

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 19, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a mixed use development located at 620 South Cleveland Street.

Zoning: C2 (General Commercial)
Land Use: Residential High Density
Neighborhood Area: Townsite
Assessor Parcel Number: 150-377-10-00
Contact Person: Ronan Lasso
Tel.: 760-583-5887
Email: ronan.lasso@usmc.mil

2. 10:00 a.m. - 11:00 a.m. Discussion of multi-family residential 3-story buildings totaling approximately 90,000 square feet located at the northeast corner of Rancho Del Oro and Oceanside Boulevard.

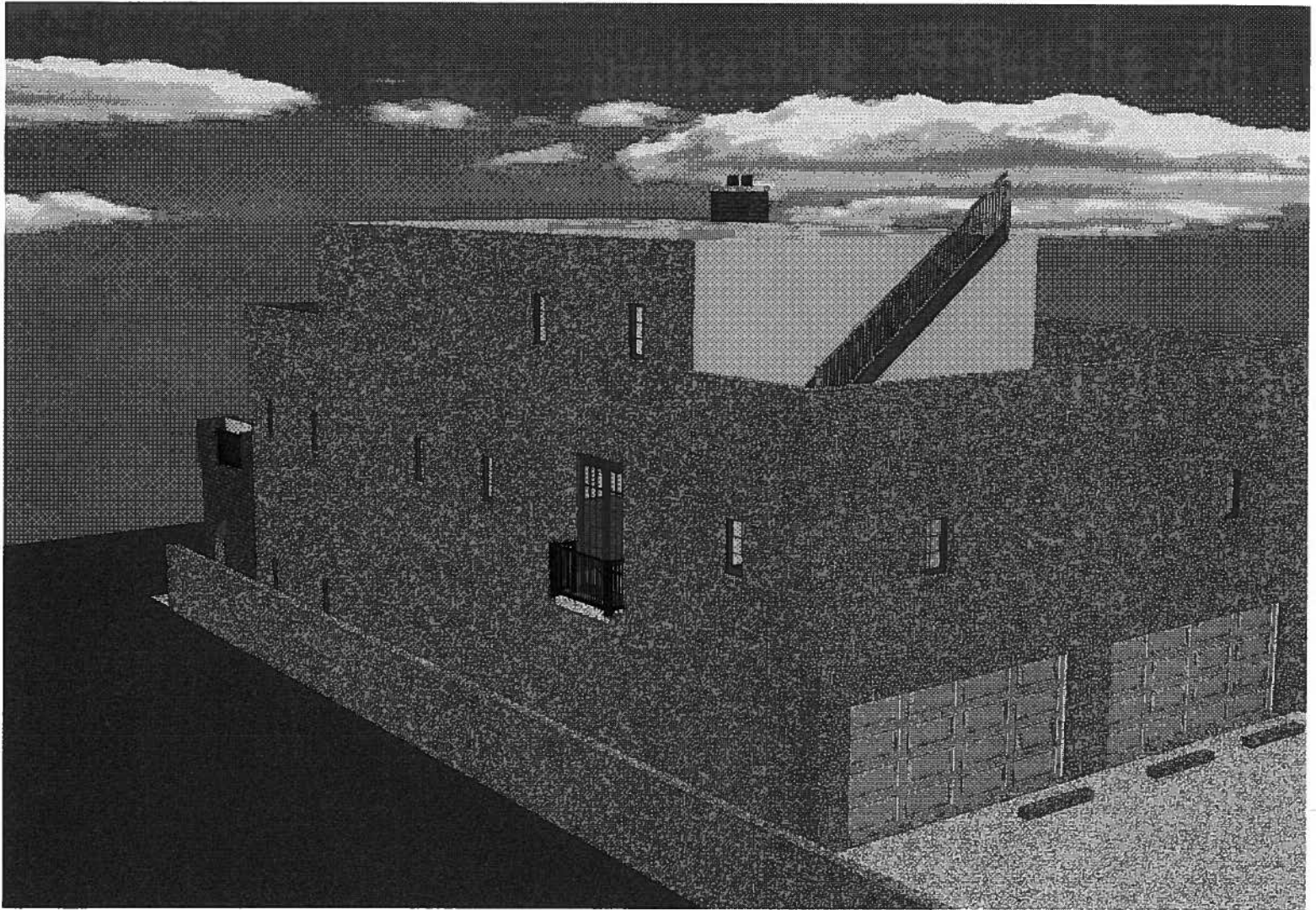
Zoning: PD-1 (Rancho Del Oro)
Land Use: Industrial (Rancho Del Oro)
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: N/A
Contact Person: Dustin Schmidt
Tel.: 949-271-1114
Email: dustin.schmidt@rdodevelopment.com

Attachments:

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







Project description for 620 South Cleveland Street, Oceanside, California.

I am proposing the development of a building which will include space for General Commercial use on the first floor (street level) with an attached single family residence above the commercial space at 620 S. Cleveland St.

