

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, December 15, 2015, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 a.m. – 10:30 a.m. Discussion of a proposed 10 unit multi-family residence at 1224-1226 South Pacific Street.

Zoning: R-T (Residential Tourist)
Land Use: Coastal High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 152-146-07 & -08
Contact Person: Patrick Zabrocki
Tel.: (760) 929-2288 x407
Email: pzabrocki@hwplanning.com

Attachments:

1. Maps
2. Project Description Letter
3. Conceptual Site Plans
4. Proposed Elevations

¹ *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.*

ITEM #1

152-14
SHT 1 OF 3

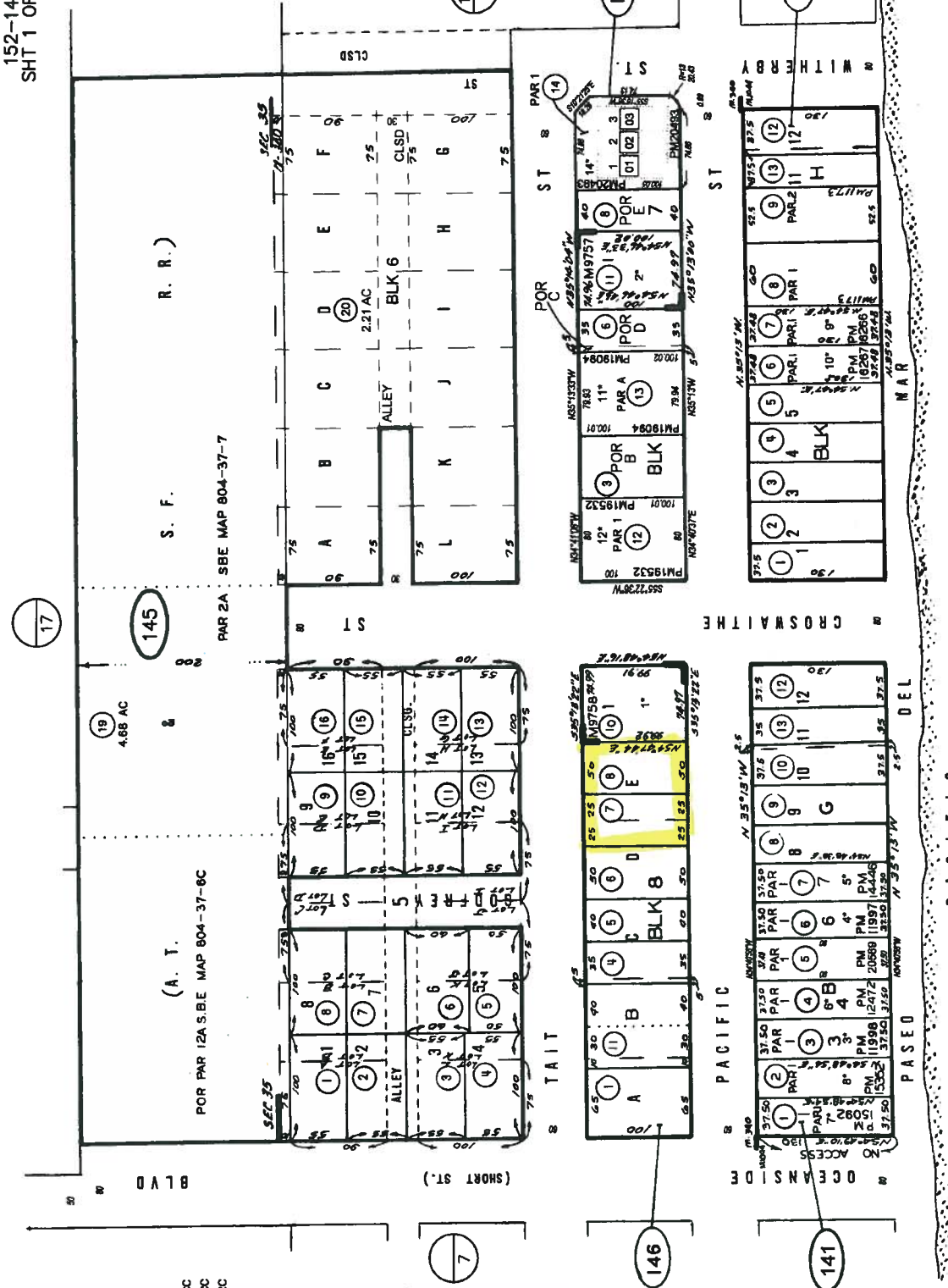
8/10/10 JHA

07

CHANGES	BLK	OLD	NEW	YR	CUT
	141	VI	12	13	63 2078
	142	10	11	12	13 2168
	143	7	11	11	11 1654
	144	9	10	10	10 1655
	145	10	10	10	10 1655
	146	10	10	10	10 1655
	147	10	10	10	10 1655
	148	10	10	10	10 1655
	149	10	10	10	10 1655
	150	10	10	10	10 1655
	151	10	10	10	10 1655
	152	10	10	10	10 1655
	153	10	10	10	10 1655
	154	10	10	10	10 1655
	155	10	10	10	10 1655
	156	10	10	10	10 1655
	157	10	10	10	10 1655
	158	10	10	10	10 1655
	159	10	10	10	10 1655
	160	10	10	10	10 1655
	161	10	10	10	10 1655
	162	10	10	10	10 1655
	163	10	10	10	10 1655
	164	10	10	10	10 1655
	165	10	10	10	10 1655
	166	10	10	10	10 1655
	167	10	10	10	10 1655
	168	10	10	10	10 1655
	169	10	10	10	10 1655
	170	10	10	10	10 1655
	171	10	10	10	10 1655
	172	10	10	10	10 1655
	173	10	10	10	10 1655
	174	10	10	10	10 1655
	175	10	10	10	10 1655
	176	10	10	10	10 1655
	177	10	10	10	10 1655
	178	10	10	10	10 1655
	179	10	10	10	10 1655
	180	10	10	10	10 1655
	181	10	10	10	10 1655
	182	10	10	10	10 1655
	183	10	10	10	10 1655
	184	10	10	10	10 1655
	185	10	10	10	10 1655
	186	10	10	10	10 1655
	187	10	10	10	10 1655
	188	10	10	10	10 1655
