

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

Tuesday, September 1, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion of an attendant operated car wash behind an existing ARCO convenience store located at 3804 Plaza Boulevard.

**Zoning: CC (Community Commercial)**  
**Land Use: CC (Community Commercial)**  
**Neighborhood Area: Lake Neighborhood**  
**Assessor Parcel Number: 168-012-17**  
**Contact Person: Gene Cipparone**  
**Tel.: 858.587.9100**  
**Email: [gene@cipparone.com](mailto:gene@cipparone.com)**

2. 9:30 a.m. - 10:30 a.m. Discussion of a mixed-use development consisting of one commercial ground floor live/work unit and four two-story residential dwelling units located along Tremont Street, at 921 South Tremont Street.

**Zoning: R3 (Medium Density Residential)**  
**Land Use: High Density**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-374-02**  
**Contact Person: Dan Smith**  
**Tel.: 619.294.2500**  
**Email: [dan@pod-architecture.com](mailto:dan@pod-architecture.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.





August 14, 2001

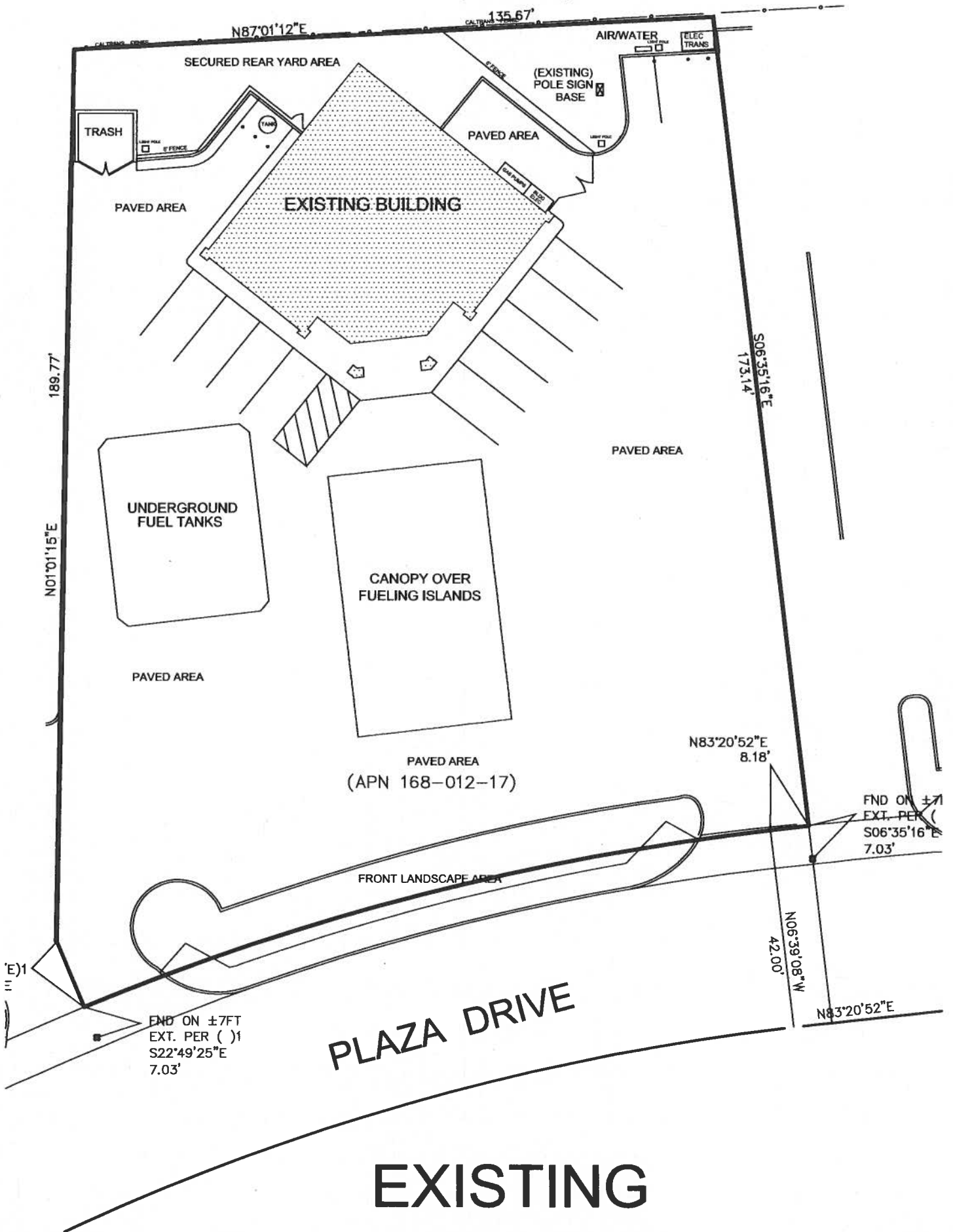
Project Name: Arco Oceanside – Car Wash Addition  
Project Address; 3804 Plaza Blvd  
Project APN: 168-012-17

Scope of Work: We are requesting to add an attendant operated car wash behind the existing ARCO convenience store. We will also relocate the existing trash enclosure to allow for access to the car wash. Car Wash will have an in ground conveyor system. Therefore, there will be an attendant in attendance at all times when the car wash is open.

Preparedd by: Gene Cipparone  
Gene Cipparone-Architect, Inc.

