

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 5, 2014, 10:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of nine dwelling units on a 0.51 parcel located at 305 Wisconsin Avenue.

Zoning: C2 (General Commercial) and R3 (Medium Density Residential)

Land Use: General Commercial and High Density

Neighborhood Area: Townsite

Assessor Parcel Number: 150-372-12

Contact Person: Sean Santa Cruz

Tel.: 858-481-3310, ext. 122

Email: ssantacruz@hallmarkcommunities.com

Attachments:

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



150 - 37
SHT 1 OF 2

12012010 ED

CHANGES	
BLK	OLD NEW YR CUT
372	1 8/11/72 71 6/9/85
378	3 4 5 7/1/2005
372	9/10 13 20 12/13
377	1 1 2 15 80/123
377	15 (CONDO) 81 636
375	7-9 13 8/1/2007
377	1 2 3 7 8/1/2007
377	5 1 1 20 9/1/2007
371	1 8 (CONDO) 2 582
371	2 0 (CONDO) 2 581
371	4 (CONDO) 2 6-6 1
376	1 2 2 11 17/1/2005
372	3 SAME 11 4020
372	3 CONDO 11 847

- 14 CONDO PAR 1, PM18258 DOC92-829338 (SEE SHT 2)
- 24 CONDO PAR 1, PM18281 DOC92-83835-4 (SEE SHT 2)
- 34 CONDO PAR 1, PM18260 DOC92-038352 (SEE SHT 2)
- 44 CONDO 601 S CLEVELAND ST PAR 1, PM18260 DOC92-038352 (SEE SHT 2)
- 54 CTRL #8337 800 SOUTH TREMONT ST

MAP 219 - BRYAN'S ADD - BLKS 45-50
 MAP 210 - PATTON & MONTAGUE'S ADD - BLKS 1-6
 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.

PROJECT DESCRIPTION

Owner: Hall Land Company Inc

Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x122

ssantacruz@hallmarkcommunities.com

ADDRESS: 305 Wisconsin Avenue Oceanside, CA

APN: 150-372-12; Total Acreage: 0.51 (222.5' x 100')

LEGAL DESCRIPTION:

LOTS 22, 23, AND 24 IN BLOCK 4 OF PATTOT AND MONTAGUE'S ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 210, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1887; AND FRACTIONAL LOT 15 AND 16 IN FRACTIONAL BLOCK 49 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 210 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1887.

EXISTING SITE:

The existing site consists of a 6,000 SF warehouse, office, restroom, attached shed, detached carport and yard (See Attached PDF).

GENERAL PLAN/ZONING:

General Commercial (C-2) and Medium Density Residential (R3). The C-2 District covers the first 100 feet measured from the Wisconsin Avenue property line south per the City of Oceanside Planning Department. The remaining portion of the property is R3. The R3 portion of the property has a General Plan land use designation of High Density Residential under the coastal land use plan. The project is subject to the 1986 Zoning Ordinance and the project is located in the Coastal Zone and will require a Coastal Development Permit. The project is also in the sphere of influence of the April 15, 2009 City of Oceanside Vision Plan indicating that the project resides in the Arts, Technology & Environment District. This area is looking for development with densities ranging from 29 du/ac to 43 du/ac and maximizing unit count on each project site. The surrounding land uses include the following:

LOCATION	ZONING	LAND USE
Subject Property	C-2 & R3	General Commercial & Multi-Family Residential
North of Subject Property	C-2	General Commercial
East of Subject Property	C-2 & R3	General Commercial & Multi-Family Residential
South of Subject Property	R3	Multi-Family Residential
West of Subject Property	C-2 & R3	General Commercial & Multi-Family Residential

The development standards are as follows for R3 zone:

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
Front Yard	15'0" from Right of Way	15'0" from Right of Way
Interior Side Yards	5' or 10'0" when primary entrance to dwelling unit is provided off side yard (Section 1723)	5'
Corner Side Yard	10'0"	N/A
Rear Yard	5'0"	5'0"
Maximum Height	35 feet above average finished grade or 3 stories whichever is less	35 feet
Coverage	60%	Less than 60%

DESCRIPTION OF PROJECT:

Hall Land Company proposes the subdivision of the 122' x 100' R3 portion of the property and the creation of one (1) remainder parcel on the 100'x100'C-2 portion of the property (See Attached Site Plan). This will result in a one (1) lot subdivision with air space ownership for nine (9) attached townhomes in one building. The remainder C-2 parcel will be undeveloped at this time. The proposed project density is nine (9) dwelling units per acre (du/ac) which is between the base density of 8.15 du/ac (29 du/ac) and 12.09 du/ac (43 du/ac). The lot is above the minimum size requirement of 6,000 square feet for the R3 zone. No Conditional Use Permit is required for the project. The project is subject to the Inclusionary Housing requirements of the City of Oceanside, however it is exempt from the second-tier inclusionary housing in-lieu fee due to the fact that it does not meet both criteria of exceeding the base density and a project of 10 or more units.