	189	10	10	10	10 1655
	190	10	10	10	10 1655
	191	10	10	10	10 1655
	192	10	10	10	10 1655
	193	10	10	10	10 1655
	194	10	10	10	10 1655
	195	10	10	10	10 1655
	196	10	10	10	10 1655
	197	10	10	10	10 1655
	198	10	10	10	10 1655
	199	10	10	10	10 1655
	200	10	10	10	10 1655

151-1615616

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.



MAP 9758 - PACIFICA PROPERTIES (CONDO)
 MAP 9757 - COSTA LINDA PROPERTIES (CONDO)
 MAP 1044 - TERRACE ANNEX - BLKS G & H
 MAP 340 - MYERS ADD - BLKS 5 - 8 (MM 205 - PAR 1 - 16 BLK 5)
 POR SEC 35 - T11S - R5W
 ROS 12981, 20499, 20532

14" CONDO
 PACIFIC TIDES
 DOC10-0008859

12" CONDO
 1302 SOUTH PACIFIC ST
 PACIFIC TIDES
 DOC06-287276 & DOC06-285088
 (SEE SHT 3)

13" CTRL #6280
 TFM
 PACIFIC TIDES
 (SEE SHT 3)

10" CONDO
 PAR 1 - PM 16287
 DOC91-423993
 (SEE SHT 3)

11" CONDO
 PACIFICA (TAIT ST)
 DOC02-1077413
 (SEE SHT 3)

8" CONDO
 1205 SOUTH PACIFIC ST
 DOC98-572380
 (SEE SHT 3)

9" CONDO
 PAR 1 - PM 16286
 DOC91-423995
 (SEE SHT 3)

1" CONDO
 PACIFICA PROPERTIES
 DOC92-165294
 (SEE SHT 2)

2" CONDO
 COSTA LINDA PROPERTIES
 DOC97-40336
 (SEE SHT 2)

3" CONDO
 1205 SOUTH PACIFIC ST
 DOC98-572380
 (SEE SHT 2)

4" CONDO
 1215 SOUTH PACIFIC ST
 DOC98-318073
 (SEE SHT 2)

5" CONDO
 1219 SOUTH PACIFIC ST
 DOC98-383573
 (SEE SHT 2)

6" CONDO
 1211 SOUTH PACIFIC ST
 DOC97-403363
 (SEE SHT 2)

7" CONDO
 1201 SOUTH PACIFIC ST
 DOC98-572380
 (SEE SHT 3)

SDAS
 7-14-09

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 152 PG 14 SHT 1 OF 3



November 23, 2015

City of Oceanside Development Services
Attn: Ms. Tiffany Chen
300 N. Coast Highway
Oceanside, CA 92054

RE: Project Description Letter for the developer's conference with City staff for the property located at 1224-1226 South Pacific Street, Oceanside CA 92054.