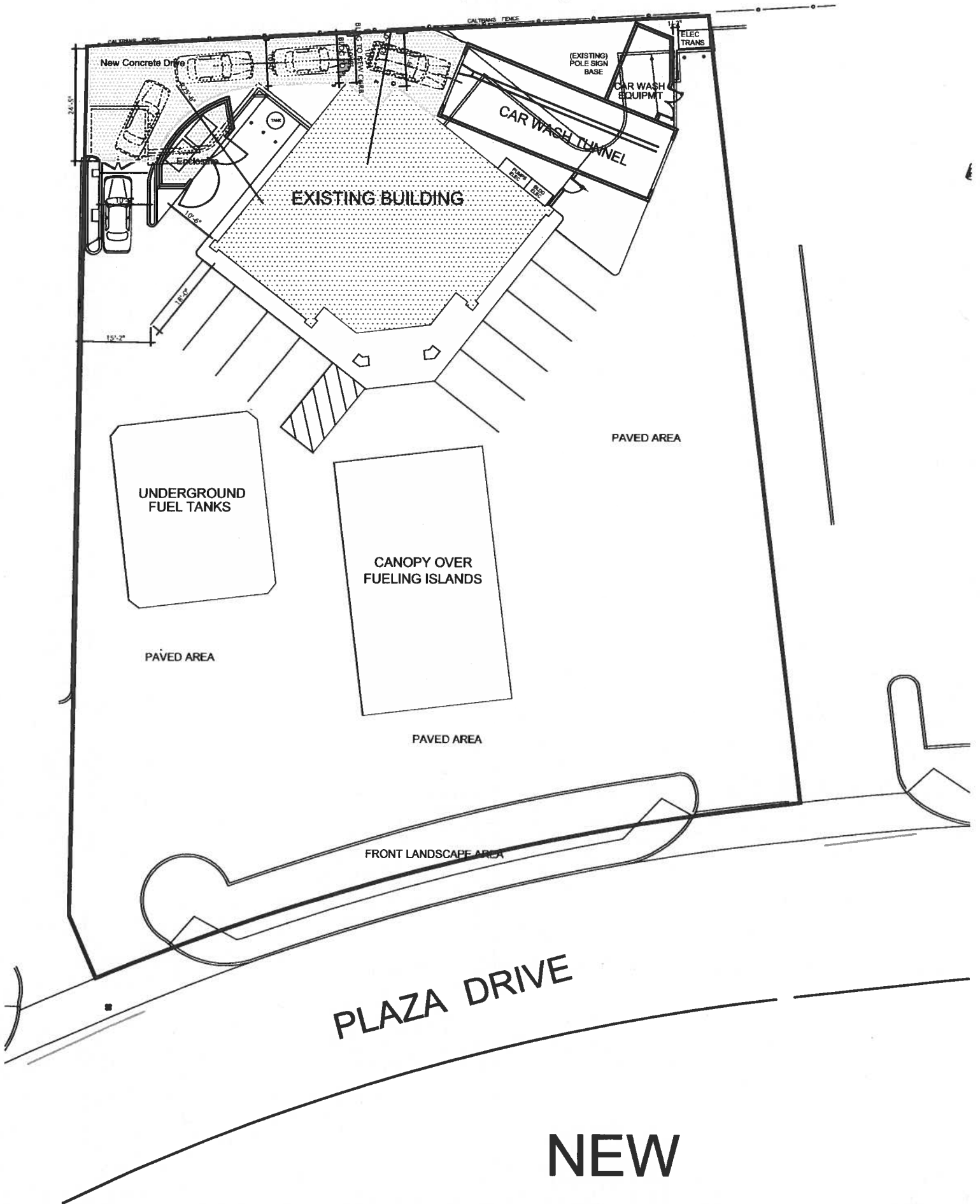
Gene Cipparone – Architect, Inc.  
10525 Vista Sorrento Parkway Suite 120  
San Diego CA 92121  
Voice: 858.587.9100 Fax: 858.587.1954 Email: gene@cipparone.com

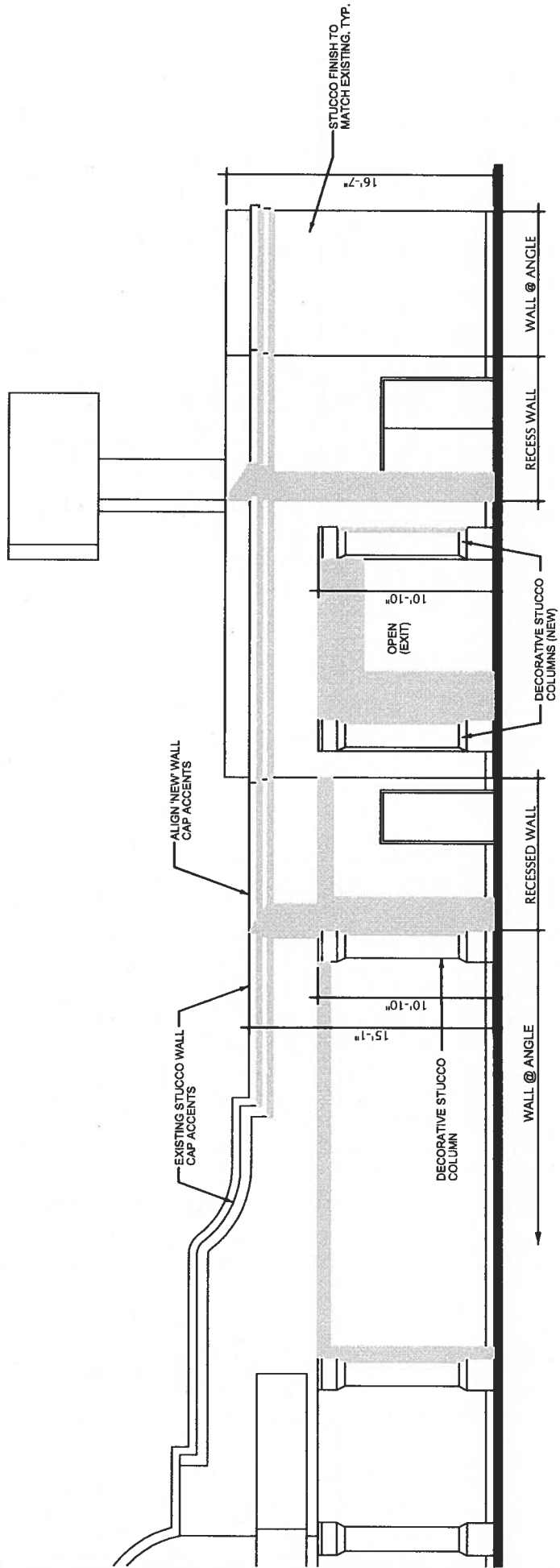
# HIGHWAY 78 (EAST)



