

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 28, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion to remove the 3 existing stand alone beach area restrooms and rebuild each restroom facility. The stand alone facilities are located on The Strand at Breakwater, Sportfisher and Tyson Street Park.

Zoning: Downtown 15 (Public Facilities, Parks, Open Space)
Land Use: Downtown Area
Neighborhood Area: Townsite
Assessor Parcel Number: N/A
Contact Person: Nathan Mertz
Tel.: 760-435-5619
Email: nmertz@ci.oceanside.ca.us

2. 10:00 a.m. - 11:00 a.m. Discussion of attached single-family homes to be developed on the north portion of the property located at the eastern terminus of Via Las Rosas, just east of El Camino Real and Hwy. 78.

Zoning: CP (Commercial Professional District)
Land Use: PC (Professional Commercial)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-191-05
Contact Person: Erin J. McKinley
Tel.: 858-945-8227
Email: emckinleyconsulting@gmail.com

Attachments:

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



CITY OF OCEANSIDE ENGINEERING

May 14, 2013

Beach Restroom Project Phase 1: Breakwater, Sportfisher, Tyson, Wisconsin and Mid-Pier Restrooms

Project Description:

The City of Oceanside proposes to remove 3 existing stand alone beach area restrooms and rebuild each restroom facility (see attached map). The project also proposes interior renovations to the Wisconsin Street Restrooms and the Mid-Pier Restrooms.

The goal is to upgrade and provide quality amenities to better serve residents and visitors. The project proposes to maximize restroom fixture count while using a smaller building footprint.

Proposed restrooms range from 1,091 SF to 1,401 SF. The project proposes a contemporary architectural style.

Nathan Mertz



NEW RESTROOMS AT BREAKWATER WAY

NEW RESTROOMS AT SPORTFISHER DRIVE

NEW RESTROOMS AT TYSON STREET

RENOVATION OF EXISTING RESTROOMS AT WISCONSIN AVENUE

VICINITY MAP
OCEANSIDE, CA



BREAKWATER WAY SITE

Océano
Pacífico

100m

Pacific
© 2005

© Yahoo! Inc. Data © NAVTEQ 2009



YAHOO!