Dear Ms. Chen,

This Project Description Letter serves to inform the City that our client, Will Creagan, is proposing to replace the existing 10-unit multi-family complex located at 1224-1226 South Pacific Street in Oceanside with a new 10-unit multi-family residential development. Development for this property would need to file a Development Permit and a Coastal Development Permit.

Existing Site

The approximately 0.23 acre (10,000 sq. ft.) subject property consists of two rectangular parcels that are each approximately 5,000 sq. ft. The Assessor Parcel Numbers (APNs) for this property are 152-146-0700 & 152-146-0800. The property is located within the Local Coastal Plan (LCP) area and has a land use designation of High Density Residential and a Residential Tourist zoning designation. Setbacks for this property are 10 feet for the front and back and 3 feet for the sides with a height restriction of 35 feet. Parking is required to be two spaces per unit.

The parcels are flat and fully developed with 10 units in three separate residential structures. Two are one-story and the third is a two-story structure. It is believed that the structures were built around 1950. The buildings are tan with white trim and fencing and are in overall fair condition.

Proposed Project

The proposed project would include a total of 10 attached two-bedroom units to replace the existing 10 units. The structure would be three stories and include a total of 20 parking spaces on the first floor accessible from Tait Street. The residential units are two stories and current floor plan designs include unit sizes that range from 1,065 sq. ft. to 1,520 sq. ft. The six units along the eastern side of the structure would include rooftop patios with interior access and glass railings.

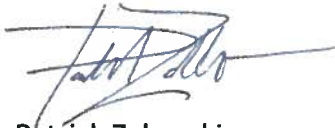
HowesWeiler & Associates

LAND USE PLANNING AND CONSULTATION

The architecture proposed for this development was inspired by the transitional location of the site between the contemporary downtown Oceanside to the north and the historic St. Malo community to the south. The architecture pulls from the textures and colors of the St. Malo community and also looks to the clean, modern forms of the downtown Oceanside area to provide a unique style with character that is endemic to the area.

If you have any questions, require further documentation or would like to discuss, please call me at 760.929.2288 ex. 407. Thank you.

Sincerely,



Patrick Zabrocki
Senior Planner



300 CALIFORNIA AVENUE, SUITE 300
 OAKLAND, CA 94612
 PHONE: 750 538 8100
 FAX: 750 538 8187
 WWW.MANUFACTURE.COM

THE ARCHITECTS
 1000 CALIFORNIA AVENUE, SUITE 300
 OAKLAND, CA 94612
 PHONE: 750 538 8100
 FAX: 750 538 8187
 WWW.MANUFACTURE.COM



