

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, August 19, 2014, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of a two-unit condominium complex located at 912 South Tremont Street.

**Zoning: C2 (General Commercial)**  
**Land Use: General Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-374-02**  
**Contact Person: Elizabeth J. Graff**  
**Tel.: 760-231-7459**  
**Email: [elizaplan@cox.net](mailto:elizaplan@cox.net)**

**Attachments:**

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



2

## For Developer's Conference

### Description for 912 S. Tremont

APN 150-374-02

C-2 Zone. Coastal Zone.

Governed by the 1986 (Coastal Zone) Ordinance.

Request for Coastal Permit and Conditional Use Permit.

Proposal is for a two-unit condominium ~~apartment~~<sup>Complex</sup> in the C-2 Zone as shown on the 1986 Zoning Map and as allowed by Section 1502 of the 1986 Ordinance. The pertinent section is attached.

The area is a mix of older Commercial uses and newer apartment and condominium projects. It is close to both the Coast Highway Corridor Study area, the Transit Center and the Sprinter Station near Oceanside Blvd.

The neighborhood is gradually transitioning into a more intense residential and transit-oriented area providing an opportunity to live, shop, go to the beach and easily commute on Metrolink, the Sprinter or the Coaster.

The owner is Richard Werby.

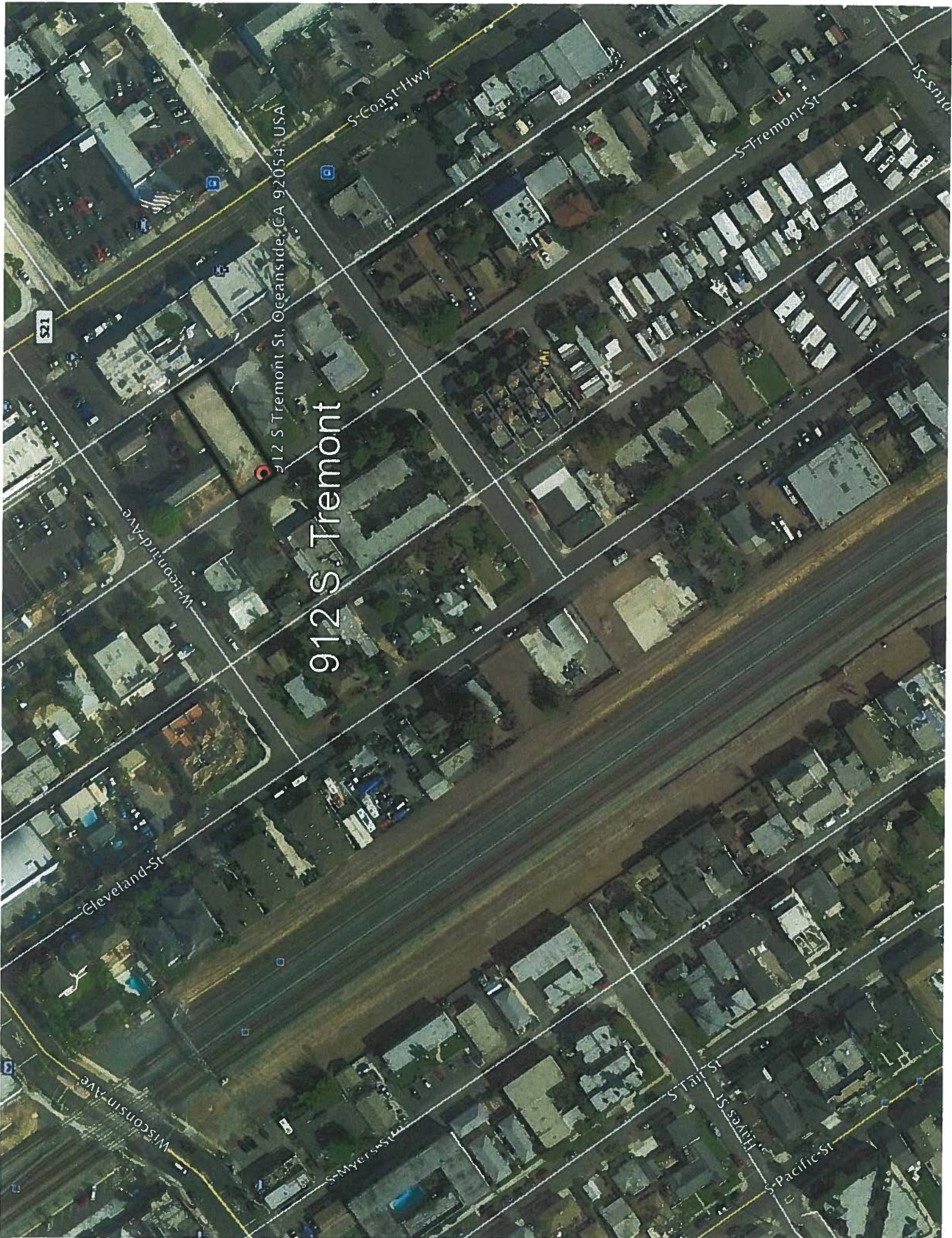
858-204-2933 or [lastingimp@aol.com](mailto:lastingimp@aol.com)