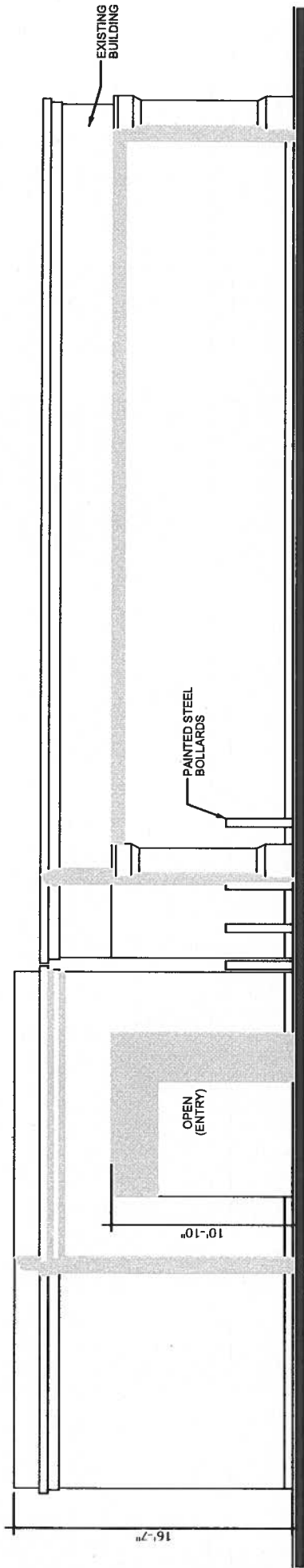
## EXISTING

# HIGHWAY 78 (EAST)

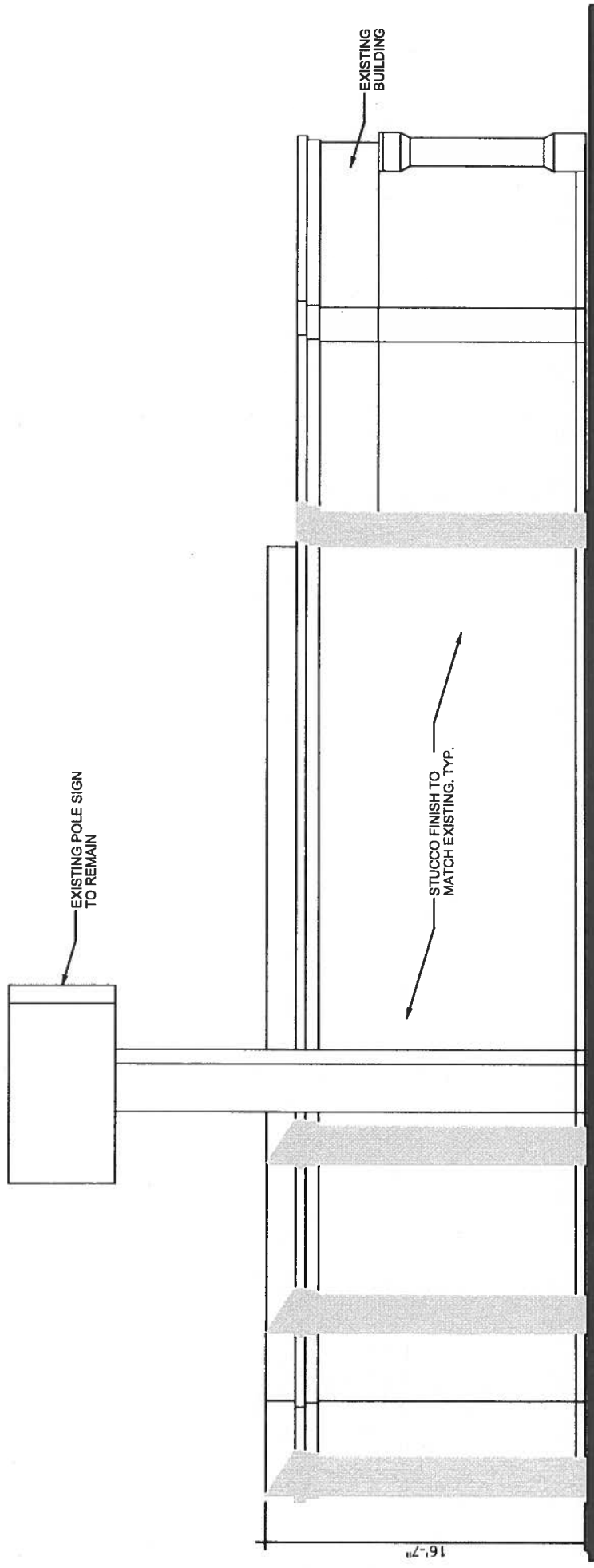




# SOUTHWEST ELEVATION

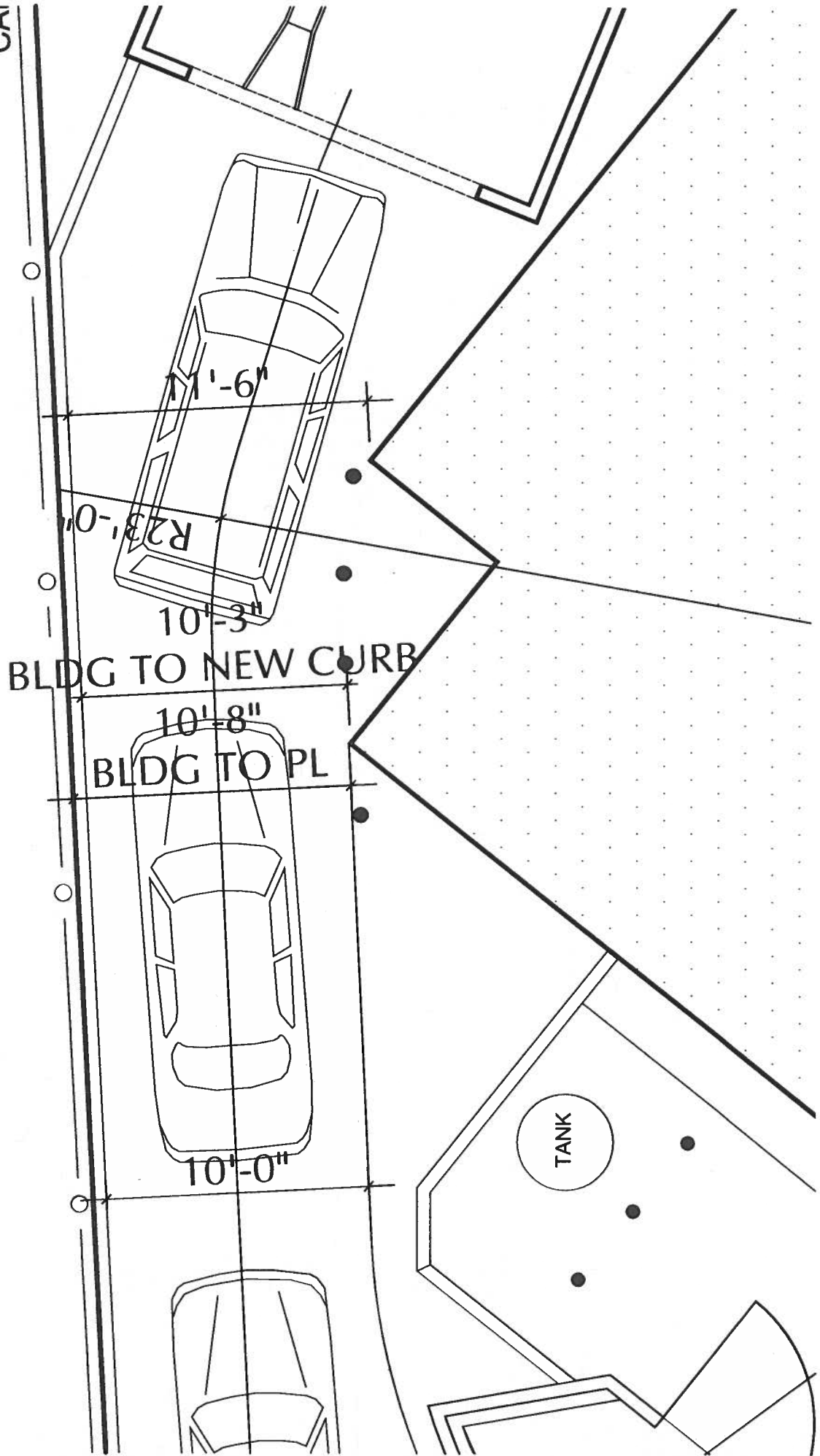


# NORTHWEST ELEVATION



# NORTHEAST ELEVATION

CAI



17'-6"

R23'-0"

10'-3"

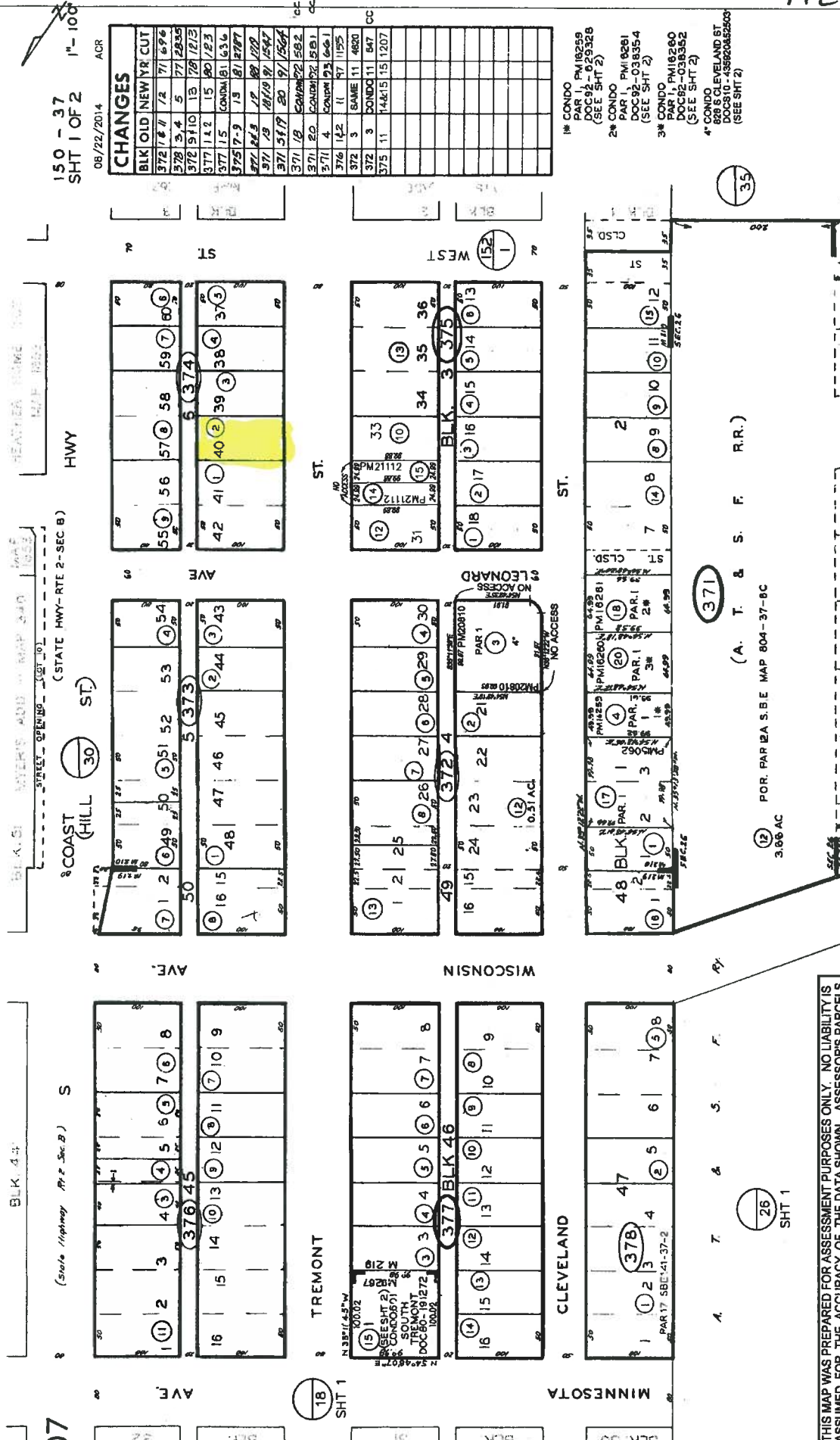
BLDG TO NEW CURB

10'-8"

BLDG TO PL

10'-0"

TANK



150 - 37  
SHT 1 OF 2  
08/22/2014 ACR

BLK	OLD	NEW	YR	CUT
372	18	11	72	71
372	3	4	5	77
372	9	10	13	78
371	1	2	15	80
371	15	16	15	80
375	7	9	18	81
371	18	19	18	81
371	20	21	18	81
371	22	23	18	81
371	24	25	18	81
371	26	27	18	81
371	28	29	18	81
371	30	31	18	81
371	32	33	18	81
371	34	35	18	81
371	36	37	18	81
371	38	39	18	81
371	40	41	18	81
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371	46	47	18	81
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371	84	85	18	81
371	86	87	18	81
371	88	89	18	81
371	90	91	18	81
371	92	93	18	81
371	94	95	18	81
371	96	97	18	81
371	98	99	18	81
371	100	101	18	81

- 1<sup>st</sup> CONDO PM18258 PAR 1 DOC92-020328 (SEE SHT 2)
- 2<sup>nd</sup> CONDO PAR 1 PM18261 DOC92-038354 (SEE SHT 2)
- 3<sup>rd</sup> CONDO PAR 1 PM18260 DOC92-038352 (SEE SHT 2)
- 4<sup>th</sup> CONDO 889 S CLEVELAND ST DOC810-438920452003 (SEE SHT 2)

MEM 2

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.