Location

The lot at 620 S. Cleveland St. can be described as the fourth lot north of the intersection of South Cleveland Street and Wisconsin Avenue, or as the fifth lot south of the intersection of Minnesota Avenue and South Cleveland St. If the block is divided into half with an east-west line, the lot borders the dividing line and sits on the south half. This is important because the zoning of the block is divided into two zones in this manner, as discussed below. The coastline is approximately three to four blocks to the west.

Per parcel map 150-37, 620 S. Cleveland St. is on the block labeled "377 Block 46", and the lot number is labeled 12, but appears to be relabeled as 10 after some lots on the block were merged. The lot is depicted as 50 feet in width by 100 feet in length. It is bordered by an alley to the east side in the rear of the lot.

Zoning

Per the 1986 zoning map, the block on which this lot sits is divided roughly in half with the south side of the block labeled as C-2 (General Commercial) and the north half of the block labeled R-3 (High Density Residential). Per the 2009 Land Use Map, the entire block is divided roughly in half with the northern half being labeled as UHD (Urban High Density) and the southern half of the block labeled as GC (General Commercial). On this map, the block falls just outside of the Redevelopment Zone. The Redevelopment Zone includes property across the street from 620 S. Cleveland, on the west side of the street. Per the Local Coastal Zone Land Use Map, the block is also depicted as being divided with General Commercial occupying the south side of the block and High Density occupying the north side of the block. However, none of these three maps specifically delineates exactly which lots are included in either the General Commercial or High Density sections.

Although the maps mentioned above are not exact, it appears that the lot at 620 S. Cleveland St. falls on the General Commercial half of block, and is bordered by a High Density Residential zone to the north. The current use for the lot immediately to the north of 620 S. Cleveland St. (614 S. Cleveland) is commercial, making it a non-conforming use. The lot to the south (622 S. Cleveland) is residential, also making it a non-conforming use. The current building on 620 S. Cleveland is also residential, making it non-conforming as well. This proposal would bring the property into conformity with the zoning by having General Commercial space on the first floor.

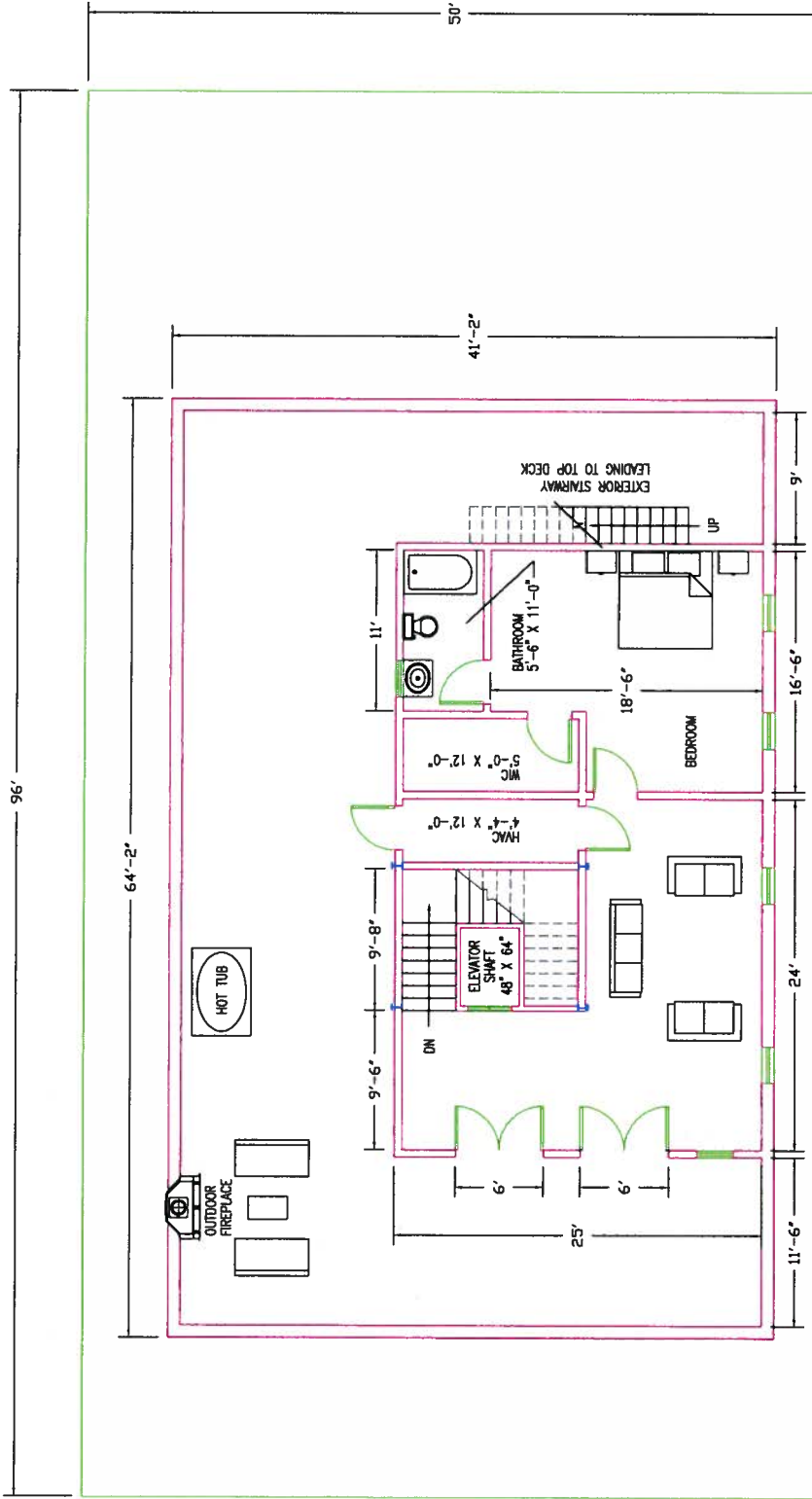
Building

The building that is being proposed will be a completely new structure for the lot which will require the demolition of the existing structure. The new structure will be fabricated