The Demolition of the existing 6,000 SF Warehouse, garage, and shed will be required to develop the R3 portion of the site as well as the fact that it is an unreinforced masonry building that will need seismic retrofit which is too costly to perform and thus the building will be demolished with or without the proposed project by the end of 2015.

The project site is flat (<3%) and fronts Cleveland Street and an unnamed Alley. The main vehicular access will be via an unnamed Alley on the rear of the property off of either Wisconsin Avenue or Leonard Avenue. A private "motor court" is designed to provide access to the proposed two car private garages for each of the nine (9) townhomes and will be a minimum of twenty-four (24) feet wide (garage face to garage face) and non-gated. Units 6 & 9 will have garage access off the alley. The "motor court" is proposed to be 6" PCC over 6" Class II AB with enhanced concrete paving at the entrance. Drainage for the site shall be handled by a combination of private area drains, inlets, PVC storm drain, and curb outlets.

IMPROVEMENTS:

The required street improvements will be consistent with those imposed on the previous developed site at the corner of Cleveland Street and Leonard Avenue (P-17-06; D-20-06; RC-20-06; Plan R-13906):

CLEVELAND STREET:

This street currently has an existing 50' right-of-way which is the required right-of-way for this area of Cleveland Street per the City. No additional right-of-way dedication will be required for the project. A five (5') utility easement will be granted as part of the Tentative Map along the frontage which is consistent with Parcel Map 20810. There is no existing curb, gutter, or sidewalk along the property frontage at this time. The project proposes to install new 6" Type G Curb and Gutter over 6" Class II Base, and four and a half (4.5') foot PCC sidewalk over 6" Class II Base along the R3 frontage as shown on the site plan. The project shall remove the existing 18 (eighteen) foot AC section and replace it with 3" AC over 6" Class II AB per an approved pavement evaluation report but which will be consistent with the replacement section imposed per R-13906. An additional five (5) foot grind and overlay to match the existing paving is proposed from the centerline of the street consistent with R-13906. An eight (8) foot landscape parkway shall be installed along Cleveland Street and will be maintained by the project.

Water service for Units 1-5 shall be off the existing 8" PVC Water Line per DWG No. W-1129. Each townhome shall have an individual water meter placed in the Cleveland Street right-of-way with private 1" laterals extended to service each of the townhomes. A new 4" dedicated Fire Service will be installed off of Cleveland Street to provide fire service to the all of the units, along with a 4" Double Check Detector Assembly with F.D.C. A new fire hydrant shall be installed along the project frontage as well, along with a 5/8" Irrigation Meter to service the common area for the project and to be maintained by the HOA. The site is designed to drain a portion of the storm water to Cleveland Street and a portion to the unnamed alley. No public street light is proposed at this time since there is an existing street light just south of the property on the west side of Cleveland Street.

The project has been classified as a Priority Development Project but exempt from Hydromodification in regards to Storm Water due to the hard conveyance from Wisconsin Avenue to the Pacific Ocean and any and all required treatment measures per the proposed SWMP are proposed to be installed in the front setback area on Cleveland Street (i.e. outside of the right-of-way) and the

rear of the property. Since the project proposes to remove and replace half of Cleveland Street with new AC and AB and the fact that Cleveland Street sits lower than the project site, a mechanical exemption will likely be required since alternative compliance street designs are not approved in the City in order to address specific SWMP requirements under the current storm water permit.

ALLEY:

The project proposes an AC overlay on seventeen (17) feet of existing unnamed Alley and the preservation of the existing 3' PCC ribbon gutter along the alley frontage. Any portion of the Alley frontage which is currently unpaved, the project will install new 3" AC over 6" Class II base and grind and match the existing asphalt. This improvement is consistent with R-13906. Overhead utilities shall be placed underground along the alley frontage, however given the fact that there are existing overhead lines to the south and north of the project, the addition of poles and guy wires will likely be required. Electrical, cable, and telephone service is to be provided from the unnamed alley. It is unclear if there is an existing gas line in the alley at this time. Units 6-9 shall have new water laterals installed that tie into the existing 4" AC water line. A requirement to upsize the existing 6" VC sewer line to an 8" PVC line along the alley frontage may be required by the Utility Department but needs to be verified. Sewer service for all units shall be off of the existing 6" Main in the unnamed alley (or the upsized 8" sewer main if required). A new 6" PVC private sewer main shall be installed in the "motor court" along with two (2) new manholes, two (2) cleanouts, and private 4" PVC sewer laterals to all units.