SAM DIEGO COUNTY ASSESSOR'S MAP BK 150 PG 37  
SHT 1 OF 2

MAP 9267-601 S. TREMONT (CONDO) 35  
MAP 219 - BRYAN'S ADD - BLKS 45-50  
MAP 210 - PATTON & MONTAGUE'S ADD - BLKS 1-6  
POR SEC 26 - T11S-R5W

(12) POR. PAR EA S.E. MAP 804-37-8C  
3.06 AC

(A. T. & S. F. R.R.)

(35)

(26) SHT 1

(25) 8-6-59

August 17, 2015

City of Oceanside  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054



point of departure  
collaborative design studio

### Proposed Project Parameters

Address: 921 S. Tremont St  
Oceanside, CA 92054

APN# 150-374-0200

Legal Description: Map 210 Patton & Montegue's Subdivision Blk 6, Lot 40.

FS Immobilier, LLC proposes to construct on a vacant lot a mixed-use development consisting of one commercial ground floor live/ work unit located along the Tremont Street frontage with (4) two-story residential dwelling units over enclosed garage containing seven total parking spaces accessed from the alley.

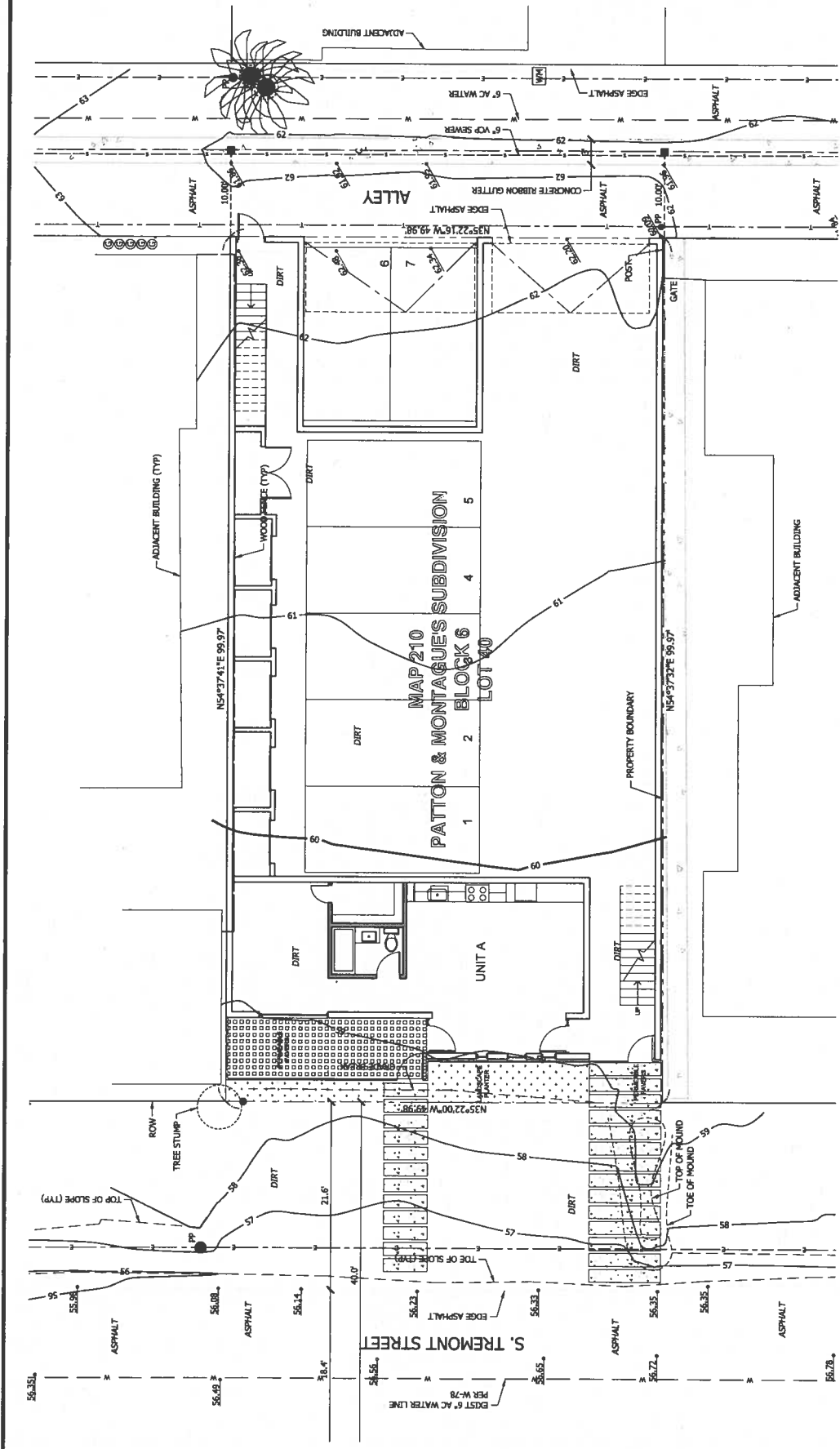


# TREMONT ST.

SITE PLAN

SUBMITTAL  
 DATE: 7-09-18

A-1.0



NORTH

① SITE PLAN  
 3/16" = 1'-0"



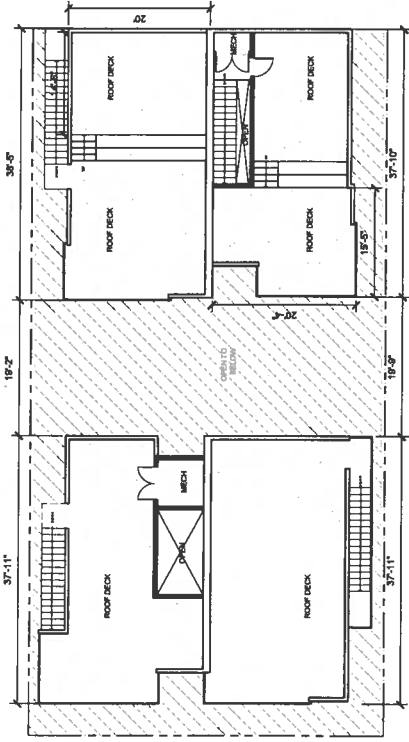
# TREMONT ST.