of entirely structural steel for load bearing elements, with a mixture of stucco and brick for the façade completed in a Spanish Colonial style. The internal walls will be framed with light gauge steel studs and drywall. The first floor will hold approximately 900 square feet of general commercial space as well as a foyer, storage, and garaged parking for the residential space above on the second floor. As currently drawn, the commercial space will be completely independent from the residential space separated by the requisite firewalls. It is also currently planned to have the commercial space with separate water, electric, and HVAC. In keeping with the off-street parking requirements for General Commercial space, there will be three parking spaces accessible from the alley. The plan will also allow for two residential parking spaces when parked in tandem. My intent is to personally use the commercial space for my own future business.

The second floor will be the single family residential living space. Above the second floor, a smaller enclosed space will also add additional residential living area. The total height of the building will be approximately 35 feet (less than the 45 feet maximum height allowed in section 1709 c. in the 1986 Zoning Ordinance).

Both the high quality of the structure and the refined finish will improve the appearance of the neighborhood. It will provide an additional upscale building in an area that is generally older and more utilitarian in function and appearance than other nearby coastal architecture. As such, the building as proposed will add value to the surrounding properties and the whole area in general. Additionally, the location of this lot on the border between commercial and residential zones within the same block is the ideal location for this building as described above.

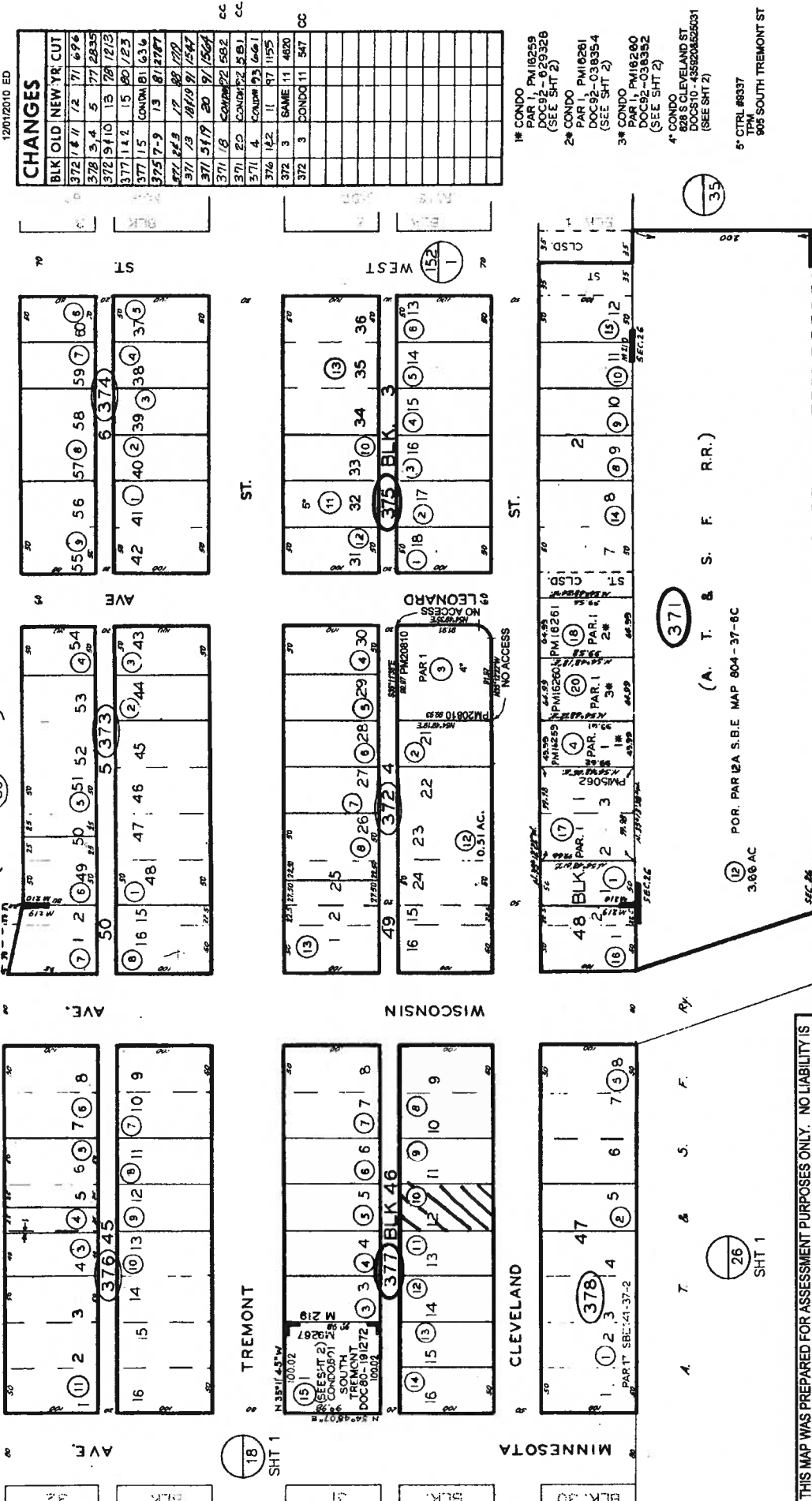


THIRD FLOOR PLAN

Project Name and Address	
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Project	Sheet
Date	
Scale	

07
 150-29-37
 BLK. 44
 (State Highway Pl. 2, Sec. B) S
 COAST (HILL 30) ST.
 HWY
 150 - 37
 SHT 1 OF 2
 1" = 100'



12012010 ED

CHANGES	
BLK	NEW YR CUT
372	1 8 7 2 71 696
372	3 4 5 71 2935
372	14 10 13 20 1213
377	14 2 15 20 123
375	7-9 13 81 2177
371	12 17 88 170
371	13 1810 91 547
371	18 20 91 564
371	18 20 91 582
371	20 21 581
371	4 23 661
372	14 2 11 97 1155
372	3 SAME 11 4820
372	3 CONDD 11 547

18 CONDO
 PAR 1, PM18259
 DOC92-629328
 (SEE SHT 2)
 2* CONDO
 PAR 1, PM18261
 DOC92-038354
 (SEE SHT 2)
 3* CONDO
 PAR 1, PM18260
 DOC92-038352
 (SEE SHT 2)
 4* CONDO
 628 S CLEVELAND ST
 DOC910-43852085031
 (SEE SHT 2)
 5* CTRL #6337
 TPM
 905 SOUTH TREMONT ST

12 POR. PAR 12A S.B.E. MAP 804-37-6C
 3.86 AC
 (A. T. & S. F. R.R.)
 371
 375 BLK 3
 376 AC
 377 BLK 4
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 381
 382
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MAP 9267-601 S TREMONT (CONDO) 35
 MAP 219 - BRYAN'S ADD - BLKS 45-50
 MAP 210 - PATTON & MONTAGUE'S ADD - BLKS 1-6
 MAP 340 - MYER'S ADD - POR BLKS 1 & 2
 POR SEC 26 - T11S-R5W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