DEVELOPMENT PLAN/ARCHITECTURE:

The Cleveland Street townhomes will be designed as multi-family carriage units consisting of nine (9) attached townhomes in a single building and ranging from 1,300 SF to 1,700 SF. The townhomes will be designed to meet the maximum thirty-five (35) foot height limit for the R3 zone. All nine (9) townhomes will be three stories and each will have a private two car garage and each unit will have private open space in the form of decks and/or balconies. Units 1-5 shall face Cleveland Street and take access from Cleveland Street. Units 6-9 shall have interior access to the units off of the motor court via a private four (4) foot walkway, which will be outside of the required twenty-four (24) foot motor court as shown on the plans. No architecture style or look is being proposed now, but the project will make sure that the design and look is complimentary to the existing streetscape and similar in style and look to the existing residential units along this portion of Cleveland Street.

PARKING:

In compliance with the off-street parking requirements per Section 2702 of Article 27 Off-Street Parking of the 1986 Zoning Ordinance, two (2) spaces are required per dwelling unit. All plans propose a two (2) car garage for each unit with a minimum inside area of 400 SF and a minimum inside dimension of 18 feet x 20 feet. The total amount of parking provided for this project meets the requirements for the City of Oceanside. No guest parking is required under the 1986 Zoning Ordinance, however there is on-street parking along Cleveland Street currently to service visitors and guests of the project. One (1) handicap parking space has been provided as required to service a multi-family development. This space shall be located on the adjacent C-2 property and a private easement for offsite parking will be recorded

against the property, along with permission to grade as well. The intent of the parking spot is to be shared between the proposed development and any future development of the C-2 site in order for it to meet its handicap parking space requirement as well.

LANDSCAPE CONCEPT:

A combination of ground cover, shrubs, and trees will be installed by the project and will be tied to the common irrigation meter to be installed and maintained by the homeowners association for the project. Planting shall comply with the City of Oceanside Landscape Design Manual. The project proposes to provide a landscape parkway along Cleveland Street and will take great care in the selection of the ground cover, shrubs, and trees given the highly visible nature of this portion of the site. This area shall be maintained by the HOA. No common usable open space is required for the project. Private usable open space will be provided in a combination of the decks and balconies for each of the units. Perimeter fencing is proposed in the form of a new six (6) foot high wood fence on the southern property line and a new six (6) foot tan split face masonry wall with decorative pilasters on the northern property line, which is compliant with Section 1721 (E) of the Zoning Code which requires a concrete wall at least six (6) feet in height to be installed when any use other than a residential use is placed on a lot abutting property in an R zone. No fencing is proposed along Cleveland Street or the unnamed alley. Concrete walkways will be installed to provide access from Cleveland Street and the Alley to the units along the interior side yard.

COASTAL DEVELOPMENT PERMIT:

The project is located in the Coastal Zone and is required to obtain a Coastal Development Permit per the Local Coastal Program approved by the Oceanside City Council on May 8, 1985 as Ordinance No. 85-11. A public hearing will be required due to the needed discretionary approvals required for the project (i.e. Tentative Map, Site Development Plan). Per Article 6 Development Section 30250, the project is located within, contiguous with, and in close proximity to existing residential developed areas with similar residential homes. Public access will be maintained by the proposed sidewalk along Cleveland Street. Adequate public services can be provided to the property. Per Section 30251, no scenic or visual qualities of coastal areas shall be impacted as a result of the development and the project is designed according to the desires of Section 30251. Access to transit services (i.e. Sprinter, Amtrack, bus) shall be provided via the public sidewalks along Cleveland Street.

WASTE MANAGEMENT:

The project proposes the use of individual bin service for each of the units to be placed within the private garages of each of the unit, outside of the required clear space. Waste Management and the City have agreed on the use of individual bins in other multi-family developments in the past. Garbage service for surrounding properties is off of the unnamed alley. Residents would place their individual bins within the required five (5) foot alley setback area on trash pickup day so that Waste Management could service the project from the alley rather than having to go down the "motor court." The project CC&R's would have specific time requirements for the owners on the removal of the bins from the alley