FLOOR PLANS

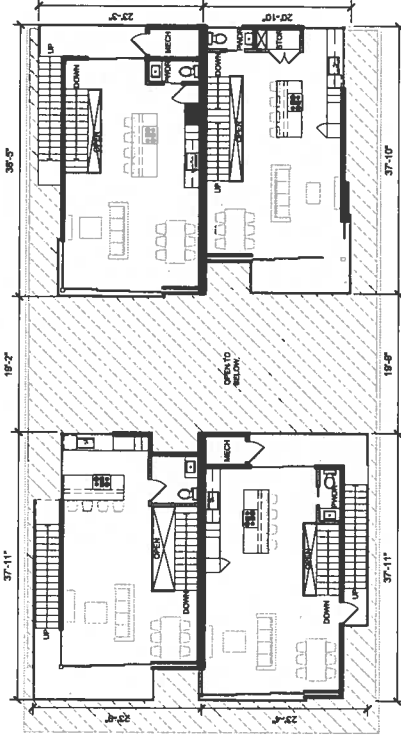
SUBMITTAL

DATE: 7-10-18

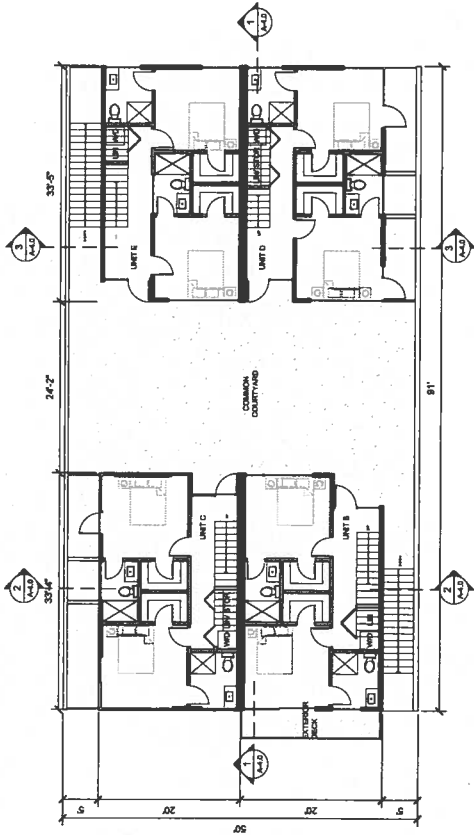
A-2.0



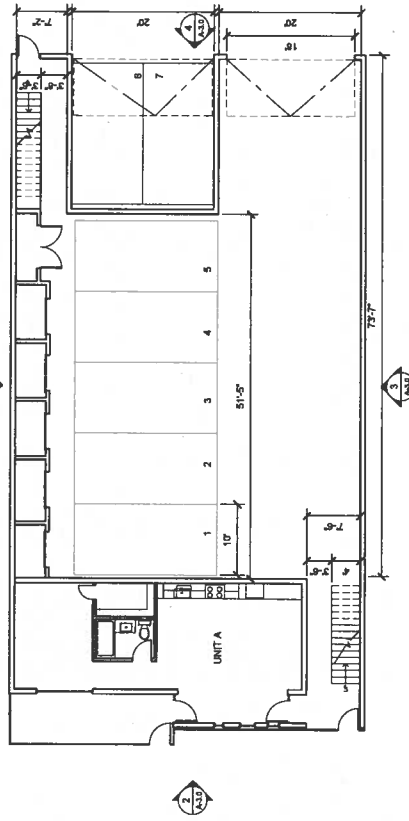
④ ROOF PLAN  
 1/8" = 1'-0"



③ THIRD FLOOR  
 1/8" = 1'-0"



② SECOND FLOOR  
 1/8" = 1'-0"



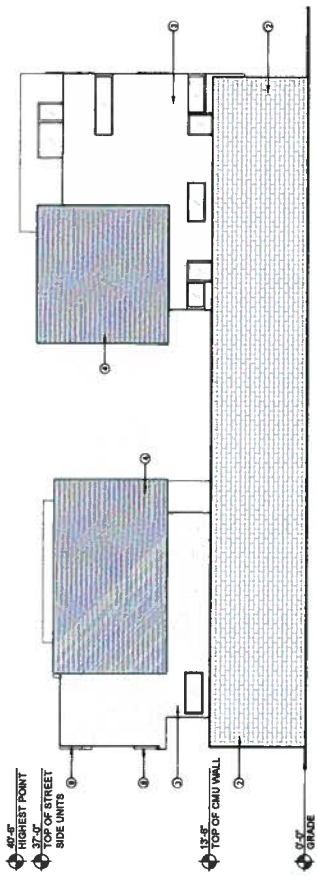
① GROUND FLOOR  
 1/8" = 1'-0"



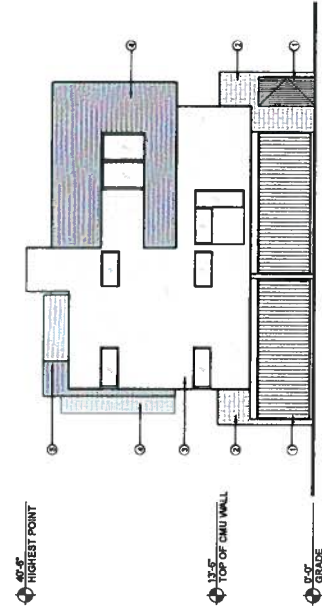
# TREMONT ST.

SUBMITTAL  
 DATE 7-20-18

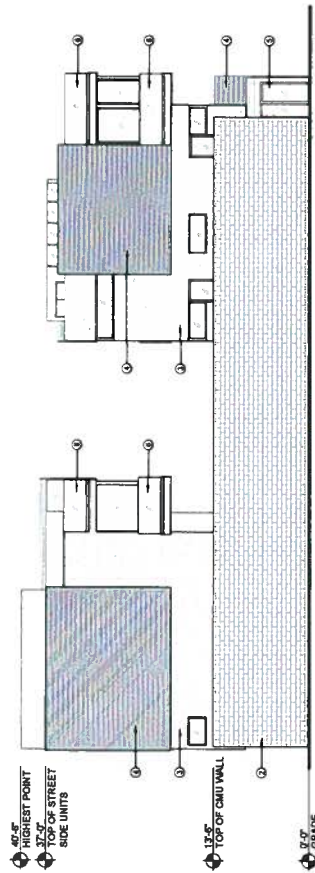
A-3.0



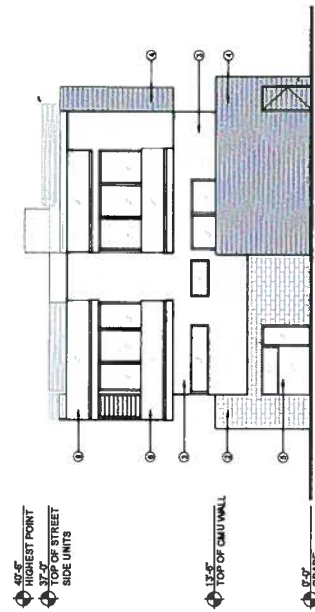
① SOUTH ELEVATION  
 1/8" = 1'-0"