8-6-69
 SAN DIEGO COUNTY ASSESSOR'S MAP BK 150 PG 37
 SHT 1 OF 2



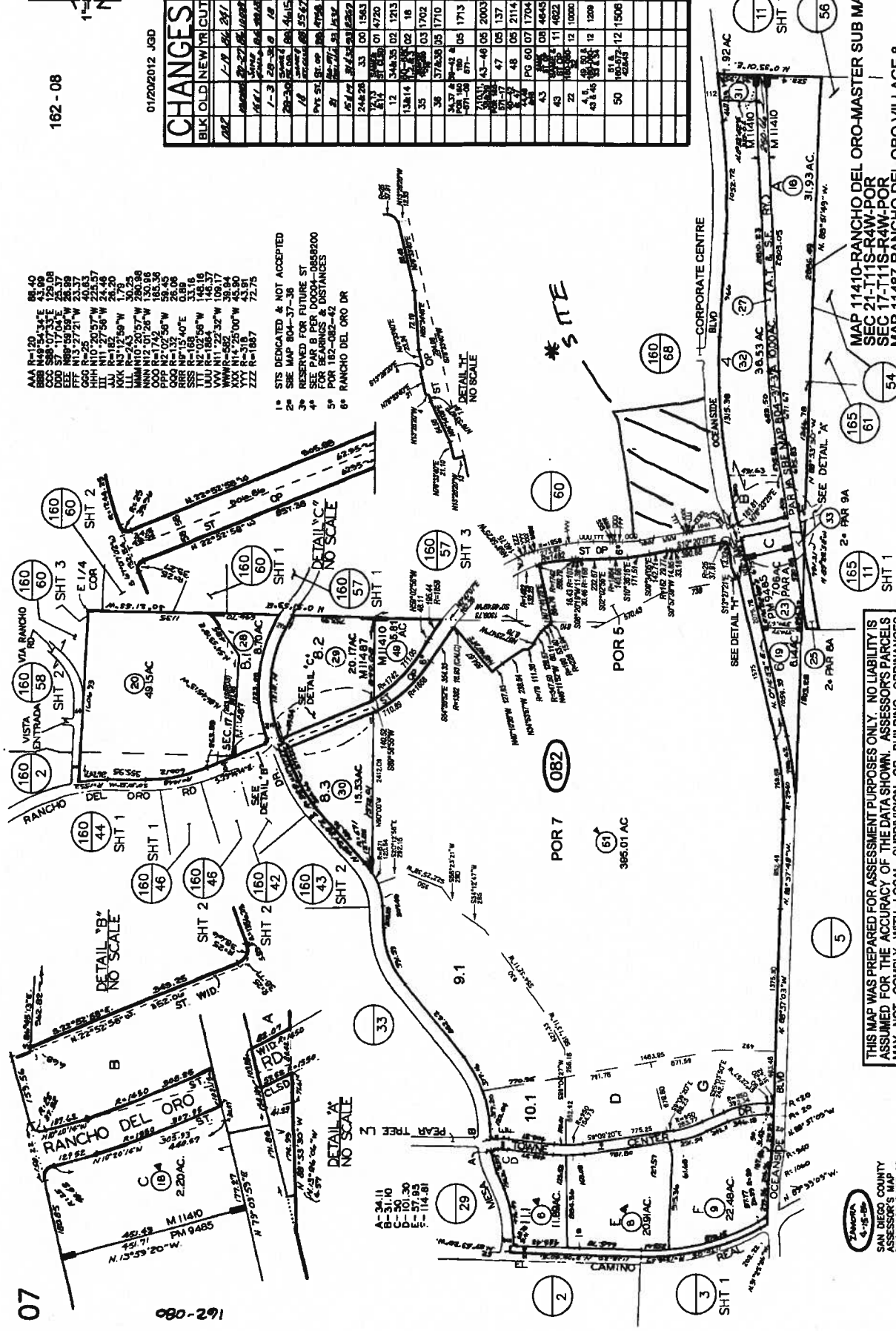
162 - 08

01/20/2012 JGD

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1-12	160	58	287	
1-13	160	58	287	
1-14	160	58	287	
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1-98	160	58	287	
1-99	160	58	287	
1-100	160	58	287	

- AAA R=120
- BBB M48 54 34.4 E
- CCC S80 107 33.1 E
- DDD S80 107 33.1 E
- EEE N89 159 58.4 W
- FFF N13 27 21.7 W
- GGG N25 20 57.7 W
- HHH N11 27 56.4 W
- III N11 27 56.4 W
- JJJ R=162
- KKK N3 12 59.7 W
- LLL N10 20 57.7 W
- MMM N12 01 26.7 W
- NNN N12 01 26.7 W
- OOO N12 01 26.7 W
- PPP N12 01 26.7 W
- QQQ N12 01 26.7 W
- RRR N12 01 26.7 W
- SSS N12 01 26.7 W
- TTT N12 01 26.7 W
- VVV N12 01 26.7 W
- WWW N12 01 26.7 W
- XXX N12 01 26.7 W
- YYY R=316
- ZZZ R=1687

- 1* STS DEDICATED & NOT ACCEPTED
- 2* SEE MAP 804-37-38
- 3* RESERVED FOR FUTURE ST
- 4* SEE PAR B PER D0004-0885200
- 5* FOR BEARINGS & DISTANCES
- 6* RANCHO DEL ORO DR



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 11410-RANCHO DEL ORO-MASTER SUB MAP WEST
 SEC 21-T11S-RAW-POR
 SEC 17-T11S-RAW-POR
 MAP 11487-RANCHO DEL ORO VILLAGE 8
 ROS 14124, 16354, 20532, 20800, 20833

07

080-291

4-15-08

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 162 PAGE 08



Real Estate Services
Development

March 12, 2013

City of Oceanside
Attn: Vida Murrell
Development Services - Planning Department
300 N. Coast Hwy.
Oceanside, CA 92054

**Project: Project Summary for Developer’s Conference - Apartment Development
Site Study NEC of Oceanside Blvd. and Rancho Del Oro Drive – Oceanside,
CA**

Buyer/Developer: R.D. Olson Development
Dustin Schmidt – (949) 271-1114

Dear Vida,


RD Olson Development (“RDOD”) is working with the City of Oceanside (“City”) to acquire the 4.86 acre City owned site on the northeast corner of Oceanside Blvd. and Rancho Del Oro Drive. RDOD is evaluating the feasibility of building a 94 unit market rate multifamily project with 189 parking stalls and common area amenities for the residents. Please see attached for your review and reference site aerial, topo survey, site plan, and sample elevations.

