

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 4, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion for a proposed assisted living and residential care facility located east of terminus of Via Las Rosas.

**Zoning: CP (Commercial Professional)**  
**Land Use: PC (Professional Commercial)**  
**Neighborhood Area: Mira Costa**  
**Assessor Parcel Number: 165-191-05**  
**Contact Person: Kelly Kanaster**  
**Tel.: 760.692.1924, ext. 276**  
**Email: [Kelly@lightfootpg.com](mailto:Kelly@lightfootpg.com)**

2. 9:30 a.m. - 10:30 a.m. Discussion to build a four- unit apartment building located at 1422 Marquette Street.

**Zoning: R3 (Medium Density Residential)**  
**Land Use: High Density**  
**Neighborhood Area: East Side Capistrano**  
**Assessor Parcel Number: 148-012-19, 20**  
**Contact Person: Jason Brandt**  
**Tel.: 760.727.0277**  
**Email: [jjconstructionsd@gmail.com](mailto:jjconstructionsd@gmail.com)**

Attachments:

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

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<sup>1</sup> The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.



# Via las Rosas Assisted Living Facility

## Project Description Developer's Conference August 4, 2015

### Existing Conditions

The subject property is a currently vacant site located northeast of Highway 78 and El Camino Real, with access from Via las Rosas ("Site"). West of the Site adjacent to El Camino Real are various commercial and professional uses, with other commercial uses along this road. North, south, and east of the Site is a residential community and the El Camino golf course that partially borders the Site. A major SDG&E transmission corridor traverses the western portion of the Site. The topography slopes generally from north to south, with the highest areas in the north of the Site, and a drainage course that extends generally south of Via las Rosas through the central portion of the Site.

A summary of property data for the Site is presented on the following table:

<b>Current Property Data</b>	
Location	East of terminus of Via Las Rosas
Parcel Number	165-191-05
Property Size	11.47 acres
General Plan Designation	PC – Professional Commercial
Zoning Designation	CP – Commercial Professional District

### Proposed Development

The proposed project is for an assisted living and memory care use, as defined per the zoning regulations as a Residential Care Facility, and permitted subject to approval of a Use Permit and Development Plan. The proposed facility would have approximately 189 beds. This proposed project will deliver additional Assisted Living and Memory Care beds to the Oceanside area with limited traffic impact from this use along this El Camino Real corridor, compared to other commercial uses.

<b>Summary of Development Areas</b>		
	<b>Acres</b>	<b>Percentage Of Site</b>
Developed (graded)	5.23	46%
Undeveloped	6.24	54%
<i>Total</i>	<i>11.47</i>	<i>100%</i>

The preliminary project design is based on existing site conditions. All vehicular access would be from Via las Rosas, leading into the parking area. The building is 2 stories over a basement level, which is sensitive to the site topography. This site is identified in the Draft Subarea Plan within the regional gnatcatcher corridor, and the proposed project incorporates open space along the SDG&E corridor and southwesterly portions of the property to allow onsite open space to be preserved. This open space also accommodates the existing drainage across the Site with associated buffers. The proposed project design will incorporate stormwater retention facilities to control both the quantity and quality of runoff from the developed portion of the Site.

Attachments:

Locator Map, Aerial Map, Preliminary Site Plan







**BASEMENT**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**BASEMENT AND SECOND FLOOR PLAN  
A2**

PROJECT NO: 15015.00  
PLOT DATE: 7/13/2015

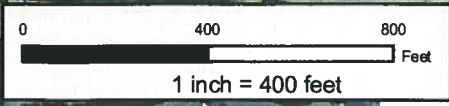
**OCEANSIDE ASSISTED LIVING  
STORM PROPERTIES, INC.  
SCHEME 3 - Revision 01**