Elizabeth J. Graff

Land Use Planning Consultant

760-231-7459

[elizaplan@cox.net](mailto:elizaplan@cox.net)



912 S Tremont St, Oceanside, CA 92054, USA

912 S Tremont

521

Cleveland-St

Wisconsin-Ave

S-Coast-Hwy

S-Tremont-St

S-Myeers-St

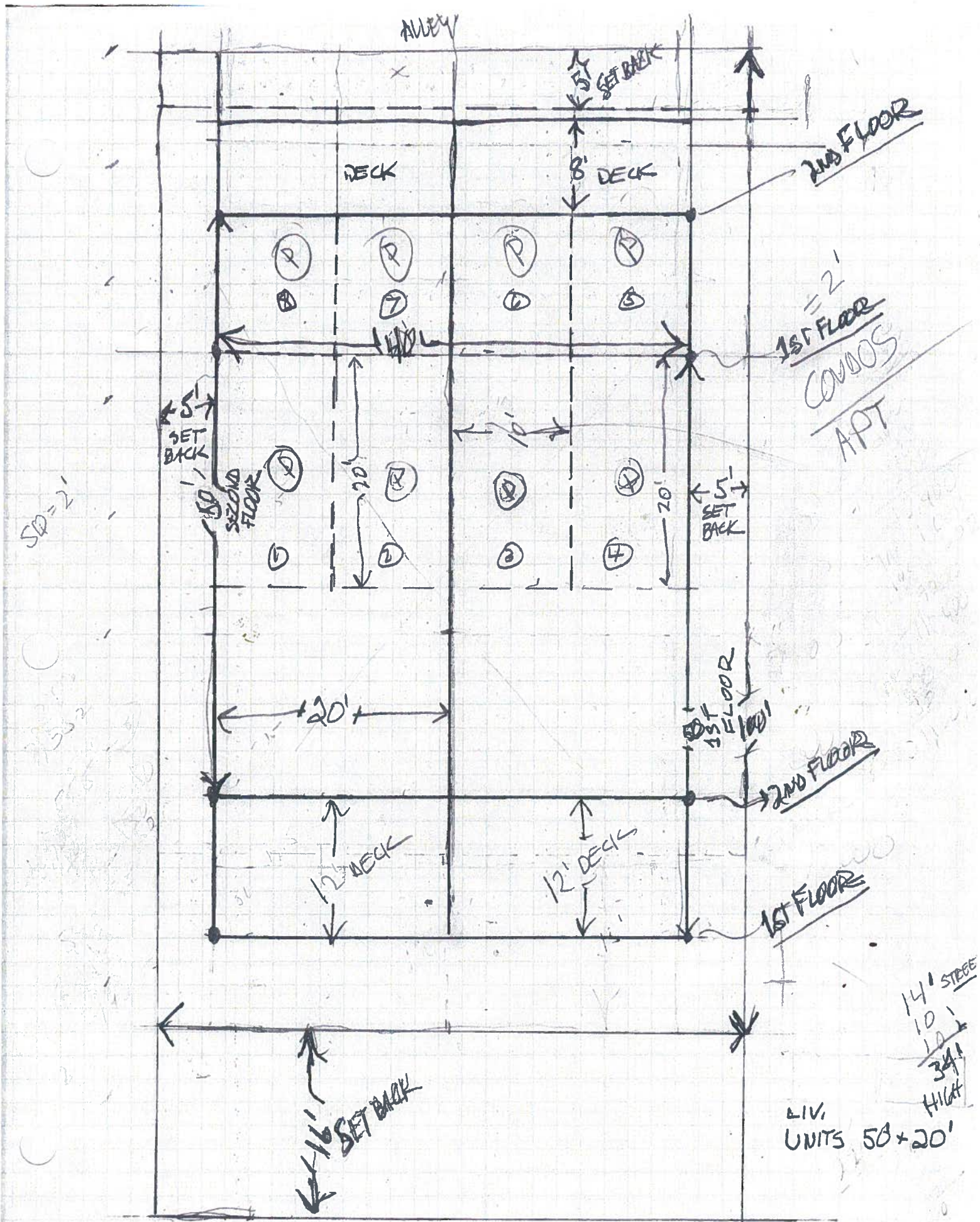
S-Tail-St

Hayes-St

Pacific-St

S-Coast-Hwy





S. TREMONT STREET

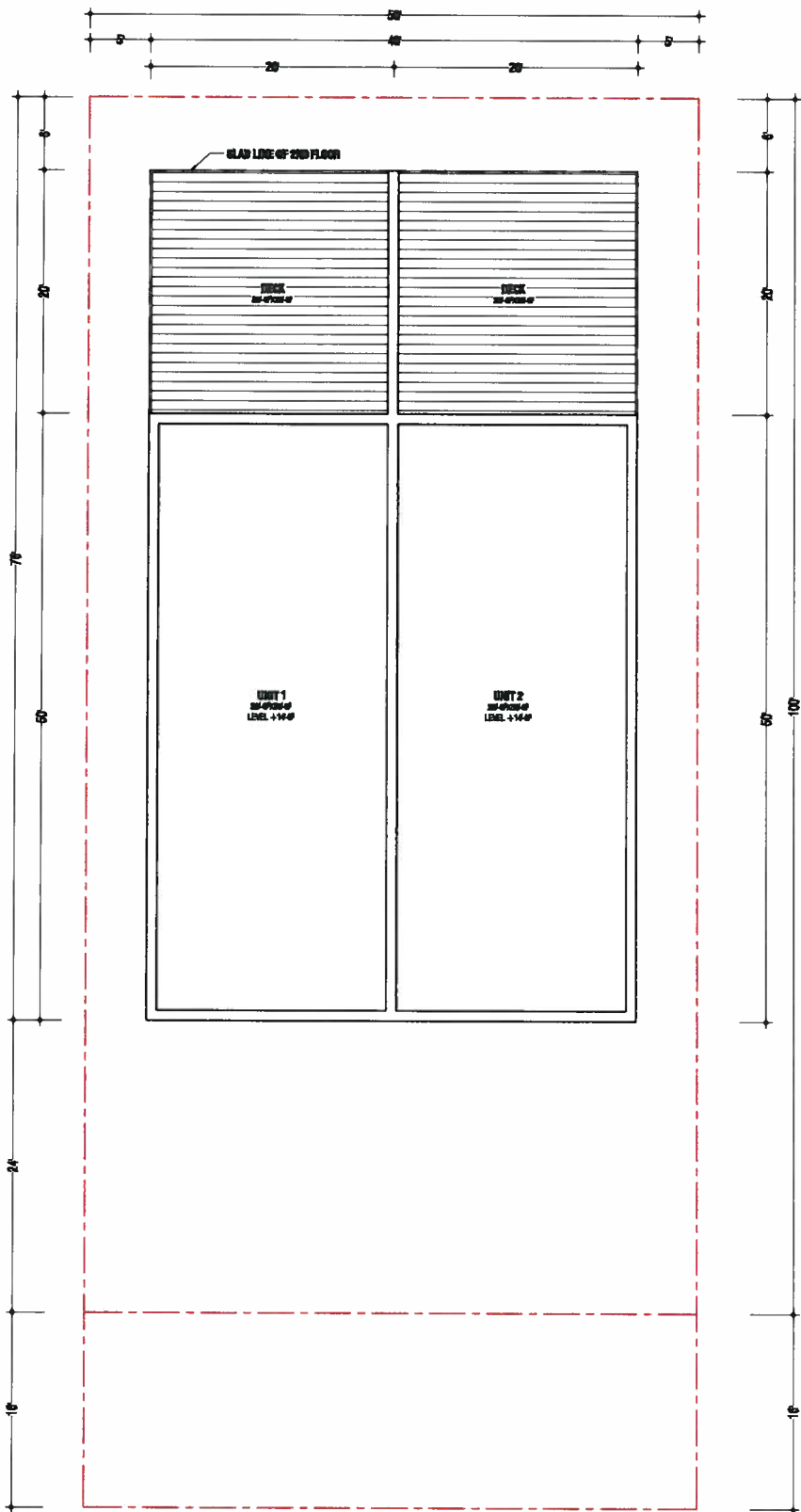
LIV. UNITS 58 + 20'