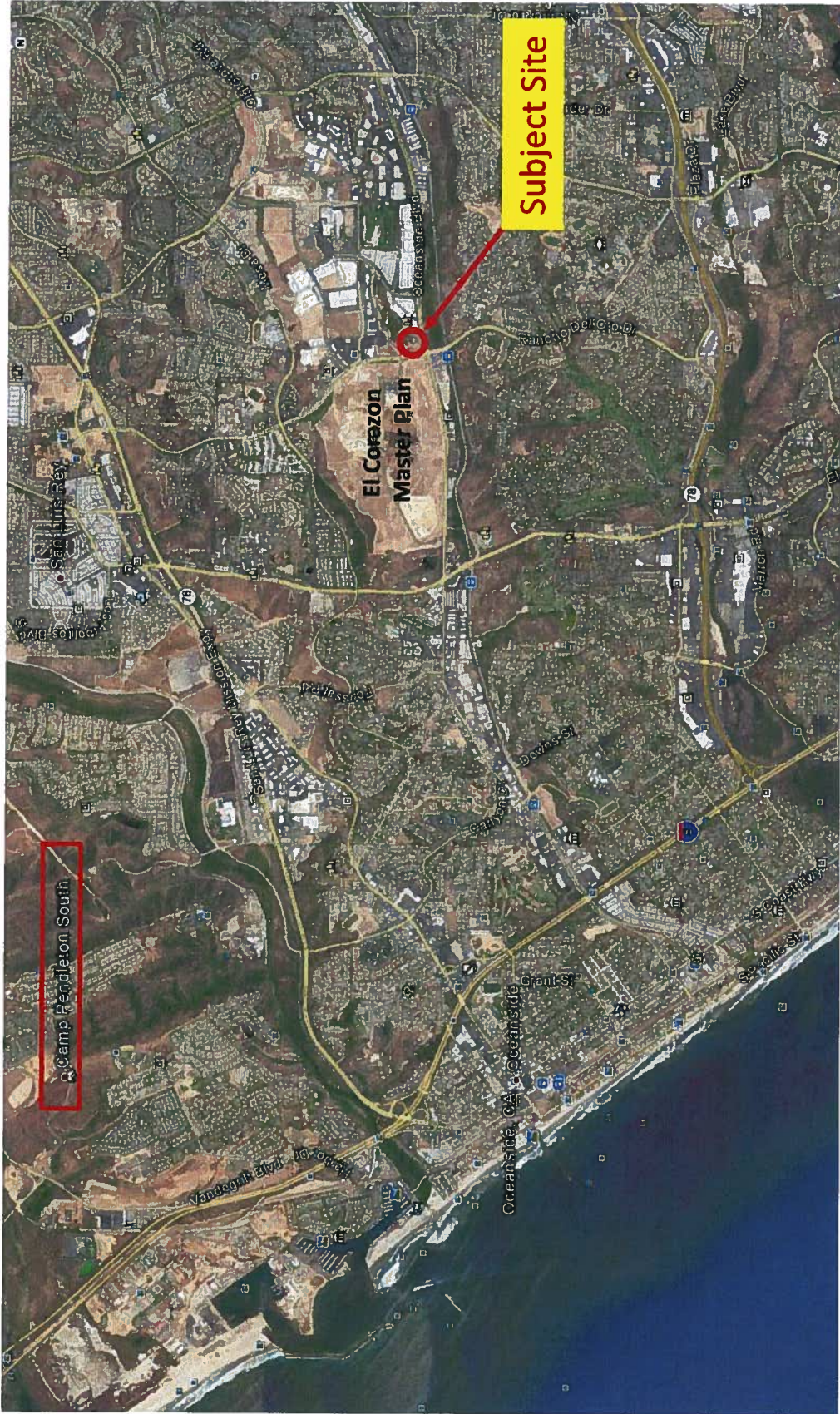
Project Description

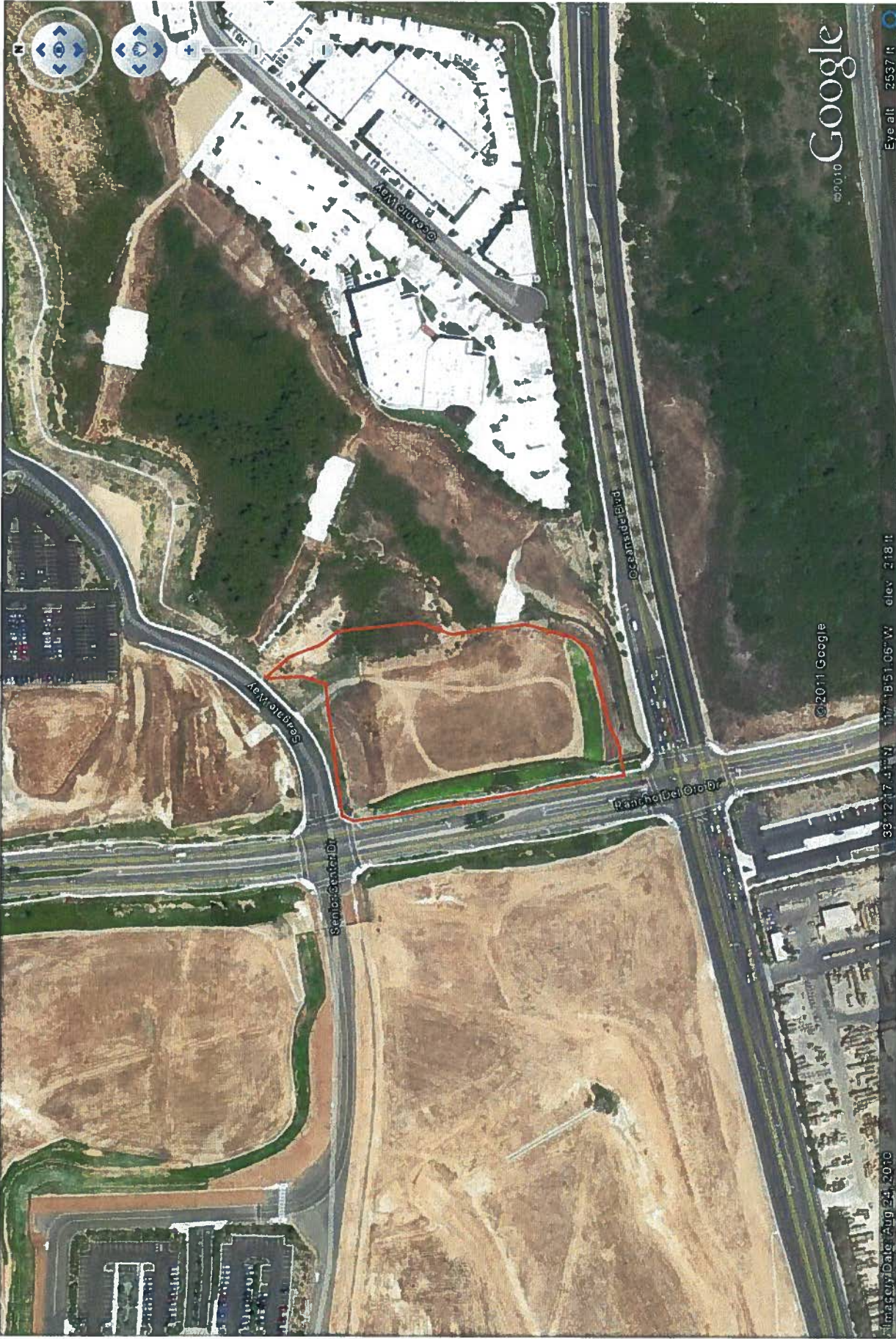
Project Location: NEC of Rancho Del Oro and Oceanside Blvd.
Gross Acreage: 4.86
Specific Plan: Rancho Del Oro Specific Plan