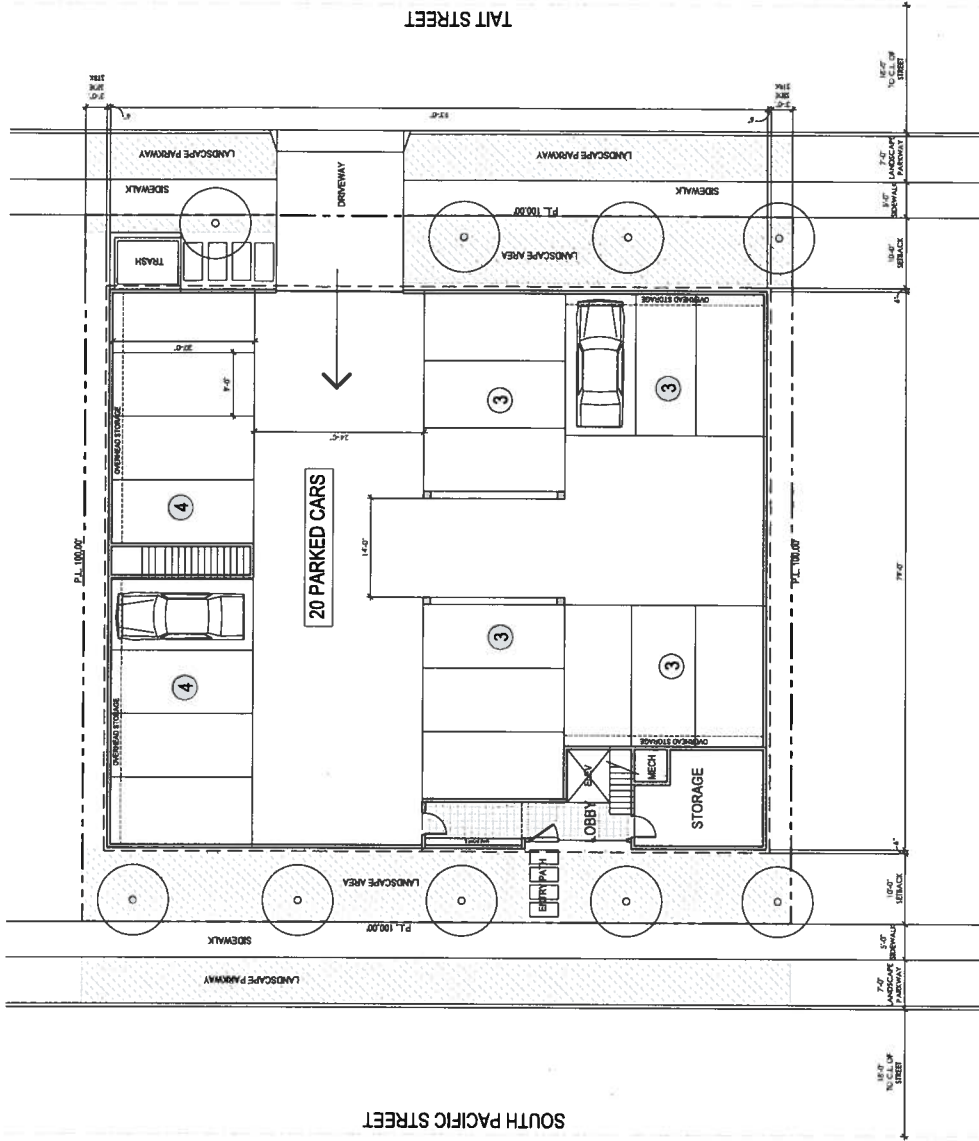
SOUTH PACIFIC SHORES
 OCEANSIDE, CALIFORNIA
 DEVELOPERS'S CONFERENCE

TA 1811

1/1/01 DEVELOPER CODE

SITE AND FIRST FLOOR PLAN

A1.1



1 SITE PLAN / FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

PARKING CALCULATIONS	
REQUIRED:	
1-BEDROOM	= 1.5 PARKING SPACES
2-BEDROOM	= 2.0 PARKING SPACES
3-BEDROOM	= 2.5 PARKING SPACES
SPACES ARE 8'6" MINIMUM	
PROVIDED:	
1-BEDROOM UNITS	= 166 - 25 SPACES
2-BEDROOM UNITS	= 134 - 26 SPACES
3-BEDROOM UNITS	= 20 SPACES
TOTAL	= 226 SPACES