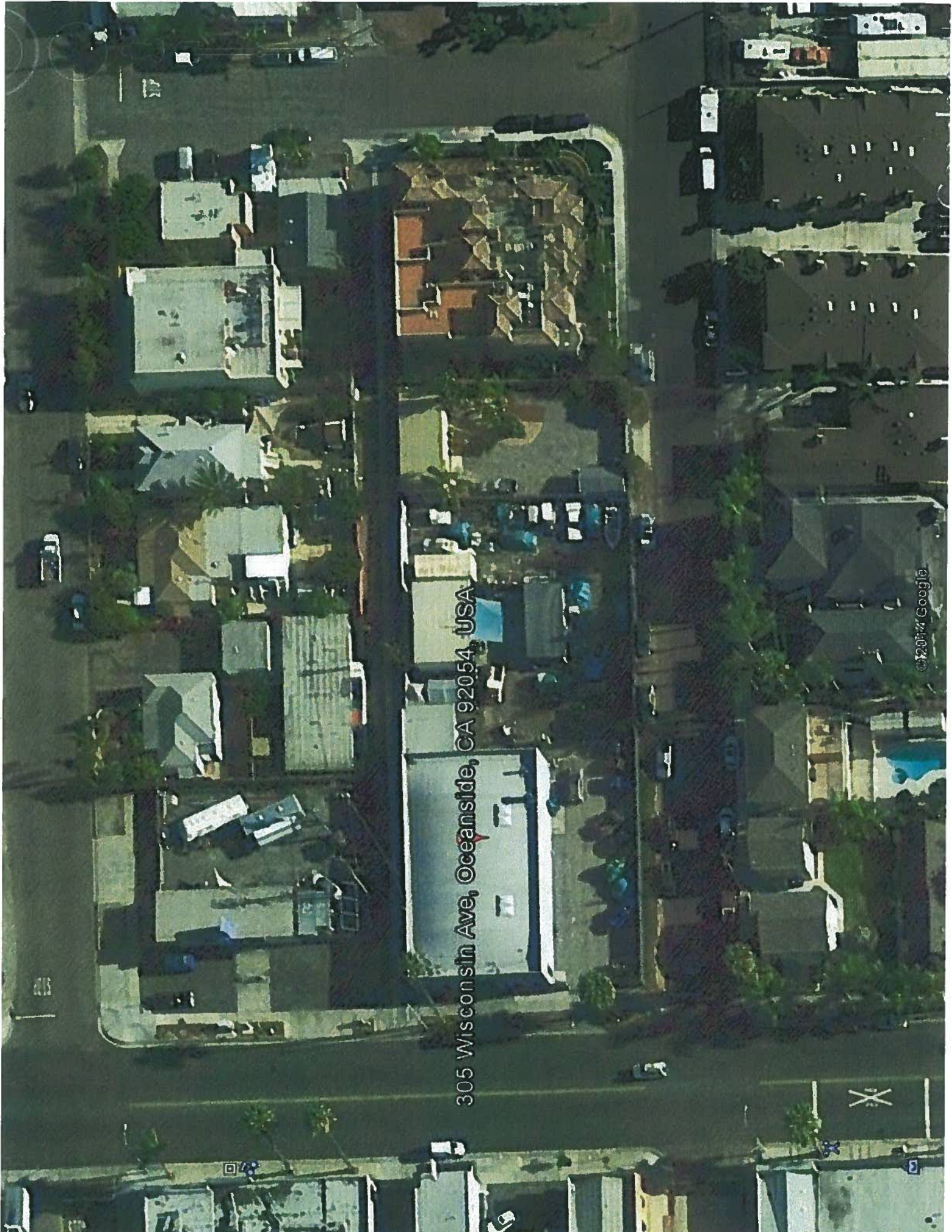
after trash pickup. The plan identifies the proposed location for the Trash (T) and Recycling Bins (R) to be placed out for pickup each week by the homeowners.

RECLAIMED WATER:

The project shall pay the Reclaimed Water In-Lieu fee for its one hundred foot (122') frontage along Cleveland Street in lieu of the construction of these improvements per City of Oceanside Ordinance 91-15. The amount will be provided by the Utilities Department.

Exhibits Provided:

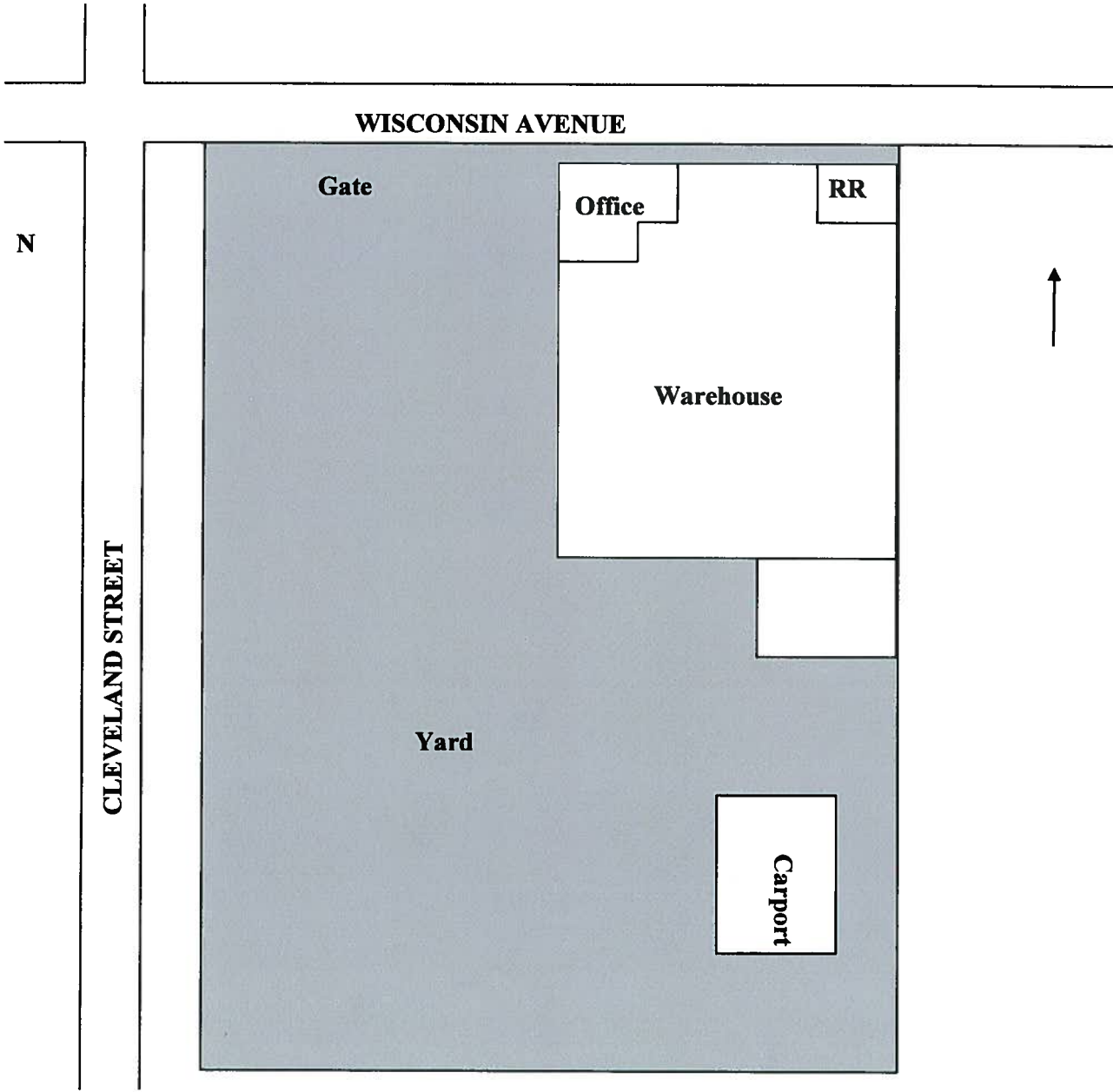
- 1) Topography and Boundary Exhibit
- 2) Existing Site Exhibit
- 3) Plat Map
- 4) Aerial Photo
- 5) Site Plan
- 6) Improvement Plans R-13906