The site plan features 12 separate 3-story, wood frame buildings totaling approximately 90,000 square feet. Amenities will include an outdoor pool and outdoor BBQ areas, fitness center, business center adjacent to leasing office, and possible club room. Each of the 94 units will include a washer and dryer and gourmet style kitchens. Plans will include 1, 2, and 3 bedrooms.

The site will be accessed by two driveways along Seagate Way on the north end of the parcel. There will be 132 total parking stalls provided onsite including 5 accessible stalls.

Sincerely,
R.D. Olson Development

Dustin Schmidt
V.P. Real Estate Acquisitions





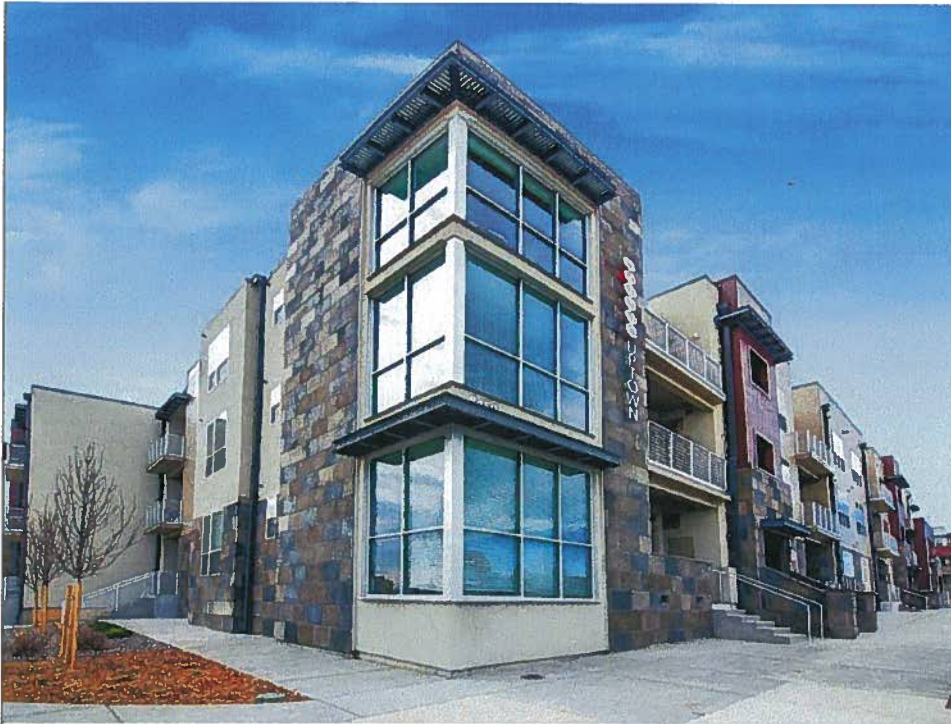
Google

©2011 Google

Imagery Date: Aug 24, 2010

33°12'17.41"N 117°18'51.06"W elev: 218 ft

Eye alt: 2537 ft



Arista Uptown Apartments

Client

Smith|Jones Partners

Location

Broomfield, CO

Use

Market Rate Apartments

Facts

- Density - 40.72 DU/AC
- Area - 6.68 AC
- Number of Units - 272 DU
 - Studios - 18 DU
 - 1 Bd/ 1 Ba - 149 DU
 - 2 Bd/ 2 Ba - 105 DU
- Clubhouse - 4,400 SF

