

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 8, 2016, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

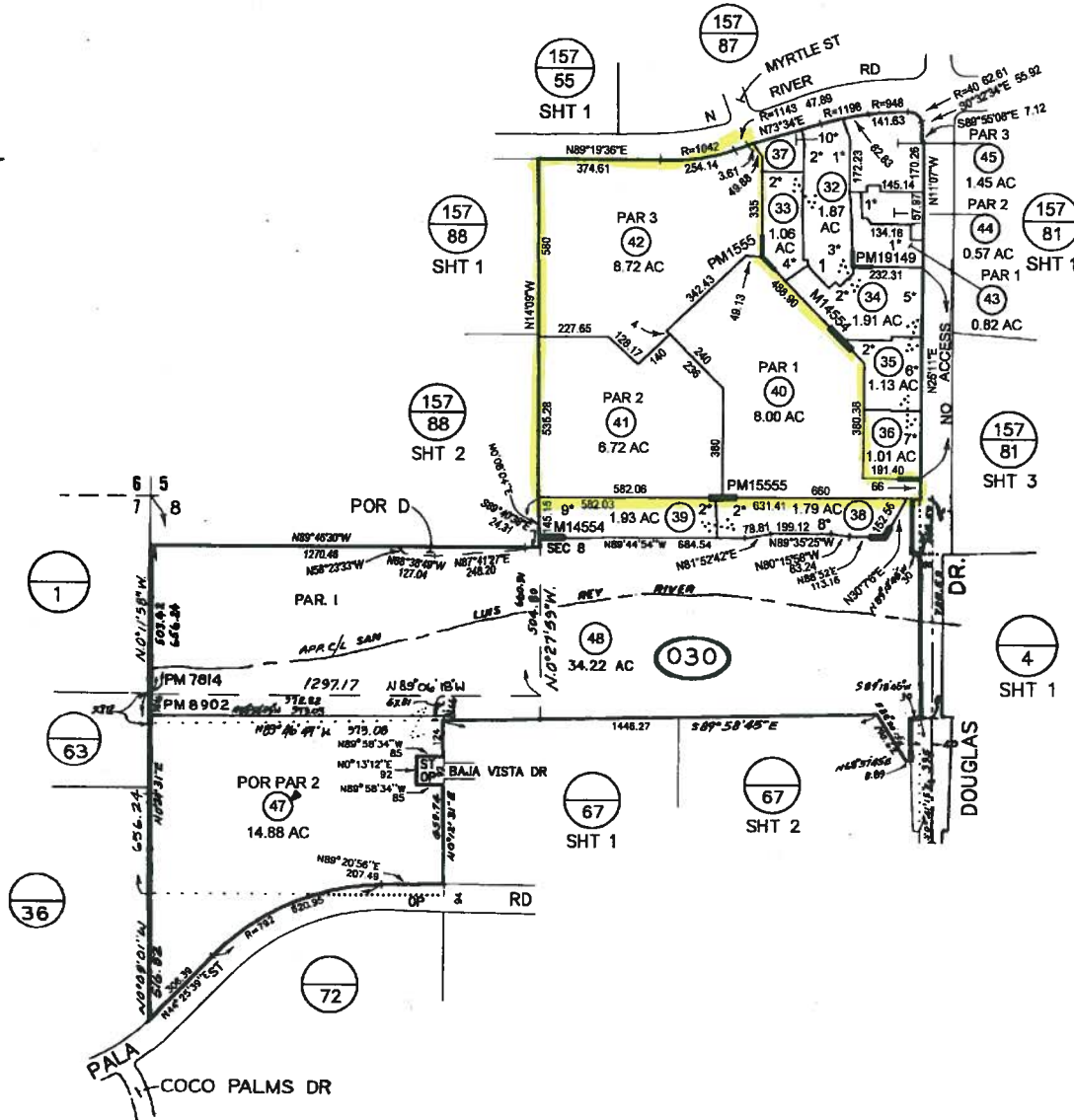
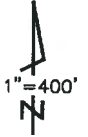
1. 9:30 a.m. – 10:30 a.m. Proposed expansion of an existing apartment complex (Riverview Springs Apartments) at 4398 Rainier Way.