**El Camino Real**

**Highway 78**



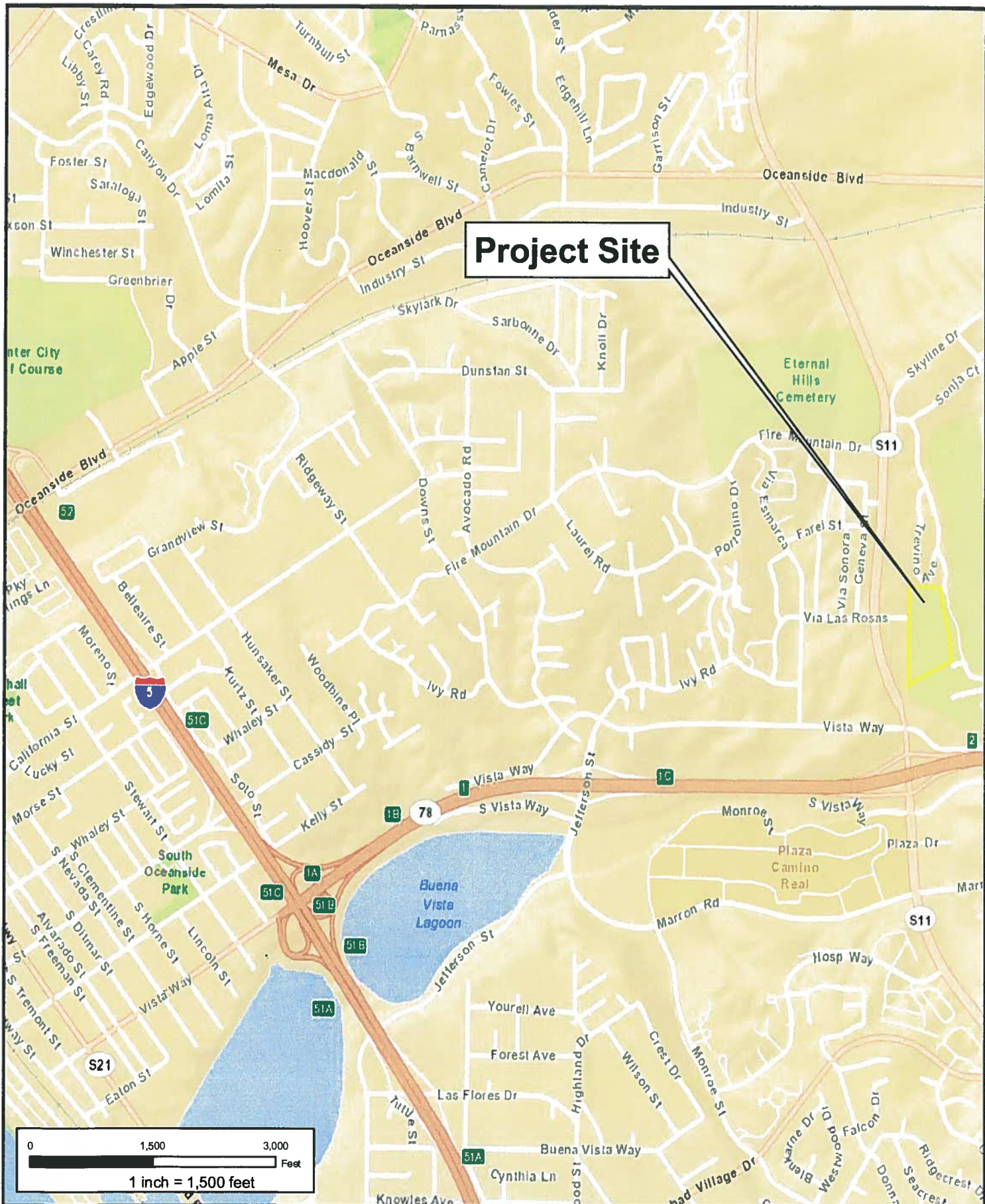
**Aerial Map**



**Via las Rosas Residential Care Facility  
APN: 165-191-05**

Source:  
SanGIS 8-12  
ArcGIS Online Imagery 2010

**Project Site**



**Locator Map**



**Via las Rosas Residential Care Facility**  
**APN: 165-191-05**

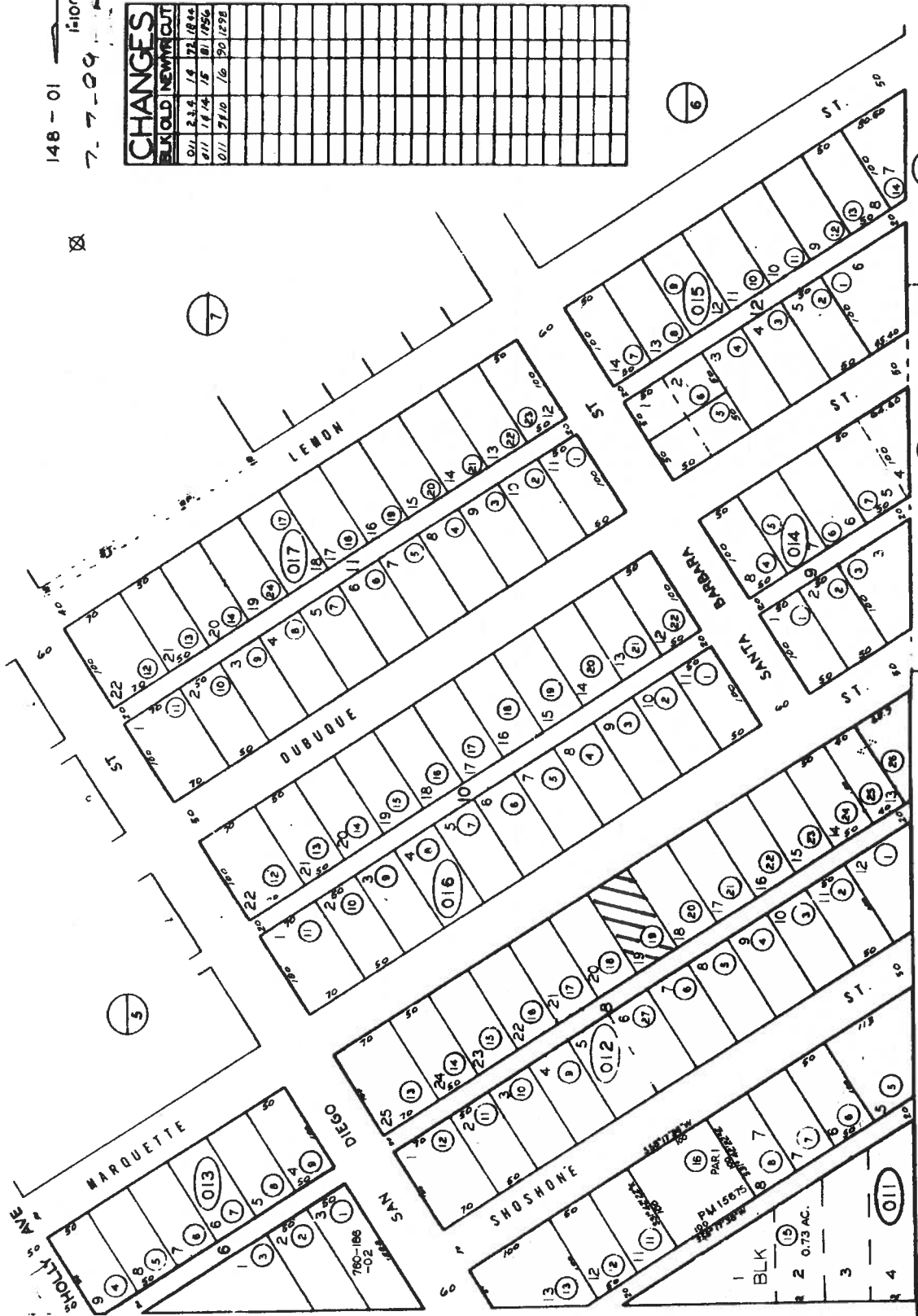
Source:  
SanGIS 8-12  
ArcGIS Online Imagery 2010



ITEM 2

148-01  
7-7-09  
ision

CHANGES	
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MAP 324 - REEDE'S ADD - BLKS 6-12

SAN DIEGO COUNTY ASSESSOR'S MAP BK 148 PG 01 MAPPED FOR ASSESSMENT PURPOSES ONLY

Jason Brandt

JJ Remodeling and New Home Construction, Inc

3512 El Paso Alto

Vista, CA 92084

760-685-4691

License # 931186

July 8, 2015

PROJECT DESCRIPTION LETTER

ATTN: Development Services Department/Planning Division

Location: 1422 Marquette St, Oceanside, CA 92058

APN: 14801219

APN: 14801220

Proposed use for location, 1422 Marquette St, Oceanside, CA 92058 is to build a 4 unit apartment building for each unit to be rented out. Each unit will have 3 bedrooms, 3 bathrooms, and 2 car garages. We will be grading a 30' x 100' area at the slope. Please see attached plans for a better description of proposed use.