Parking

- Garage - 151 garages
- On Site - 133 stalls
- Street - 158 street spaces

442 stalls (1.62sp/unit)



110105 - Photography © Teri Fotheringham Photography

[DESCRIPTION]

A transit-oriented community located midway between Denver and Boulder, this exciting \$21.1 million urban apartment community is designed to fit seamlessly into the pedestrian-friendly, mixed-use nature of the Arista neighborhood and further enhance Arista's already unique living experience. Featuring eight 3-story buildings, Arista Uptown Apartments offers residents a modern blend of urban living centered on a vibrant mixed-use, entertainment-anchored lifestyle with convenient access to public transit, walkable retail, 1stBank Center, an aloft Hotel, multiple parks, office and proximity to the Boulder Turnpike's employment centers. The well-appointed apartments feature beautiful contemporary finishes, balconies/terraces, mountain views, tuck-under garages, plus a community clubhouse and fitness center, along with an 11,000 ft. amenity deck containing a pool, spa, barbecue grills and a 1.5-acre private lawn that includes an off-leash dog area.

KTGY Group, Inc.
Architecture+Planning

888.456.ktgy
 ktgy.com





Arista Uptown Apartments

KTGY Group, Inc.
Architecture+Planning
888.456.ktgy
ktgy.com





The Aster Town Center

Client

Forest City Stapleton

Location

Denver, CO

Use

3-Story Walk Up Apartments

Facts

- Density - 37 DU/AC
- Plans - 697-1,114 SF
- Units - 85 DU
- Area - 2.29 AC
- Parking - 1.67 Spaces/Unit



100176

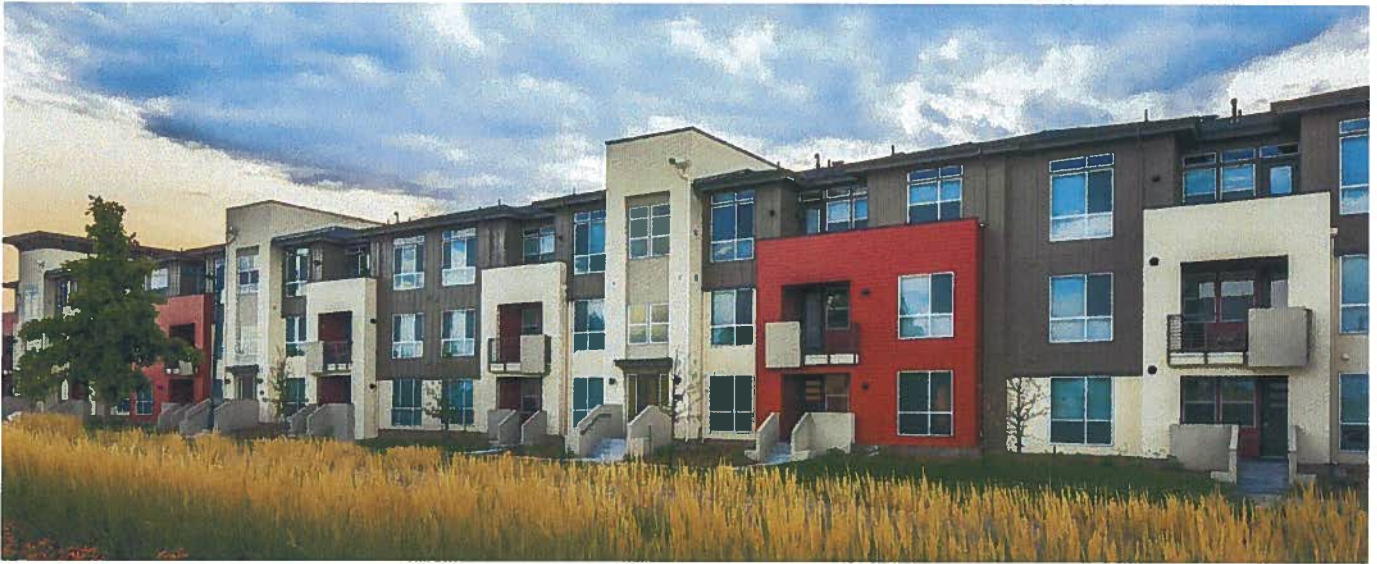
[DESCRIPTION]

The Aster Town Center is an updated version of the typical 3-story walk-up that addresses the issues of today's developments and renters. The building creates a strong corner presence, which allows it to work well in today's walkable communities. Entry stoops to ground floor terraces, and steps leading to the stair elements enable the buildings to be brought close to the sidewalk and the street, creating a greater sense of community. Parking is mainly hidden within the building groupings allowing the buildings to front onto streets. Apartment home configurations are wider and shallower to allow more light to reach all parts of the unit, but are lower in total square footage to keep rents affordable for today's cost-conscious renter. All of this designed within the basic platform of the most delivered apartment type in the nation.

KTGY Group, Inc.
Architecture+Planning

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ktgy.com





The Aster Town Center

IRVINE SANTA MONICA OAKLAND DENVER TYSONS CORNER

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