Pacific Ocean
Océano Pacífico

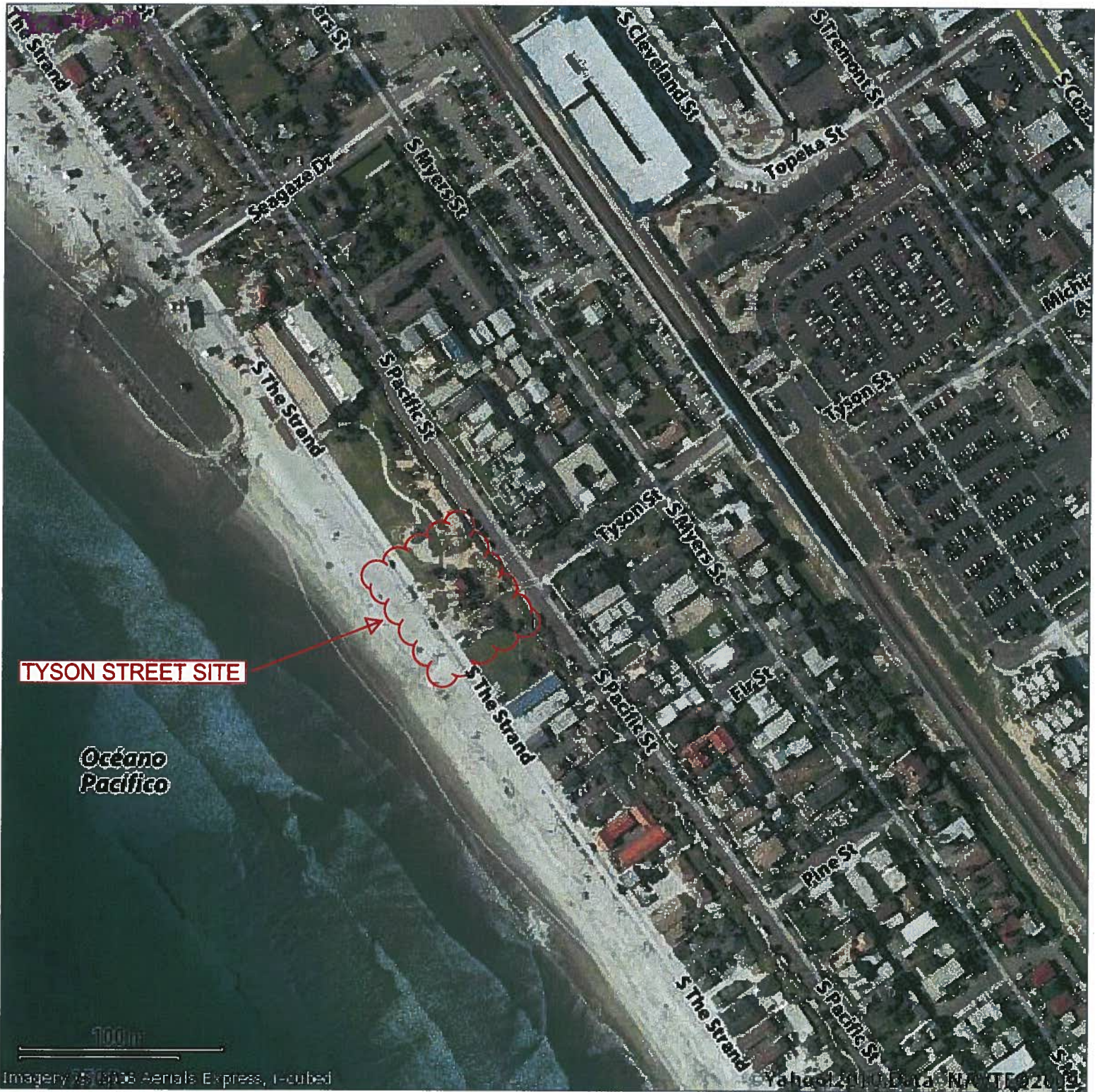
SPORTFISHER DRIVE SITE

Pacific Ocean
Océano Pacífico

100m

Imagery © 2005 Aerials Express, i-cubed

© Yahoo! 2010 Data: NAVTEQ 2009



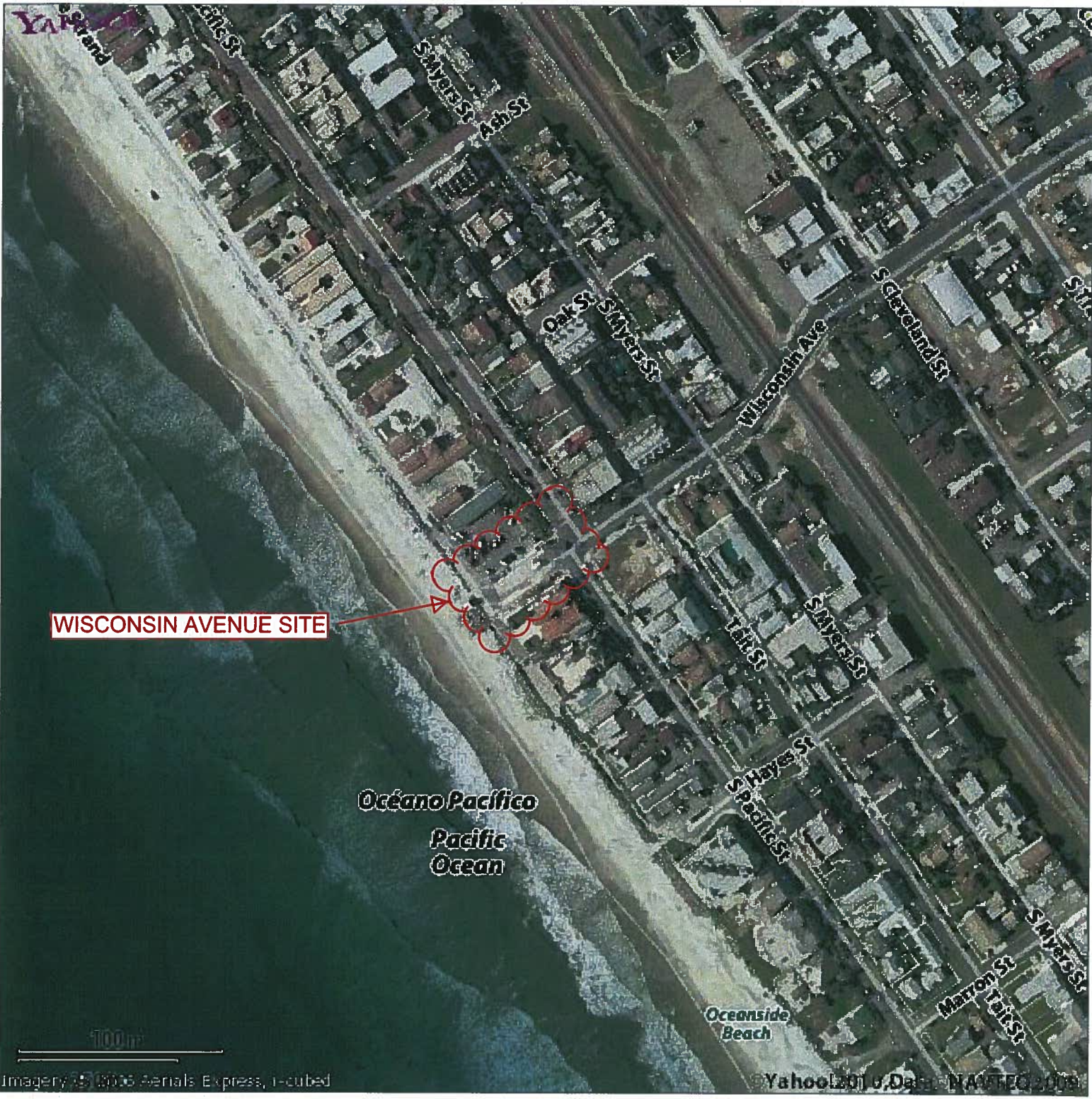
TYSON STREET SITE

*Océano
Pacífico*

100m

Imagery © 2006 Aerials Express, i-cubed

© Yahoo! 2010 Data: NAVTEQ 2009



WISCONSIN AVENUE SITE

Océano Pacífico
Pacific
Ocean

Oceanside
Beach

100ft

Imagery © 2006 Aerials Express, i-cubed

© Yahoo! 2010, Data: NAVTEQ 2009

BUILDING / SITE INFORMATION

- BUILDING AREA
- BUILDING FOOTPRINT
- CONCRETE PAD

NEW AREA

- BUILDING FOOTPRINT
- CONCRETE PAD
- CONCRETE ADA RAMP

NET GAIN OF LANDSCAPING = 8 SQ. FT.

