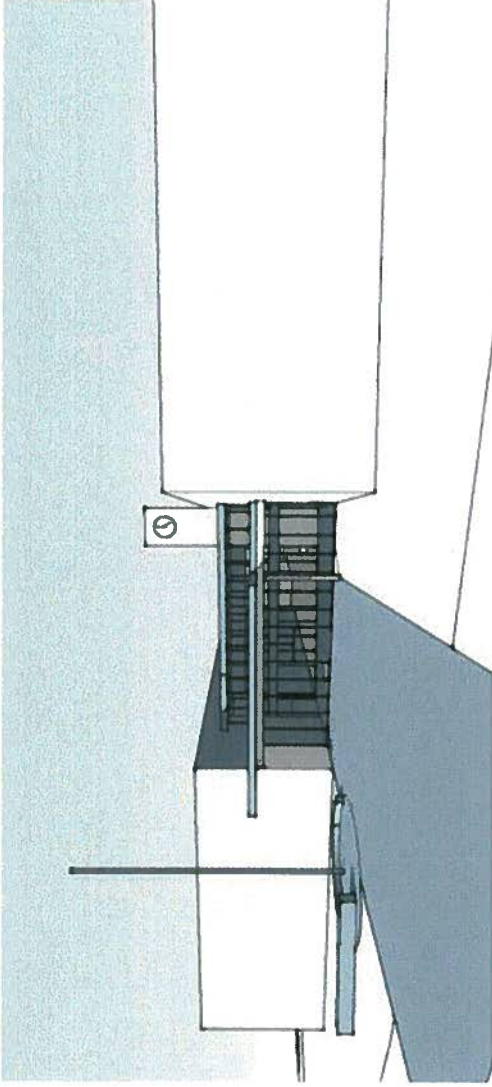
WEST ELEVATION

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 kenrick@cox.net

05/04/12

CONCEPTUAL ELEVATIONS / MASSING

COASTAL ACADEMY CHARTER SCHOOL - OCEANSIDE, CALIFORNIA



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PERSPECTIVE VIEWS
COASTAL ACADEMY CHARTER SCHOOL - OCEANSIDE, CALIFORNIA

05/04/12