AERIAL PHOTOGRAPH
 SCALE: NTS



AERIAL PHOTOGRAPH
 SCALE: NTS



300 CALIFORNIA VILLAGE DR
 OAKLAND, CA 94612
 OFFICE: 750 248 8000
 FAX: 750 248 8147
 WWW.TREARCHITECTURE.COM

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



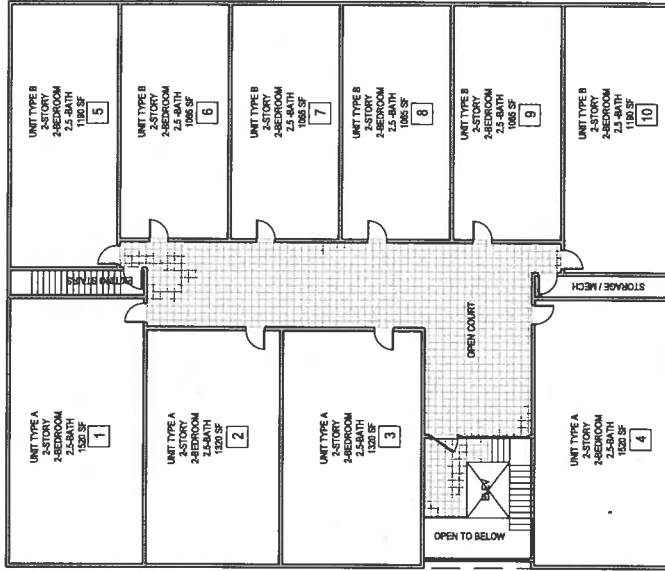
SOUTH PACIFIC SHORES
 OCEANSIDE, CALIFORNIA
 DEVELOPER'S CONFERENCE

TA 1511

1/18/11 09:05:00 AM

SECOND FLOOR
 PLANNING UNIT
 FLOOR PLANS

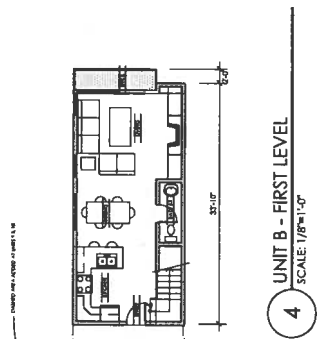
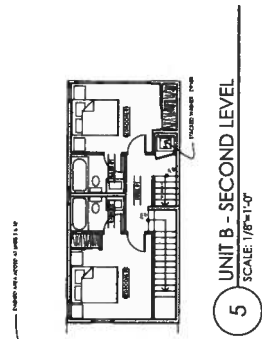
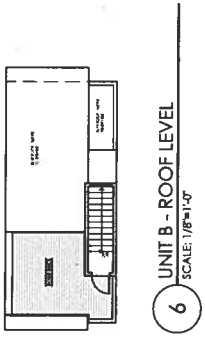
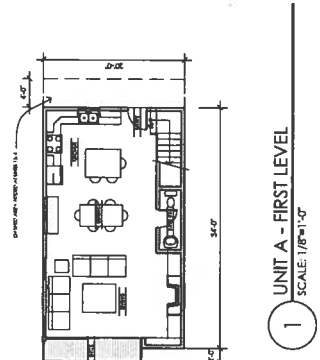
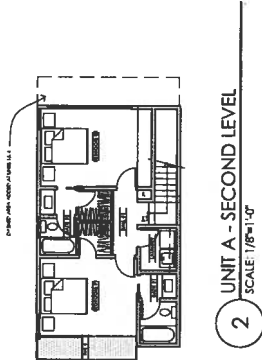
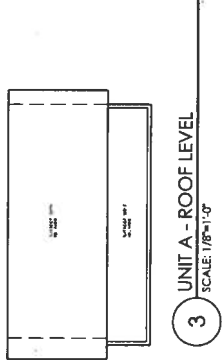
A2.1



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

UNIT CALCULATIONS

(1) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,320 SF
(2) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,080 SF
(3) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,320 SF
(4) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,080 SF
(5) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,320 SF
(6) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,080 SF
(7) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,320 SF
(8) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,080 SF
(9) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,320 SF
(10) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,080 SF
10 UNITS TOTAL





SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
NOVEMBER 20, 2015

PERSPECTIVE

SCALE: NTS





SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
NOVEMBER 20, 2015

PERSPECTIVE
SCALE: NTS





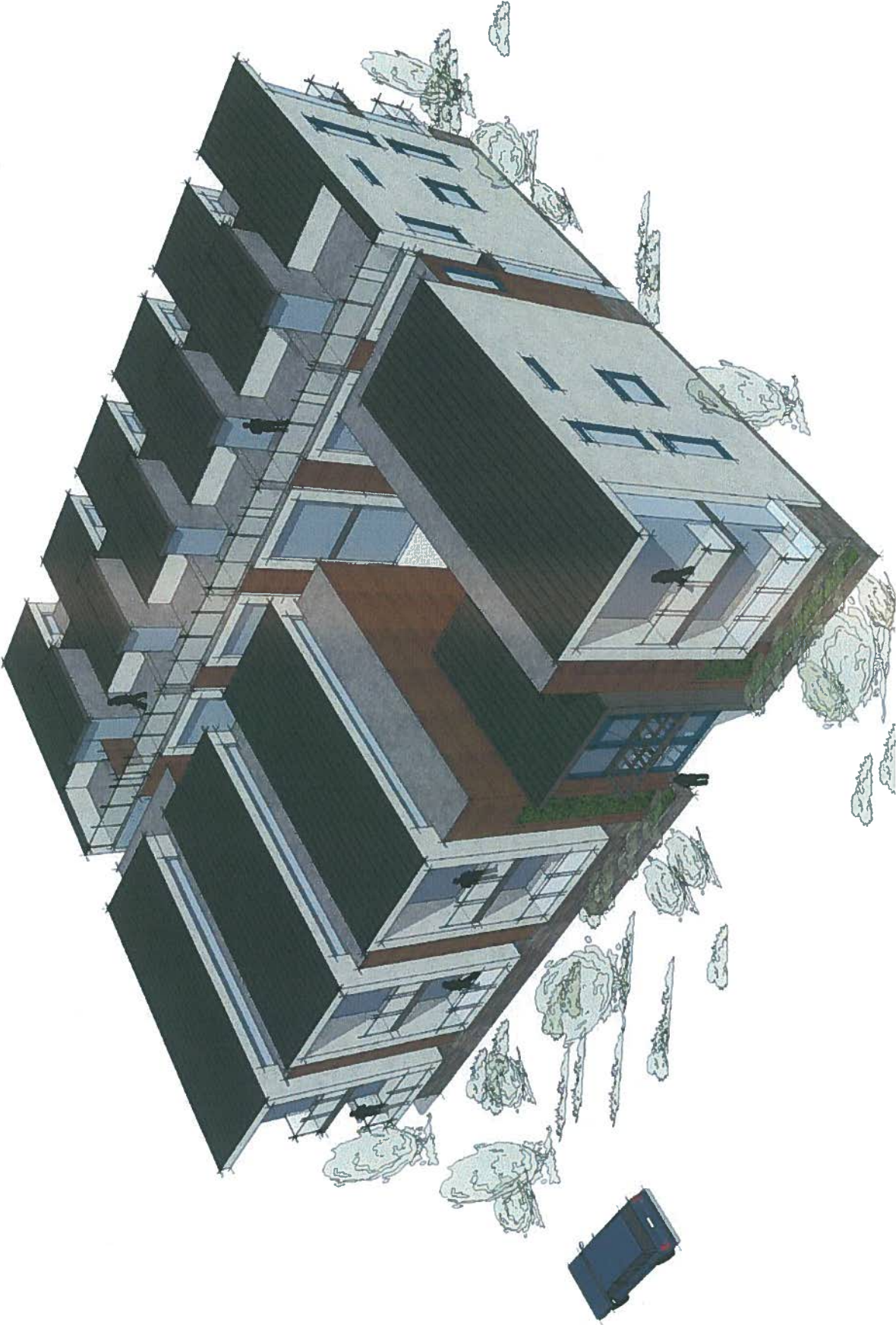
SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
NOVEMBER 20, 2015

PERSPECTIVE

SCALE: NTS





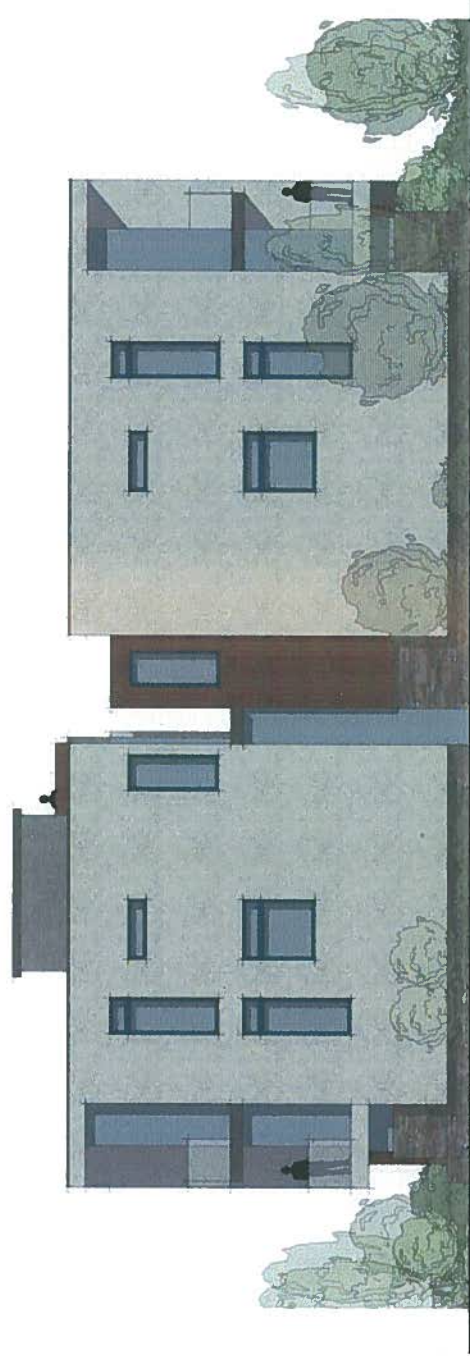
BIRD'S EYE VIEW
SCALE: NTS

SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
NOVEMBER 20, 2015



WEST ELEVATION



NORTH ELEVATION

SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
 NOVEMBER 20, 2015

ELEVATIONS
 SCALE: 1/16" = 1'-0"