BUILDING / SITE LEGEND

- EXISTING CONCRETE PAD/WALKWAY
- EXISTING RESTROOM BUILDING
- NEW CONCRETE PAD/WALKWAY
- NEW RESTROOM BUILDING

EXISTING RESTROOM PLUMBING FIXTURES

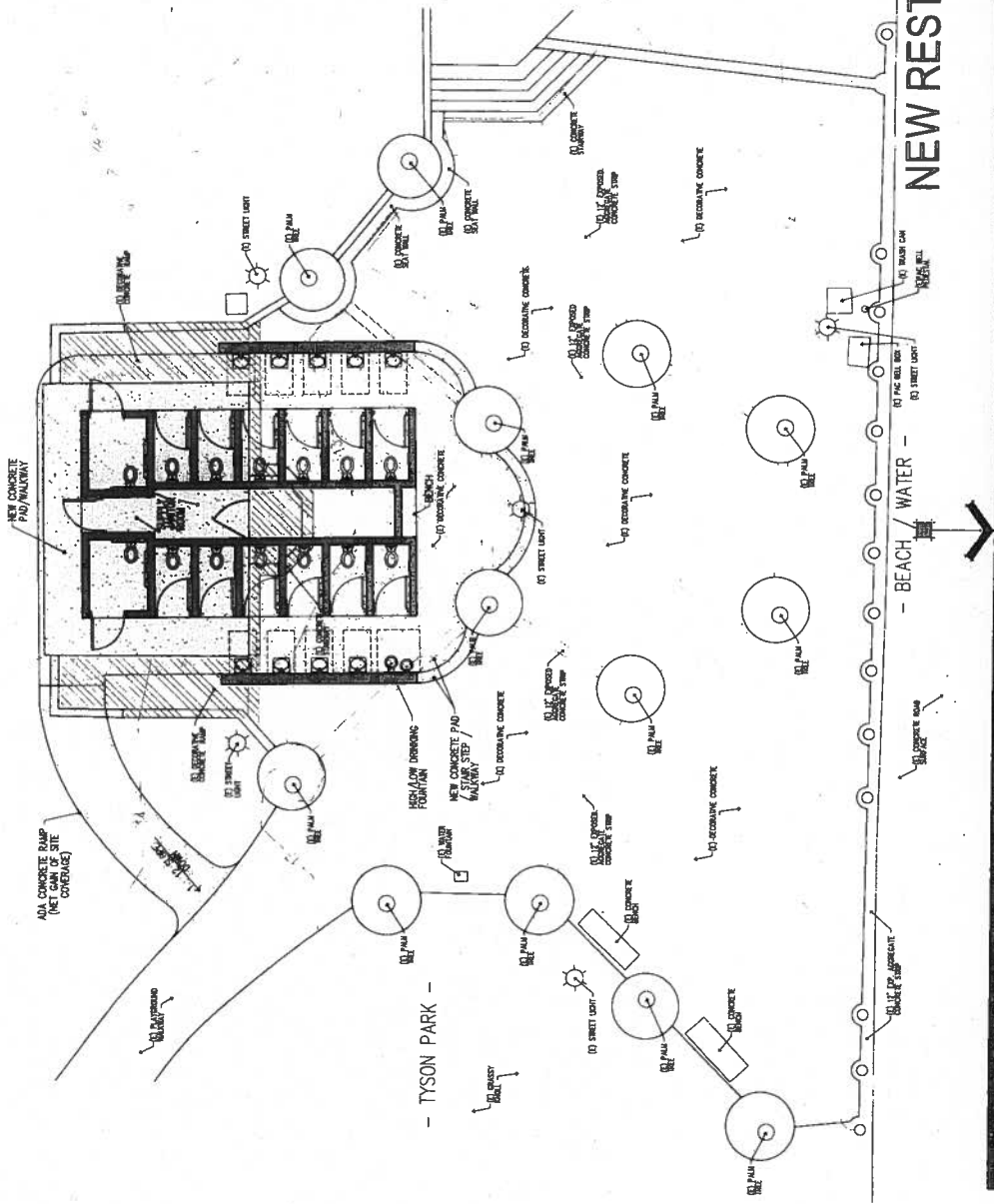
WATER CLASSIFICATION (Fixtures per Person)	WATER CLASSIFICATION (Fixtures per Person)	WATER CLASSIFICATION (Fixtures per Person)	DRINKING FOUNTAINS (Fixtures per Person)
Male 2	Female 2	Male 1	Female 1
Male 3	Female 3	Male 1	Female 1

NEW RESTROOM PLUMBING FIXTURES

Male 14	Female 9	Male 9	Female 2
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NET GAIN IN RESTROOM PLUMBING FIXTURES