Thank you,

Jason Brandt

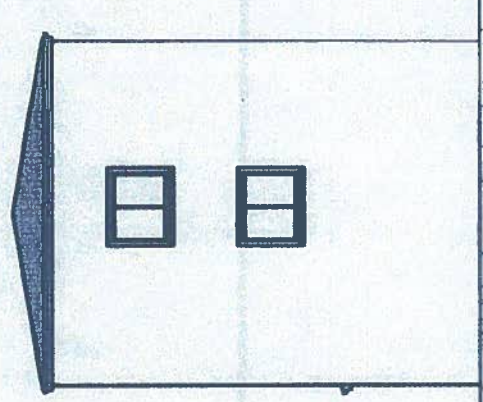




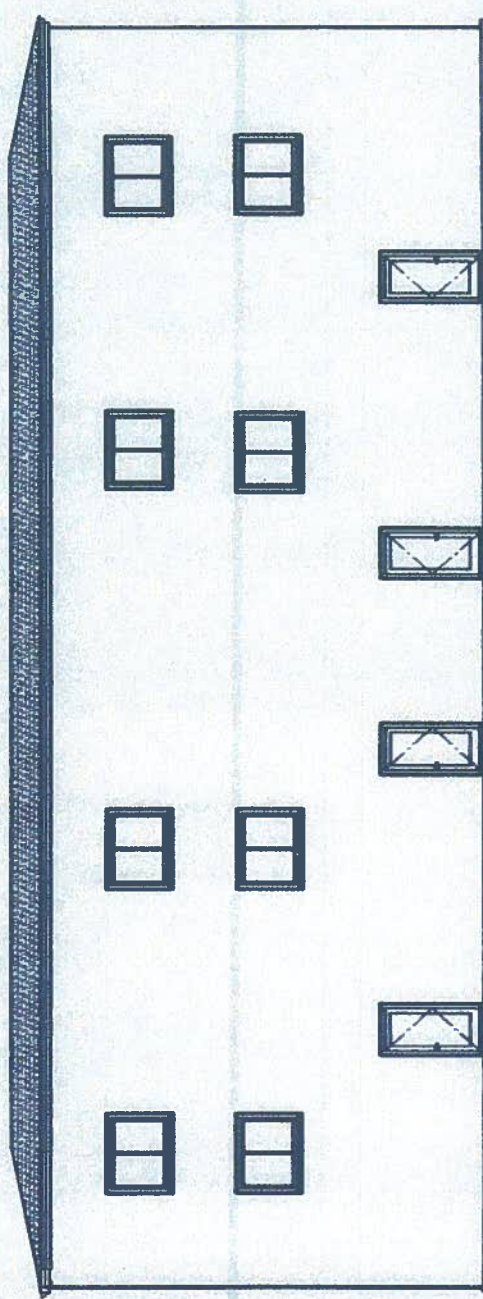
**HURCO HOME DESIGN**  
 Since 1975 Luke 14:26-30  
 4004 Texas Street, San Diego, CA 92104  
 Tel: (619) 877-3888  
 hurco@att.net

**JJ REMODELING & HOME CONSTRUCTION INC**  
 LCR 93106  
 JJ construction@gmail.com  
 (760) 655-4591  
 www.jjconstruction.com  
 1422 MARGUERITE ST., OCEANSIDE, CA, 92058