14' STEEP

10'

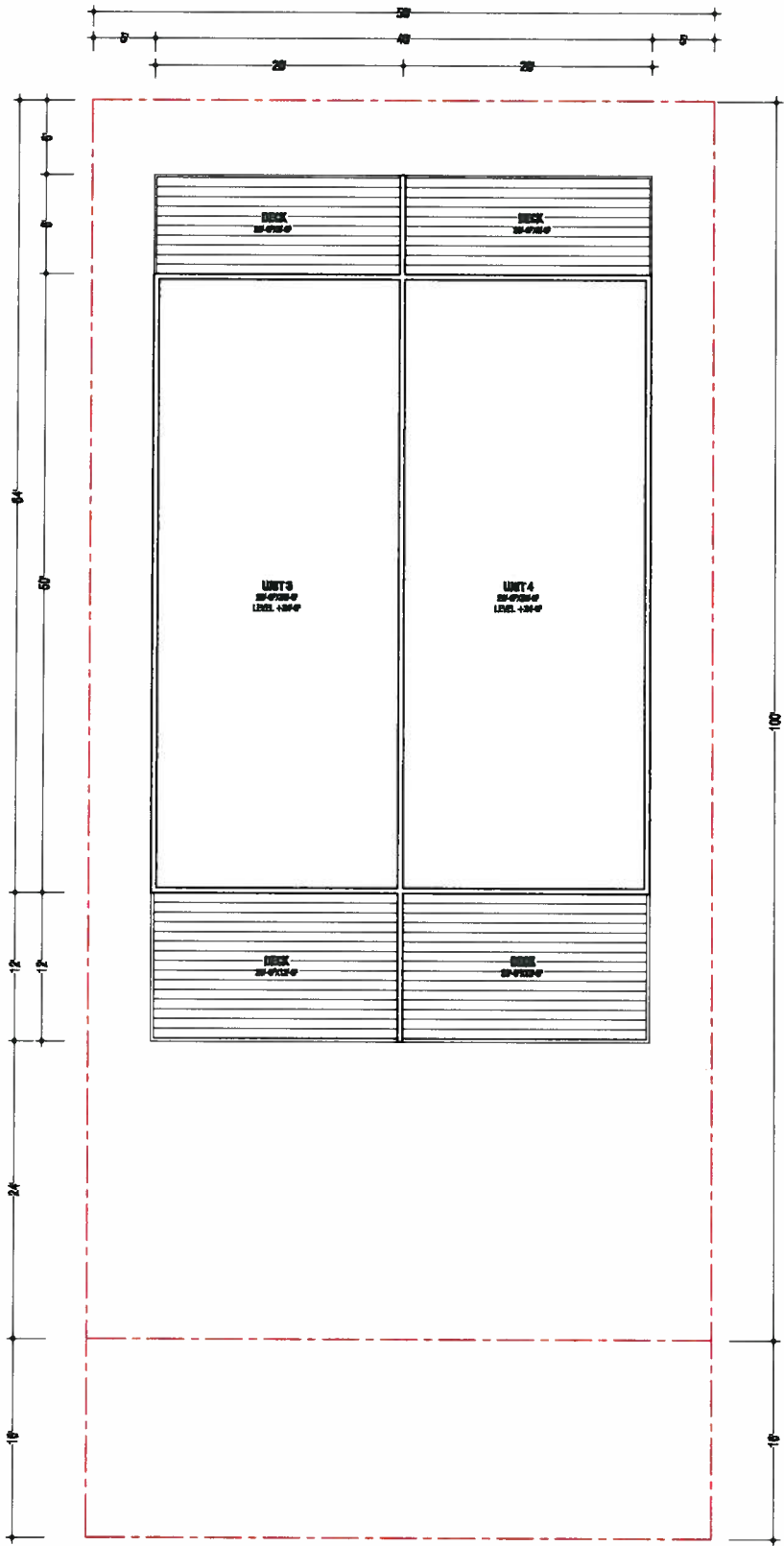
10'