EAST ELEVATION



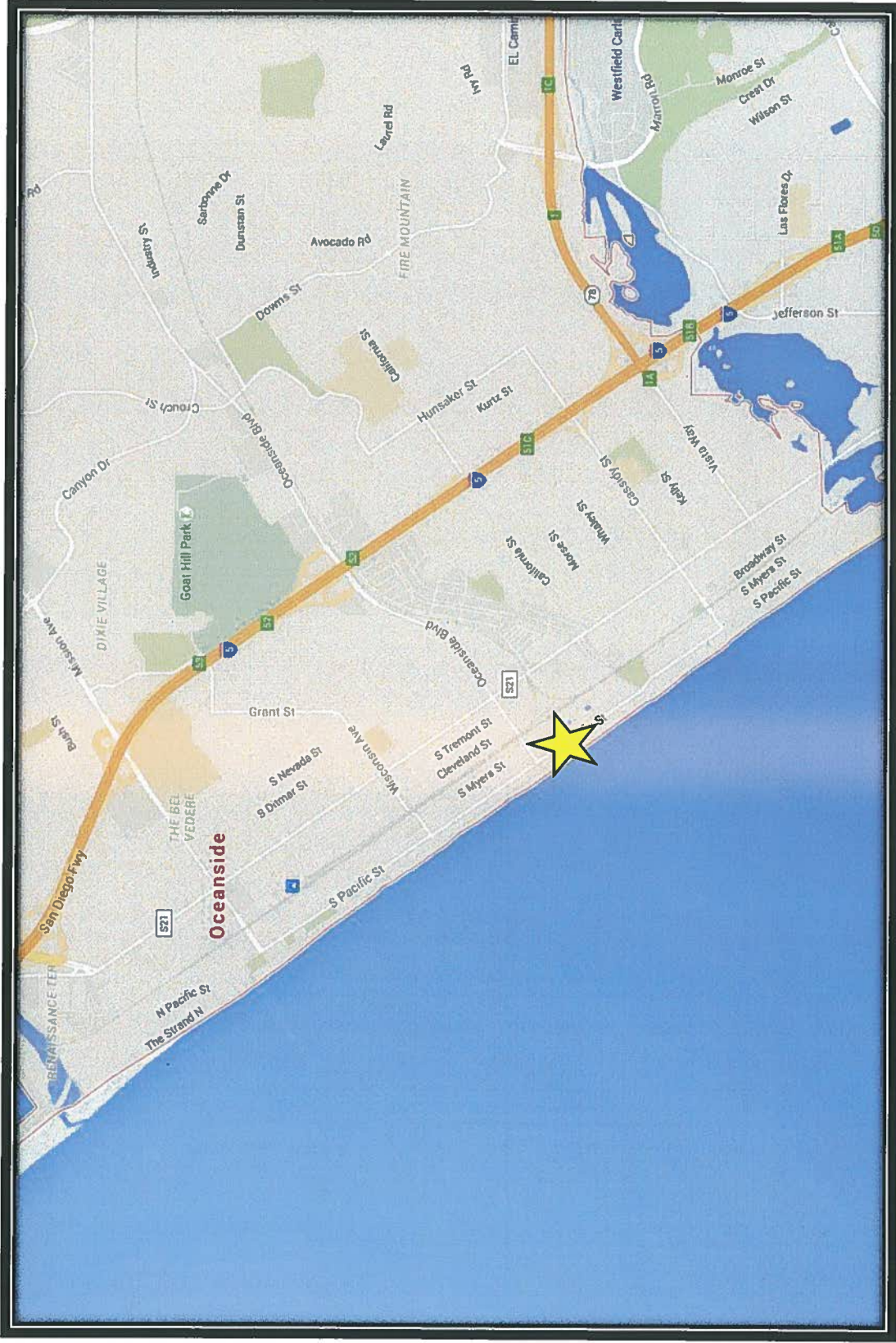
SOUTH ELEVATION

SOUTH PACIFIC SHORES

OCEANSIDE, CALIFORNIA
NOVEMBER 20, 2015

ELEVATIONS
SCALE: 1/16"=1'-0"





Regional Location Map
1224-1226 South Pacific Street, Oceanside CA

SOURCES: Google Earth, November, 2015; Howes, Weiler and Associates, November, 2015.