② EAST ELEVATION  
 1/8" = 1'-0"



③ NORTH ELEVATION  
 1/8" = 1'-0"



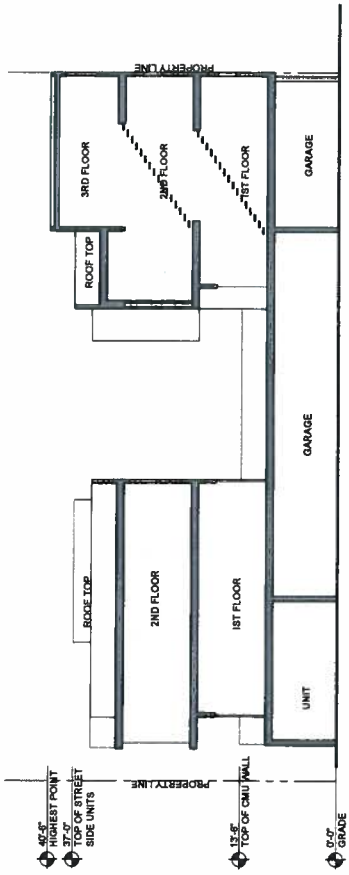
④ WEST ELEVATION  
 1/8" = 1'-0"

KEYNOTES

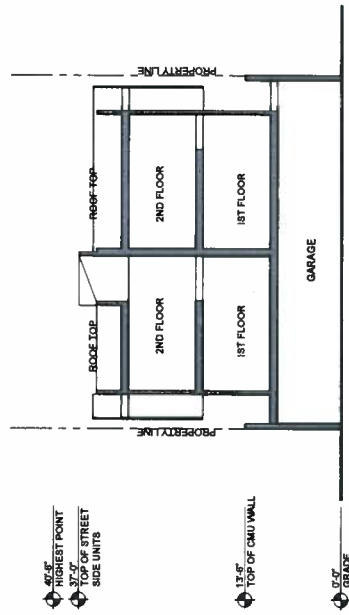
- ① METAL SECURITY GATE
- ② INTEGRAL COLOR DECORATIVE CMU WALL
- ③ PERFORATED METAL SCREEN GUARDRAIL
- ④ STOREFRONT GLAZING
- ⑤ GLASS GUARDRAIL



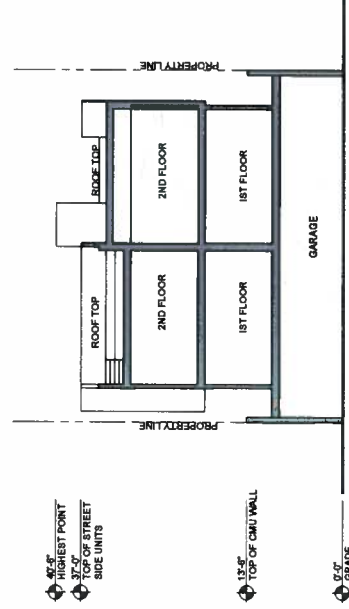
# TREMONT ST.



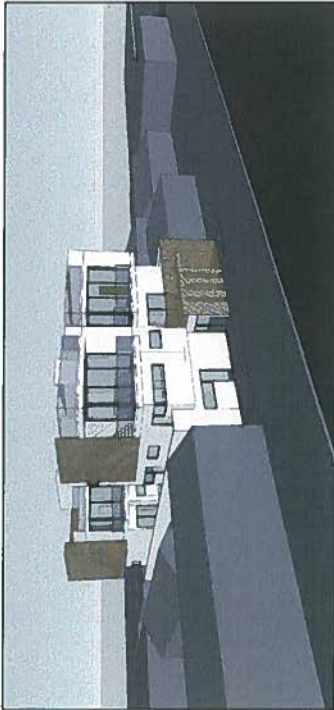
① LONGITUDINAL SECTION  
 1/8" = 1'-0"



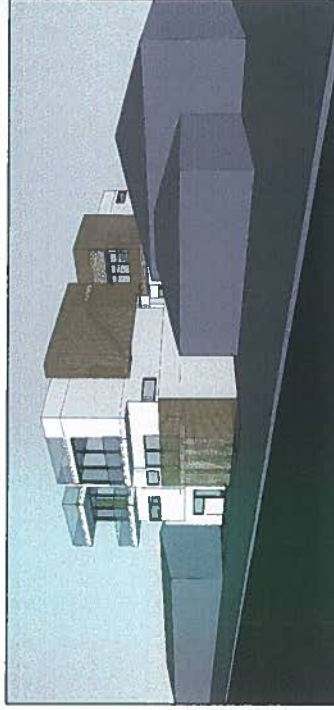
② FRONT UNITS SECTION  
 1/8" = 1'-0"



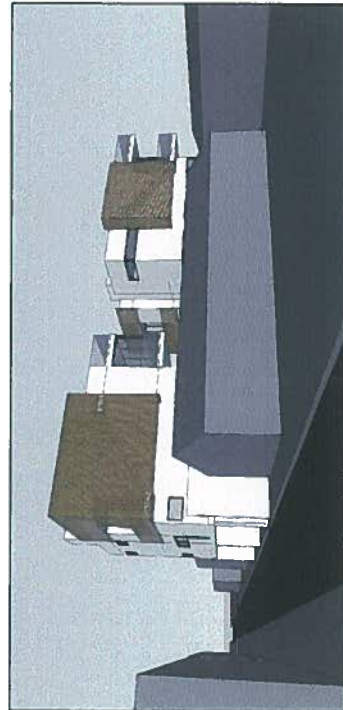
③ BACK UNITS SECTION  
 1/8" = 1'-0"