34' HIGH



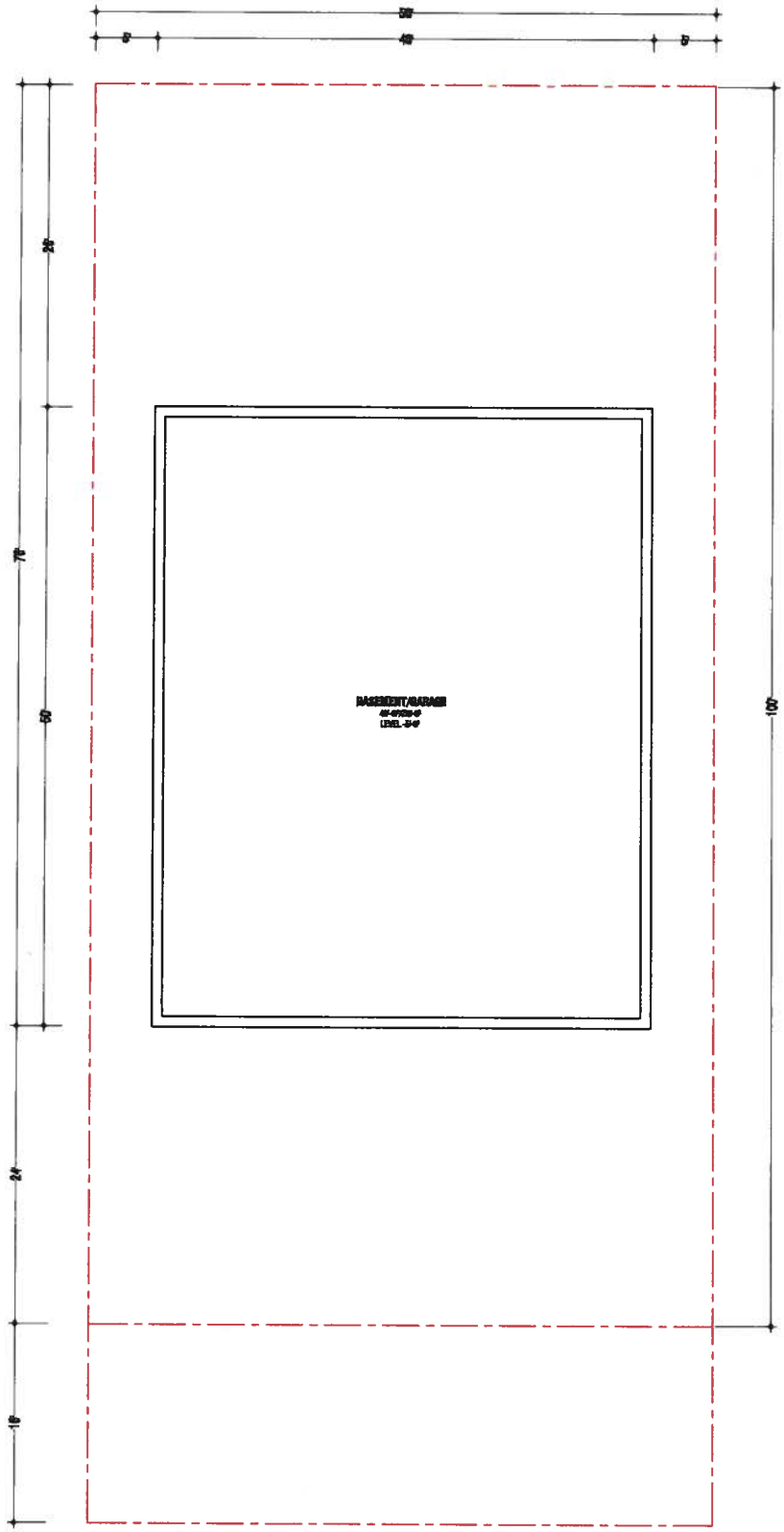
S. TREMONT STREET

**1ST FLOOR PRESENTATION PLAN**  
Scale: Not to scale



S. TREMONT STREET

**2ND FLOOR PRESENTATION PLAN**  
Scale: Not to scale



S. YERBONOT STREET

**BASEMENT PRESENTATION PLAN**  
 Scale: Not to scale

# 1786 Zoning

Section 1506

ZONE	P	O	R	A	A	A	S	R	P	R	R	R	R	R	P	O	T	C	C	I	M	M	C	H	P	V	S	B
USE	A	2	1	5	0	P	1	D	2	3	T	C	F	C	P	P	C	1	2	P	1	2	H	D	C	S	B	
aid manufacture																												
alt book stores - sexually-oriented															X				X					X	X			
ports, heliports, landing fields	X	X	X	X							X	X			X	X	X	X	X	X	X	X	X	X	X			
balance services														X		X	X		X						X			
usement parks			X	X	X						X	X			X			X							X	X		
lral foods processing																						X		X	X			
rtments - 20 units or more								X		X	X	X	1	X	X	1	X	X						X		X		
rtments - less than 20 units (subject to R-3 standards)								X		1	1	X	1	X	X	1	X	X						X		1		
ades													X		X		X							X				
altic concrete manufacture																						X		X	X			
omobile dismantling, junk, storage wrecking yards																						X		X	X			
omobile service stations												X		X		X	X	X	X	X	X	X	X	X	X			
s and cocktail lounges (not associated with restaurant)												X		X		X		X						X	X			
hhouses												X		X				X						X				
t building, repairing, storage and reconditioning																						X		X	X			
t building, indoor construction only, outside rigging areas permitted																					X	X		X	X			
/ studios												X		X				X						X				
grounds and recreation vehicle parks	X	X	X	X	X	X					X		X					X						X				
washes														X		X		X						X				
rooms													X	X				X						X				