Zoning: Medium-Density Residential- B
Land Use: Medium-Density Residential- C
Neighborhood Area: North Valley
Assessor Parcel Number: 158-030-40, -41, -42
Contact Person: Elizabeth Morales
Tel.: (951) 587-9463, x7202
Email: emorales@wineresort.com

Attachments:

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

¹ *The Developer's 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.*



- 1* SEE RECORD MAP FOR BRG & DIST
- 2* SEE CONDO PLAN FOR BRG & DIST
- 3* CONDO BRISBANE PHASE 1
DOC03-635086
DOC03-676465
(SEE SHT 2)
- 4* CONDO BRISBANE PHASE 2
DOC03-671483
(SEE SHT 2)
- 5* CONDO BRISBANE PHASE 3
DOC03-671485
(SEE SHT 2)
- 6* CONDO BRISBANE PHASE 4
DOC03-671487
(SEE SHT 3)
- 7* CONDO BRISBANE PHASE 5
DOC03-671489
(SEE SHT 3)
- 8* CONDO BRISBANE PHASE 6
DOC03-774040
DOC03-848679
(SEE SHT 3)
- 9* CONDO BRISBANE PHASE 7
DOC03-774042
(SEE SHT 3)
- 10* CONDO BRISBANE PHASE 8
DOC03-871481
(SEE SHT 2)

01/18/05 AM

CHANGES

BLK	OLD	NEW	W/CUT
030	11	28	25 1231
	6	19, 14	20 1114
	13	26, 35	31 13
	1	15, 16	22 1488
	8, 10	17-21	22 1412
	7	22, 23	22 1982
VOID	23	24, 25	24 1715
	22	24, 25	24 1714
	15	POR PG	28 81
	11, 12, 21	28	28 1725
	9, 12, 17, 18, 20	27, 28	27 1715
	14, 23	29	29 188
	14	29, 30	01 1847
	29	PG 72	02 82
	27, 28	31	04 16
	31 & 157	32, 33	04 554
	40, 42	34	04 554
	157, 220	40-43	04 10081
	84-96	46	05 1572
	23, 24, 30	47	05 1877
	26 & 46	48	05 1930

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.

February 11, 2016

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

RE: Developer's Conference: 4398 Rainier Way, Oceanside, CA 92058
APN's: 158-030-40-00
158-030-41-00
158-030-42-00

To Whom It May Concern:

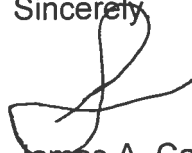
Riverview Springs, Ltd., a California Limited Partnership, owner of *Riverview Springs Apartments* would like to expand the complex by adding six buildings that would include a total of 47 new apartment units. These new buildings/units will be constructed where 6 covered parking areas are currently located (shown on one of the enclosed Google Maps).

Currently, this complex has a total of 358 apartment units.

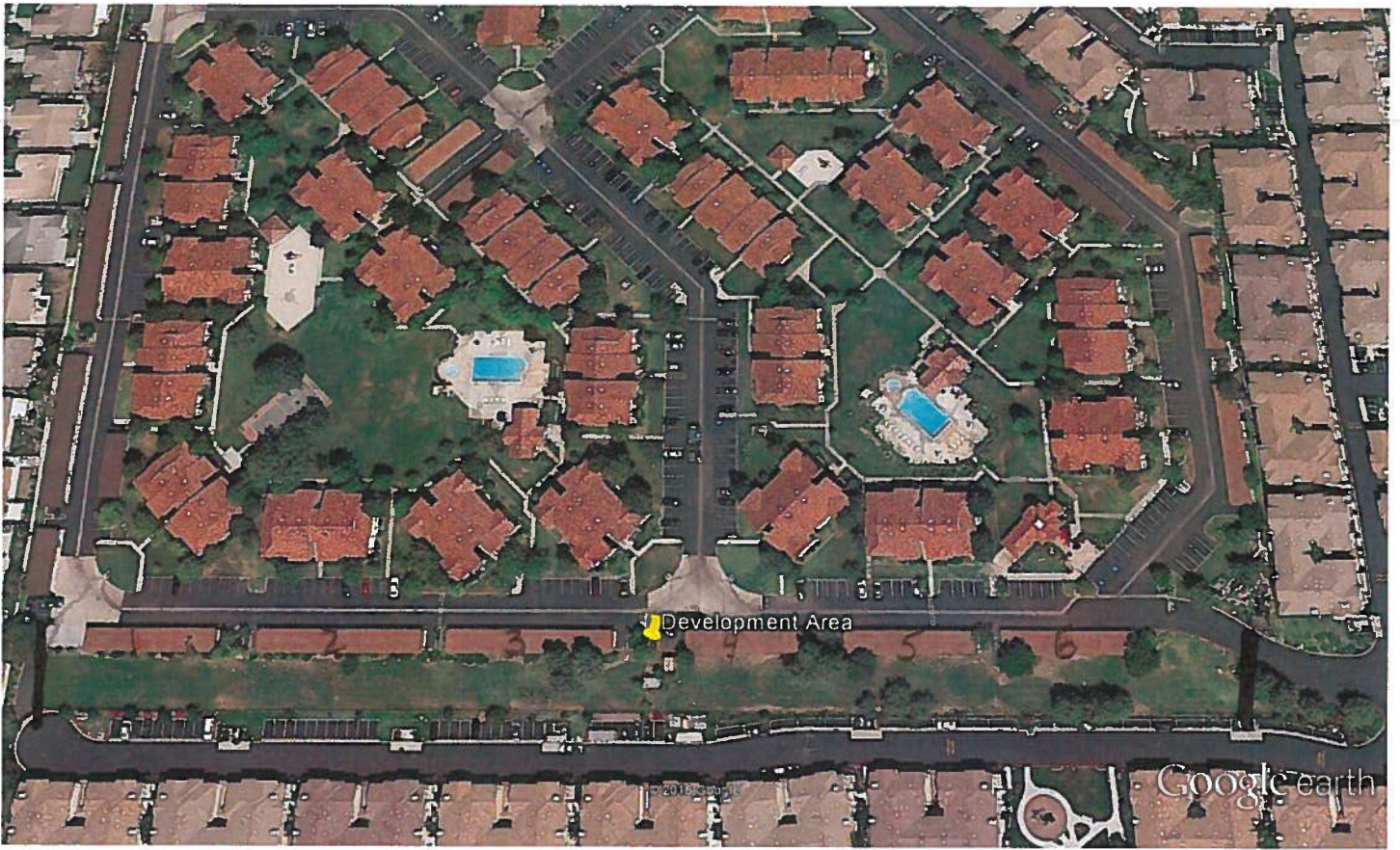
Enclosed are the rest of the required documents requested.