1 VIEW 1 FROM STREET



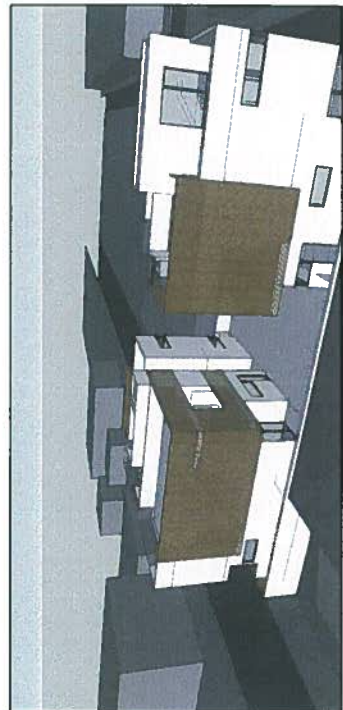
2 VIEW 2 FROM STREET



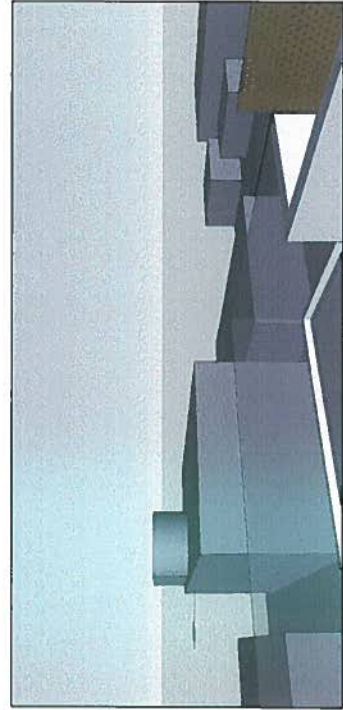
3 VIEW FROM ALLEY



4 STREET SIDE AERIAL VIEW



5 AERIAL VIEW



6 ROOF TOP VIEW

# TREMONT ST.

PERSPECTIVES

S TREMONT ST.  
OCEANSIDE, CA 92054



SUBMITTAL  
DATE: 7-18-18

A-5.0

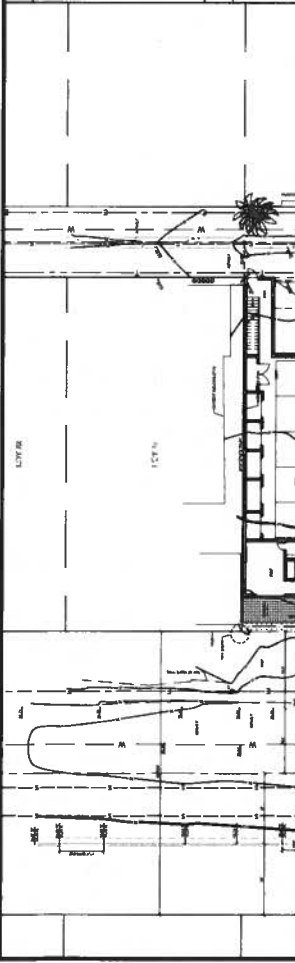
**PROJECT DIRECTORY**

ARCHITECT: POINT OF DEPARTURE  
 3712 30TH STREET  
 SAN DIEGO, CA 92104  
 619.444.2200

OWNER: M. MARRAS, LLC  
 1000 10TH STREET  
 SAN DIEGO, CA 92101  
 619.594.8200

**SCOPE OF WORK**

NEW RESIDENTIAL DEVELOPMENT WITH ONE GROUND FLOOR UNIT AND FOUR RESIDENTIAL UNITS OVER ENCLOSED PARKING GARAGE.



**INDEX TO DRAWINGS**

SHT. #	SHEET TITLE
T-1.0	TITLE SHEET
A-1.0	SITE PLAN FIRST FLOOR PLAN
A-2.0	FLOOR PLANS
A-3.0	BUILDING ELEVATIONS
A-4.0	SECTION
A-5.0	30 PERSPECTIVE VIEWS

**PROJECT DATA**

PROJECT LOCATION: 878 TREMONT STREET, OCEANSIDE, CA 92054

CITY OF OCEANSIDE: MAP 210 PAVEN H. MONTESQUITO SUBDIVISION, BLOCK 4, LOT 10

ADDRESS: 878 TREMONT STREET, OCEANSIDE, CA 92054

PERMITS: CA 2

TYPE OF CONSTRUCTION: YES

PROPOSED OCCUPANCY: R-2 S.U.

ALLOWABLE AREA: 8 STORES 1,100 SF

NUMBER OF STORES: 4F

BUILDING HEIGHT: 12' 0"

AREA OF WORK: UNIT 10, DRIVE WORK  
 UNIT 11, 1,200 SF  
 UNIT 12, 1,200 SF  
 UNIT 13, 1,200 SF  
 UNIT 14, 1,200 SF  
 TOTAL: 4,800 SF

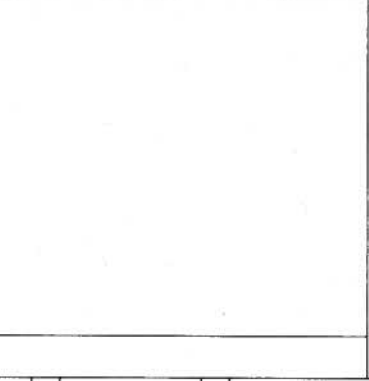
DATE: 08/17/16

DESIGNED BY: MARRAS, LLC  
 1000 10TH STREET, SAN DIEGO, CA 92101  
 619.594.8200

GOVERNING CODES: 2008 CBC, 2008 CEC, 2008 CFC, 2013 CAL GREEN BUILDING STANDARDS

**KEY NOTES**

① UNKID

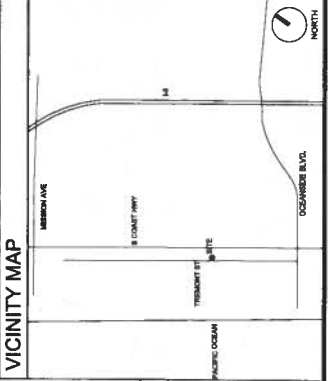


**ACCESSIBILITY STATEMENT**

**ABBREVIATIONS**

**GENERAL NOTES**

**FIRE NOTES**



**SYMBOL LEGEND**

DOOR TYPE REFER TO THE DOOR SCHEDULE SHEET

UPPER PORTION INDICATES INTERIOR ELEVATION IS SHOWN

LOWER PORTION INDICATES EXTERIOR ELEVATION IS SHOWN

WALL TYPE SYMBOL

UPPER PORTION INDICATES DETAIL NUMBER

LOWER PORTION INDICATES DETAIL NUMBER

INTERIOR ELEVATION REFERENCE ELEVATED WALLS ARE SHOWN SHADED

UPPER PORTION INDICATES INTERIOR ELEVATION IS SHOWN

LOWER PORTION INDICATES EXTERIOR ELEVATION IS SHOWN

**DEFERRED SUBMITTALS**