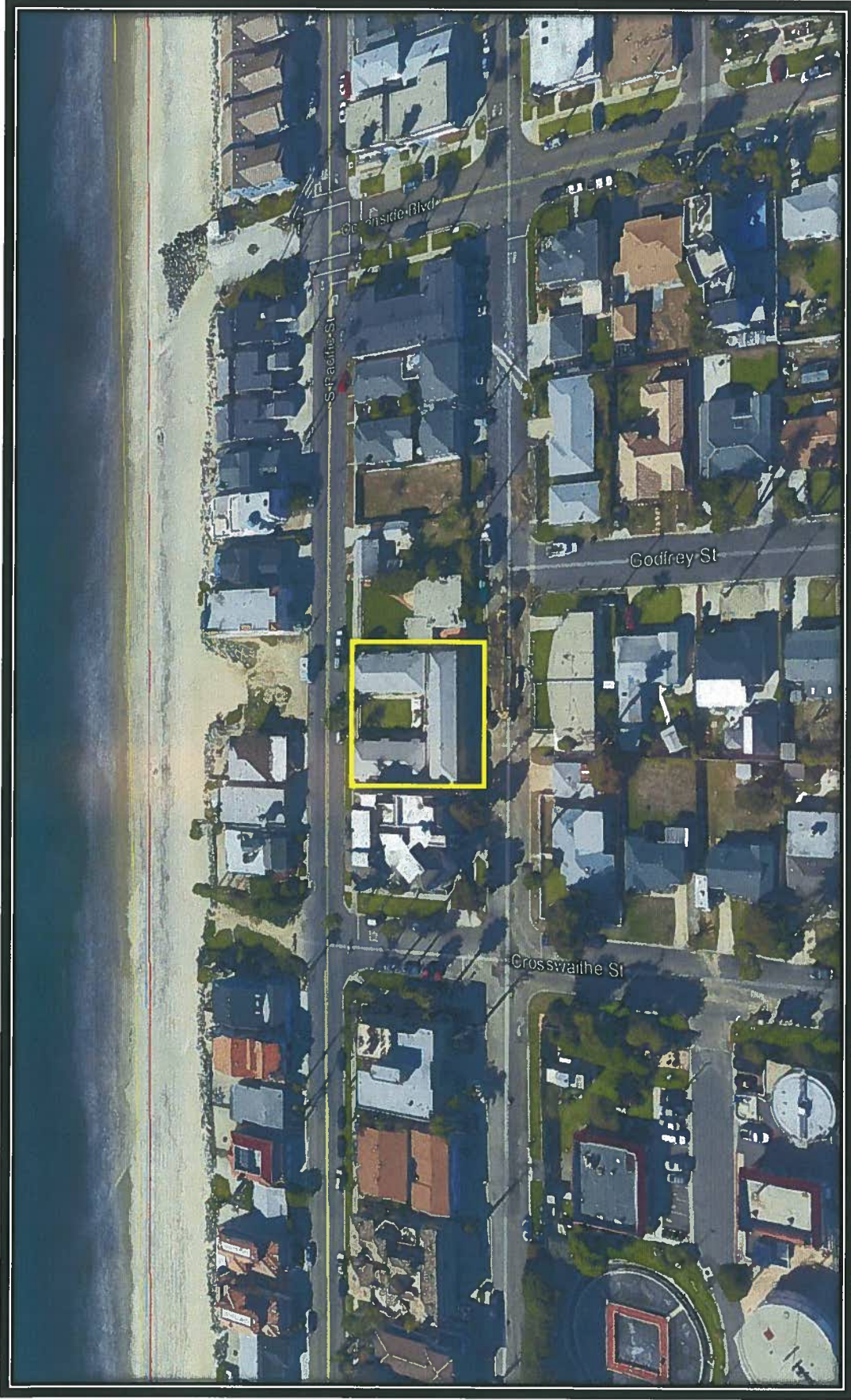
Note: Not to scale.



Project Location

Howes Weiler & Associates

LAND USE PLANNING AND CONSULTATION



SOURCES: Google Earth, November, 2015; Howes, Weller and Associates, November, 2015.

Note: Not to scale.



Site Boundary

Vicinity Map
1224-1226 South Pacific Street, Oceanside CA

**HowesWeller
& Associates**

LAND USE PLANNING AND CONSULTATION