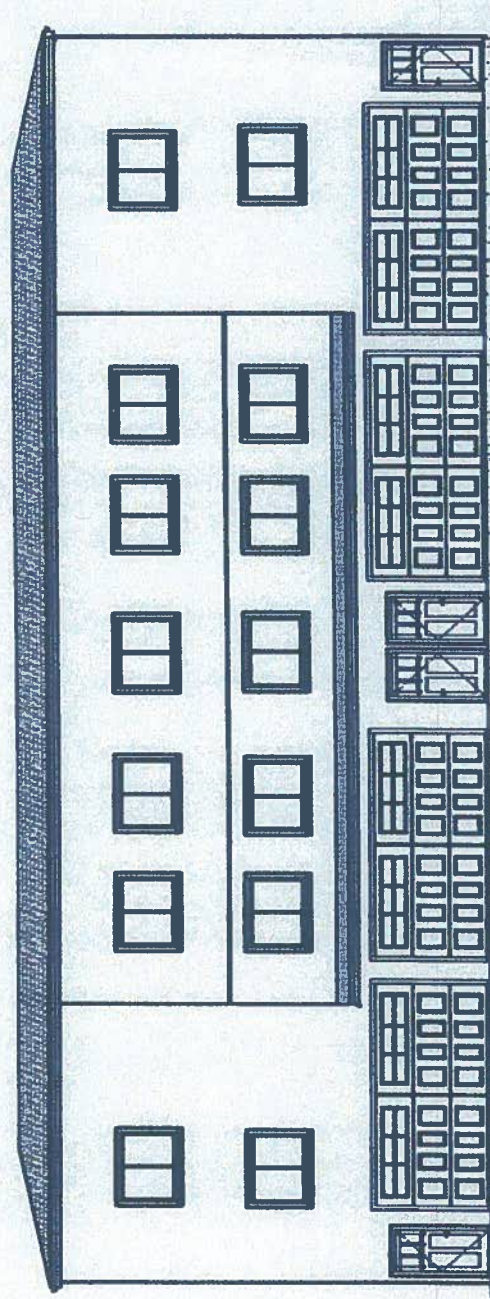
Scale	1/4"=1'-0"
Sheet No.	2
Project No.	
Client	
Address	
City	
State	
Zip	
Architect	
Engineer	



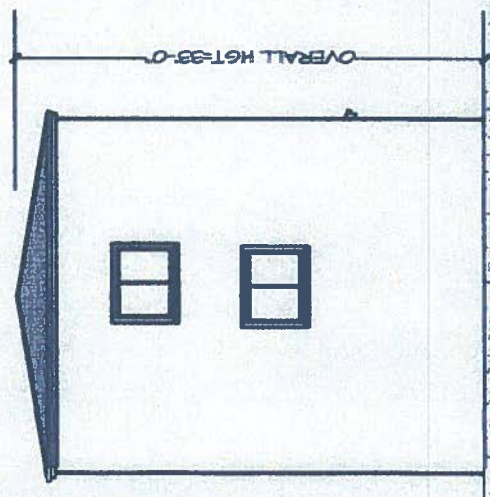
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1/4"=1'-0"