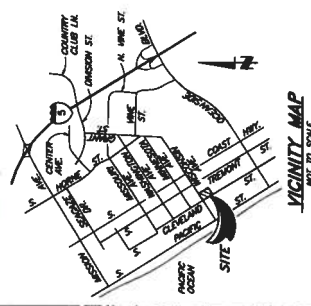
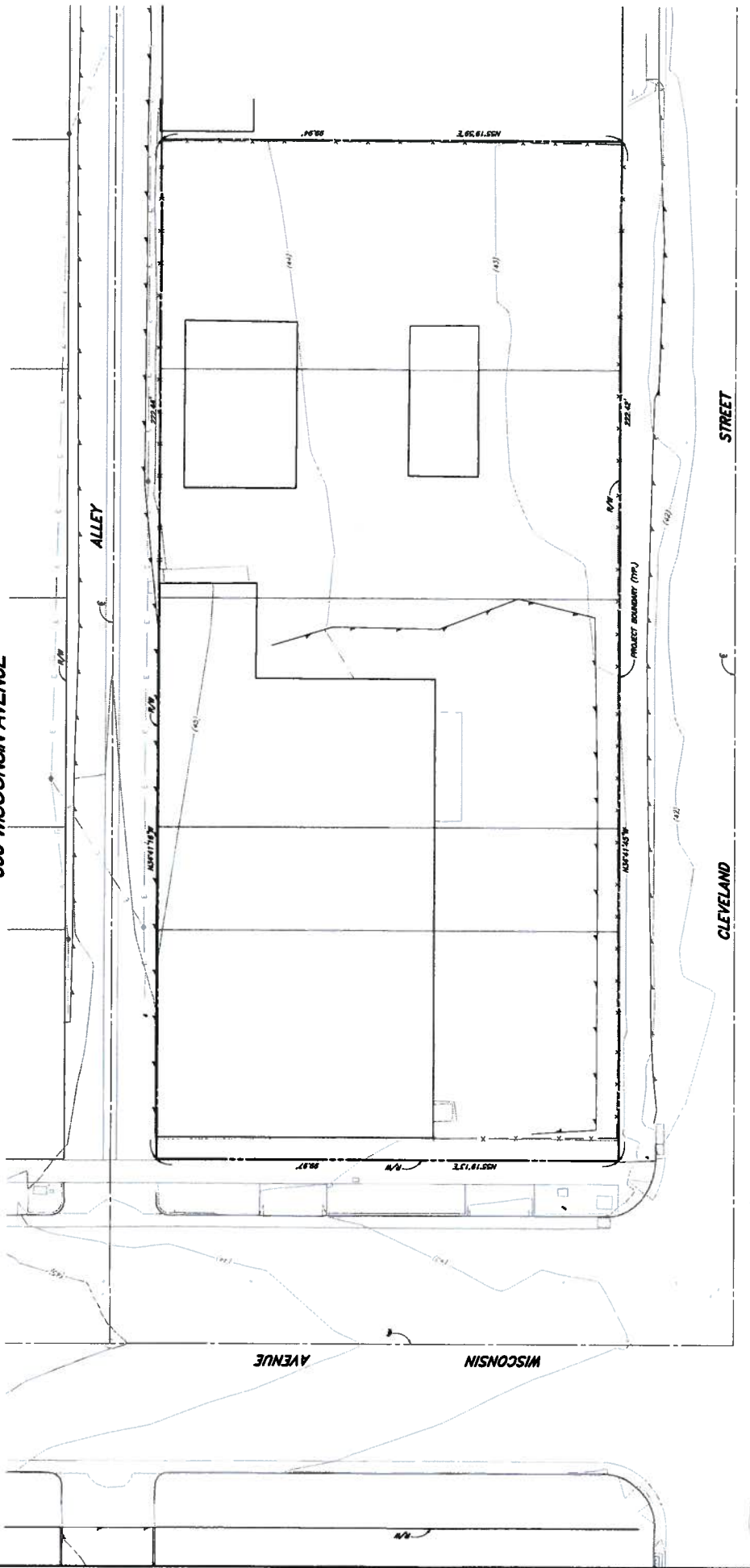
305 Wisconsin Ave, OceanSide, CA 92054, USA

©2014 Google

EXISTING SITE
6,000 SF Warehouse with Office, Restroom, Attached Shed,
Detached Carport and Yard