nt, lime, gypsum or plaster of is manufacture																						X		X	X			

ded by Ordinance 78-05

USE	ZONE																												
	F	O	R	A	A	A	S	R	P	R	R	R	R	R	P	O	T	C	C	I	M	H	C	H	P	V	S	B	
cemeteries		1	X	X	X	X																							
churches and accessory uses			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X							
clubs, meeting places, lodges, etc. (a) Nonprofit neighborhood area; (b) Nonprofit regional area; (c) Profit			X				X	X	X	X	X	X	X	X	X	X	X	X	X	X									
funerariums, crematories, mausoleums, arturaries		X	X	X	X	X						X	X	X	X	X	X	X	X										
concrete batch plants or "ready-mix" concrete plants																						X		X	X				
convenience food stores														X	X		X	X	X							X	X		
ice halls													X	X		X		X								X			
Child Care Facilities		X	X	X	X	X	X	X	X	X	X	X	X	1	X	X		X	X	X	X	X	X	X	X	X	X		
drive-in facilities													X	X				X	X							X	X		
port services -- include "out-call"												X	X					X									X		
portable home		X				X	X	X	X	X	X																X		
receives or fireworks, manufacture of																						X		X	X				
fertilizer manufacturers																						X		X	X				
lighting or trucking yards or terminals																						X		X	X				
mature golf courses, driving ranges (separate from standard golf course)						X					X	X		X		X	X	X									X		
golf course (public or private)		1	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X						X	X	X			
golf courses (no retail sales in R-1, or SF)		1	1	1	1	X		X						X		X		X				X	X	X					
shops															X		X		X							X			
storage structures (subject to provisions of Section 1506.C)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

Amended by Ordinance 78-05  
 Amended by Ordinance 81-36