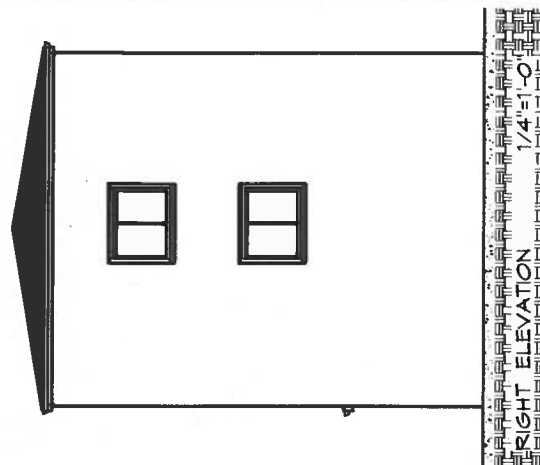


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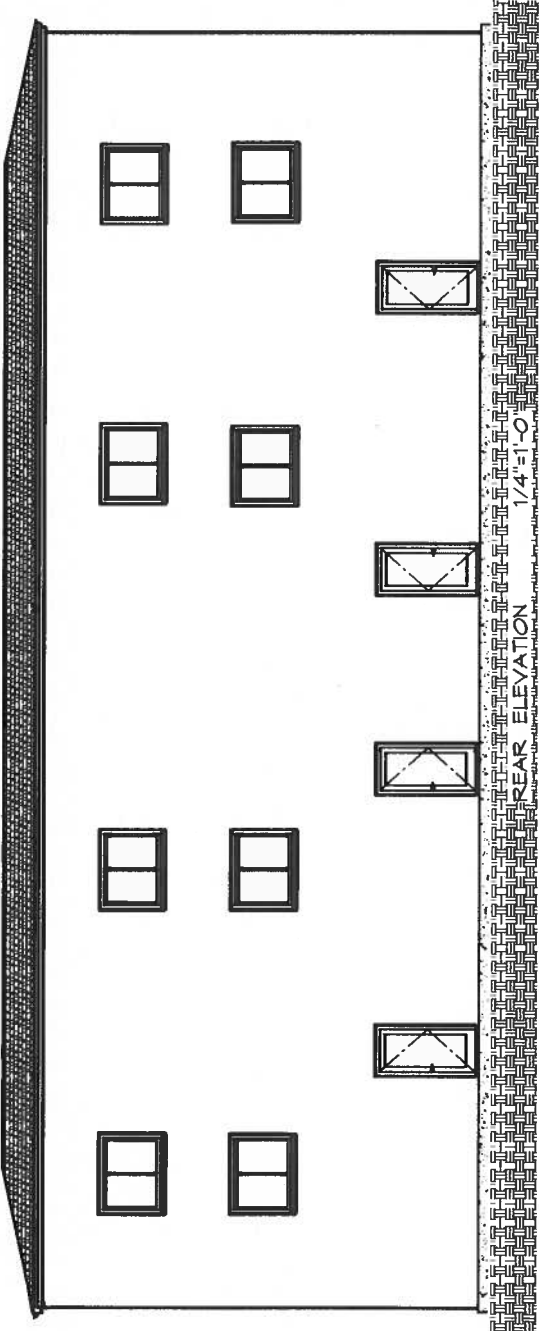


1/4"=1'-0"

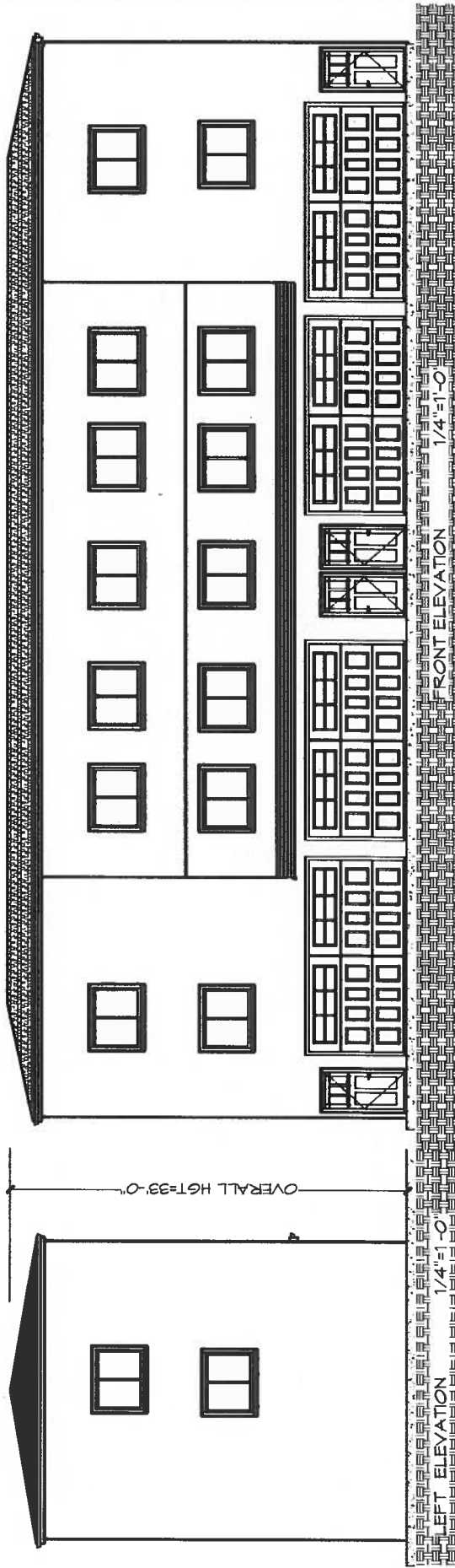
OVERALL HGT: 33'-0"



RIGHT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"  
 OVERALL HGT=33'-0"

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 Since 1975 Luke 14:28-30

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 (760) 685-4691  
 LIC# 931186  
 1422 MARQUETTE ST., OCEANSIDE, CA, 92058

Revisions	BY

Drawn by	Alex Hurrado
DATE	7/6/2015
SCALE	AS SHOWN
DATE	2015-07-01
SHEET	3
OF 3 SHEETS	



Google earth