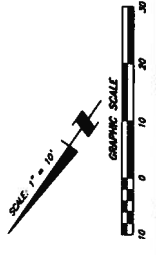
**BOUNDARY / TOPOGRAPHY EXHIBIT FOR
305 WISCONSIN AVENUE**

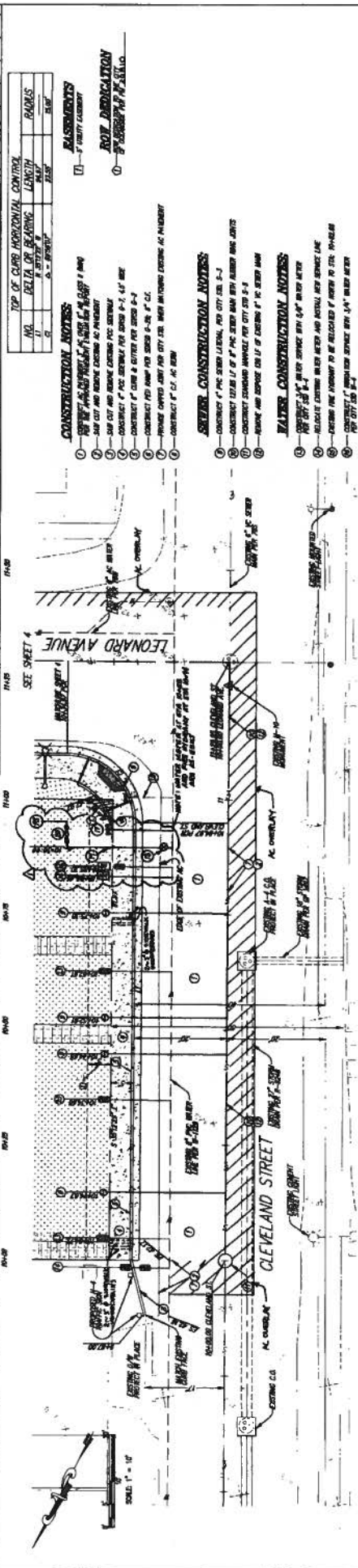
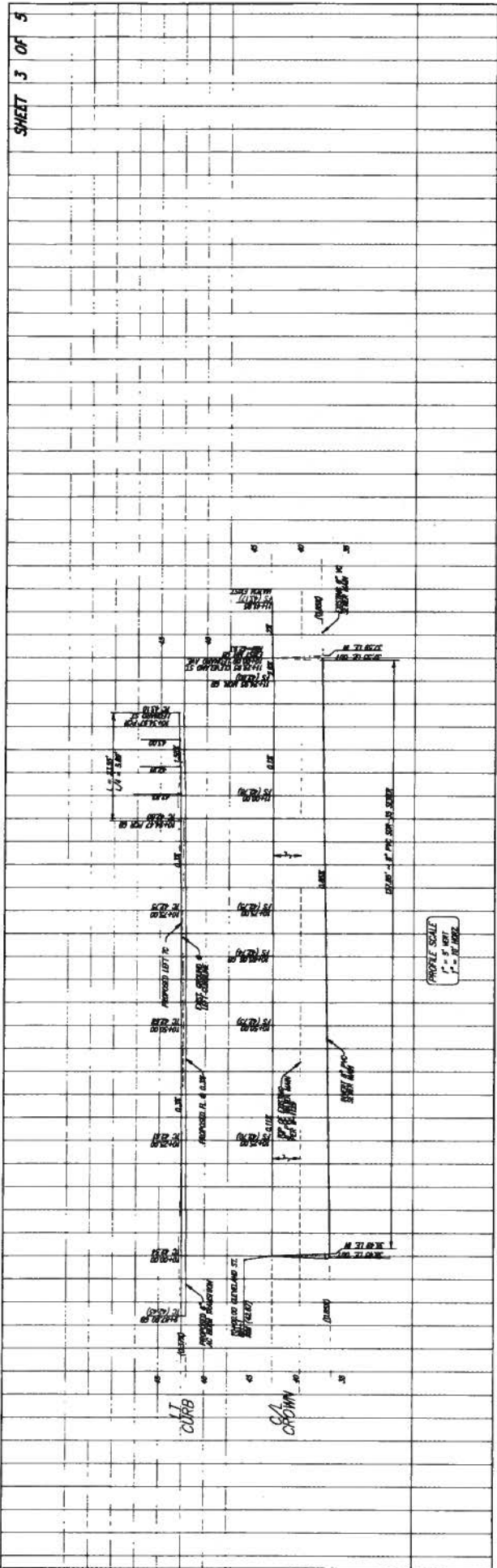


**BOUNDARY / TOPOGRAPHY EXHIBIT FOR
305 WISCONSIN AVENUE**

SB&D
SURVEYING & DESIGN
3000 Alameda Road, Suite 110
San Diego, CA 92112
Tel: 619-594-1100
Fax: 619-594-1101

**PRELIMINARY
FOR REVIEW ONLY**





NO.	TOP OF CURB HORIZONTAL CONTROL	DELTA OR BEARING	LENGTH	REMARKS
1				
2				

CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED MANHOLES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SEWER LINES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SIDEWALKS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CURBS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED DRIVEWAYS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED UTILITIES.

SEWER CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SEWER LINES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED MANHOLES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SIDEWALKS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CURBS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED DRIVEWAYS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED UTILITIES.

WATER CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED WATER LINES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED MANHOLES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SIDEWALKS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CURBS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED DRIVEWAYS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED UTILITIES.

BASEMENTS

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED BASEMENTS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED MANHOLES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SIDEWALKS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CURBS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED DRIVEWAYS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED UTILITIES.

NOT INDICATION

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED NOT INDICATIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED MANHOLES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED SIDEWALKS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CURBS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED DRIVEWAYS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED UTILITIES.