Male 12	Female 7	Male 8	Female 1
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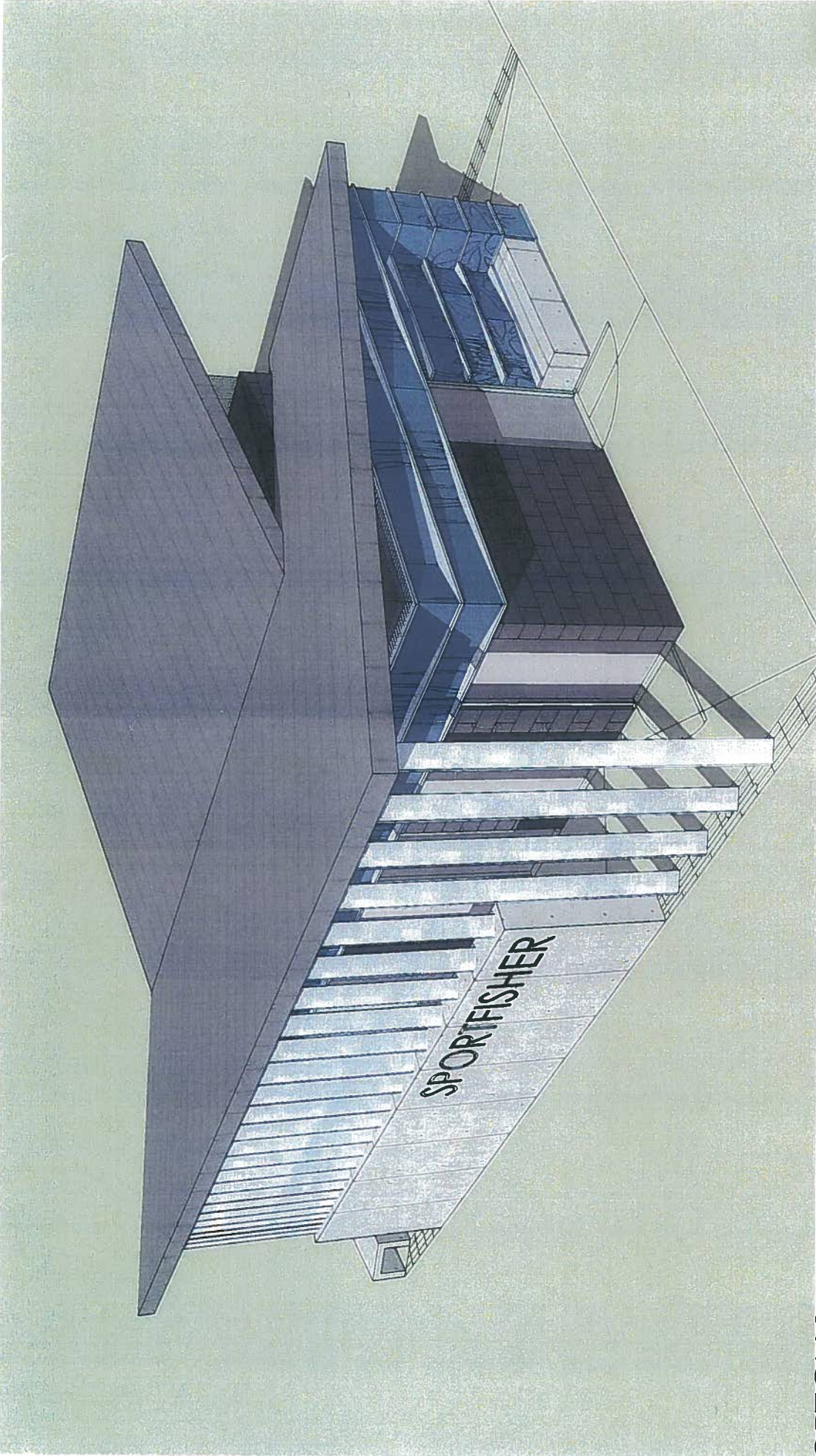


NEW RESTROOMS AT TYSON STREET

SCALE: 1/4" = 1'-0"
 2300501
 January 2011

CITY OF OCEANSIDE BEACH RESTROOM FACILITIES





OPTION 1



rrm design group

creating environments people enjoy®

City of Oceanside – Pre-Application Meeting

RE: Via Las Rosas /El Camino Real

The property is located at the eastern terminus of Via Las Rosas, off of El Camino Real, just north of the 78 Hwy.

APN: 165-191-05

The property is 10.97 acres and falls within the softline preserve corridor. The property also has an SDG&E transmission line easement over the western edge.

We anticipate attached single family homes to be developed on the portion of the property to the north, while the south west portion of the property is expected to be preserved openspace.

Taking into account the preservation of the habitat within the SDG&E easement, we anticipate apx 50% of the property to be developed as a residential use.

The site plan provided was an initial bluish idea, and we are very excited to work with the City to gather feedback and generate a design that works within the parameters of the City and creates a beautiful project.

Sincerely,



Erin J McKinley

Development Consultant

McKinley Consulting

(858)945-8227

emckinleyconsulting@gmail.com



PROJECT SUMMARY

RESIDENCES	81 HOMES			
AREA	10.9 ACRES			
DENSITY	7.5 DU/AC			
PARKING	180 SP (2.2 SP/DU)			
REC AREA	10,000 SF			
UNIT MIX				
18	PLAN 1	3B/2.5B	1,300 SF	
26	PLAN 2	3B/2.5B	1,400 SF	
25	PLAN 3	3B/2.5B	1,500 SF	
18	PLAN 4	4B/2.5B	1,600 SF	

SDG&E EASEMENT

OCEANSIDE, CA

STRINGFELLOW

CONCEPTUAL SITE PLAN

MAY 21, 2013



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