DESCRIPTION: CITY OF CLEVELAND PROJECT # 1-1

LOCATION: 12345 CLEVELAND STREET, CLEVELAND, OHIO

DATE: 12/15/2023

SCALE: 1" = 10'

PROJECT NO.: 12345

DATE: 12/15/2023

NO.	DATE	DESCRIPTION
1	12/15/2023	ISSUED FOR PERMIT
2	12/15/2023	ISSUED FOR PERMIT
3	12/15/2023	ISSUED FOR PERMIT

APPROVED: [Signature]

DATE: 12/15/2023

PROJECT NO.: 12345

SCALE: 1" = 10'

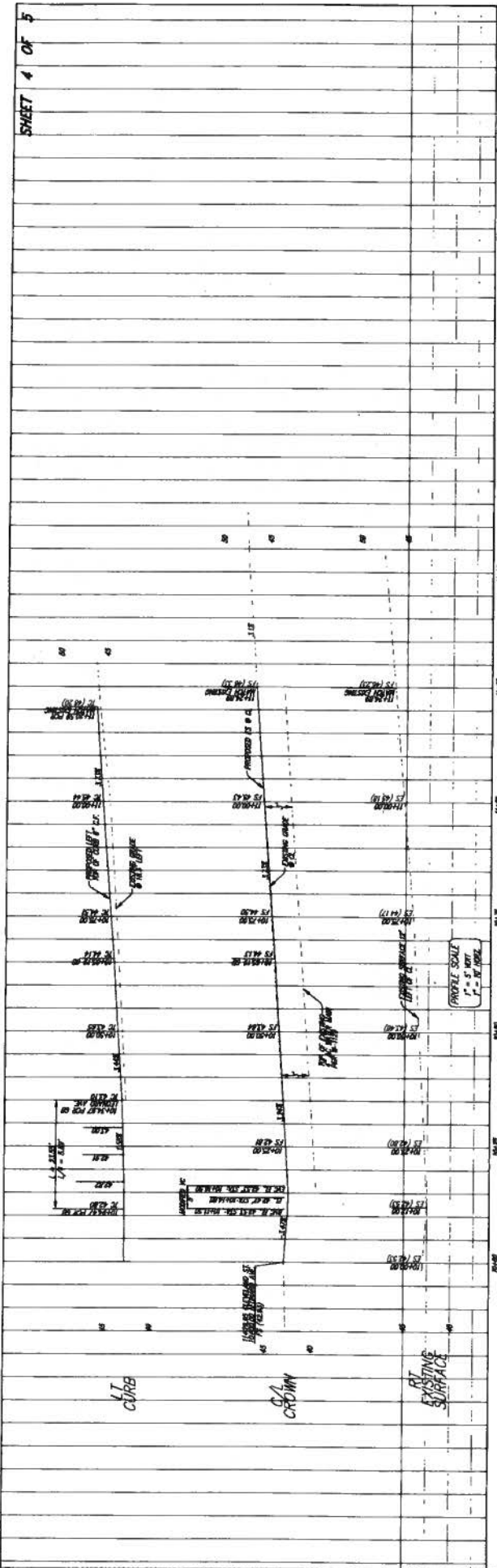
DATE: 12/15/2023

TAYLOR GROUP, INC.

12345 CLEVELAND STREET, CLEVELAND, OHIO 44115

PH: 216.771.1234

WWW.TAYLORGROUP.COM



TOP OF CURB HORIZONTAL CONTROL		DIMS	
NO.	DATE	BY	CHKD
1	10/1/00	J.P.	J.P.
2	10/1/00	J.P.	J.P.
3	10/1/00	J.P.	J.P.
4	10/1/00	J.P.	J.P.
5	10/1/00	J.P.	J.P.

- CONSTRUCTION NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS AMENDED.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS AMENDED.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS AMENDED.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS AMENDED.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS AMENDED.



APPROVED: JAMES P. TAYLOR
 DESCRIPTION: STREET IMPROVEMENTS FOR LEONARD AVE.
 LOCATION: SEE MAP ON SHEET 3 OF 5
 ALL SHEET LABELS AT ALL LEVELS AND RECORDS.
 RECORD FROM: []
 ELEV. IN FEET: []

PROJECT NO. D-20-00, RD-20-00
 SHEET 4 OF 5
 CITY OF CLEVELAND
 ENGINEERING DEPARTMENT
 STREET IMPROVEMENTS FOR LEONARD AVE.
 1228 S. CLEVELAND STREET
 DRAWN BY: J.P. TAYLOR
 CHECKED BY: J.P. TAYLOR
 DATE: 10/1/00
 PLAN NUMBER: 10-13008
 COUNTY: CUYAHOGA, OHIO