I look forward to meeting with you on Tuesday, March 8th at 9:30am to discuss this project.

Sincerely,



James A. Carter
Developer

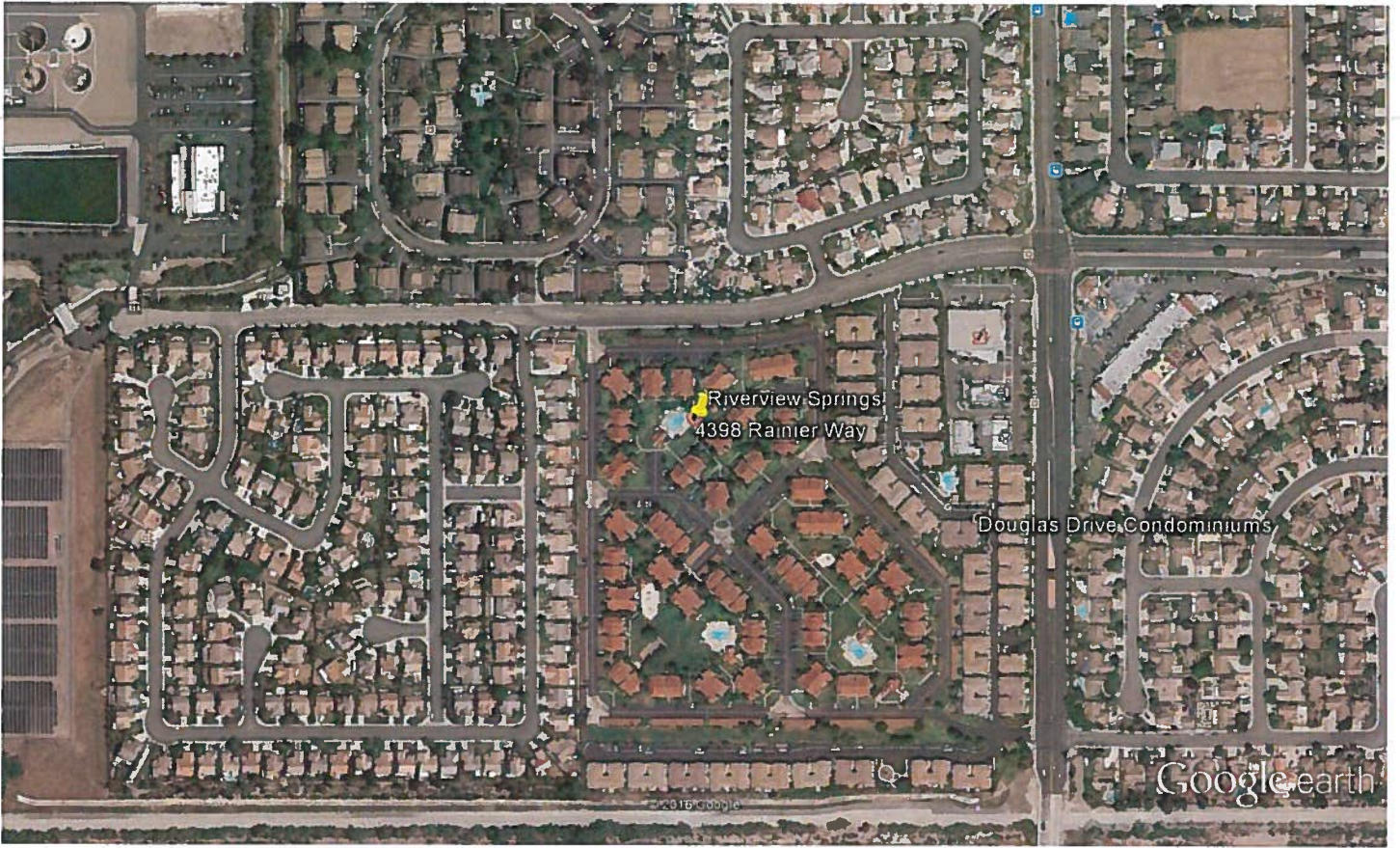


Google earth

feet 500
meters 100

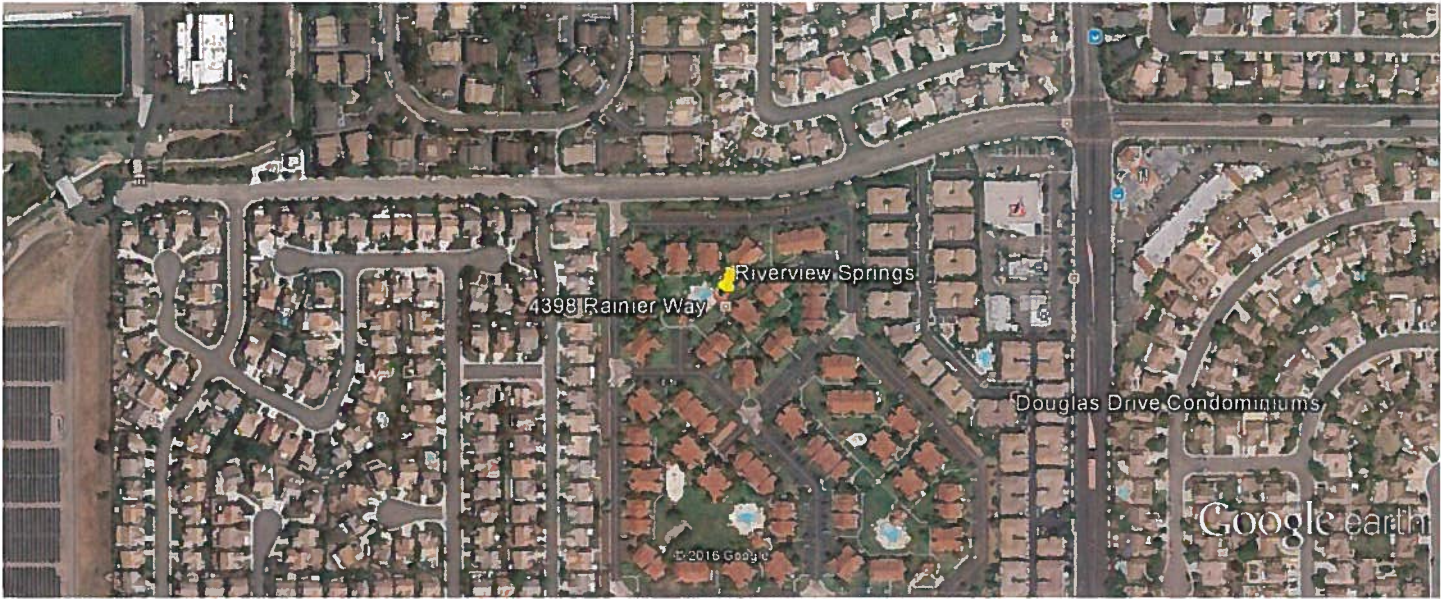


(6)
Parking Stall Areas

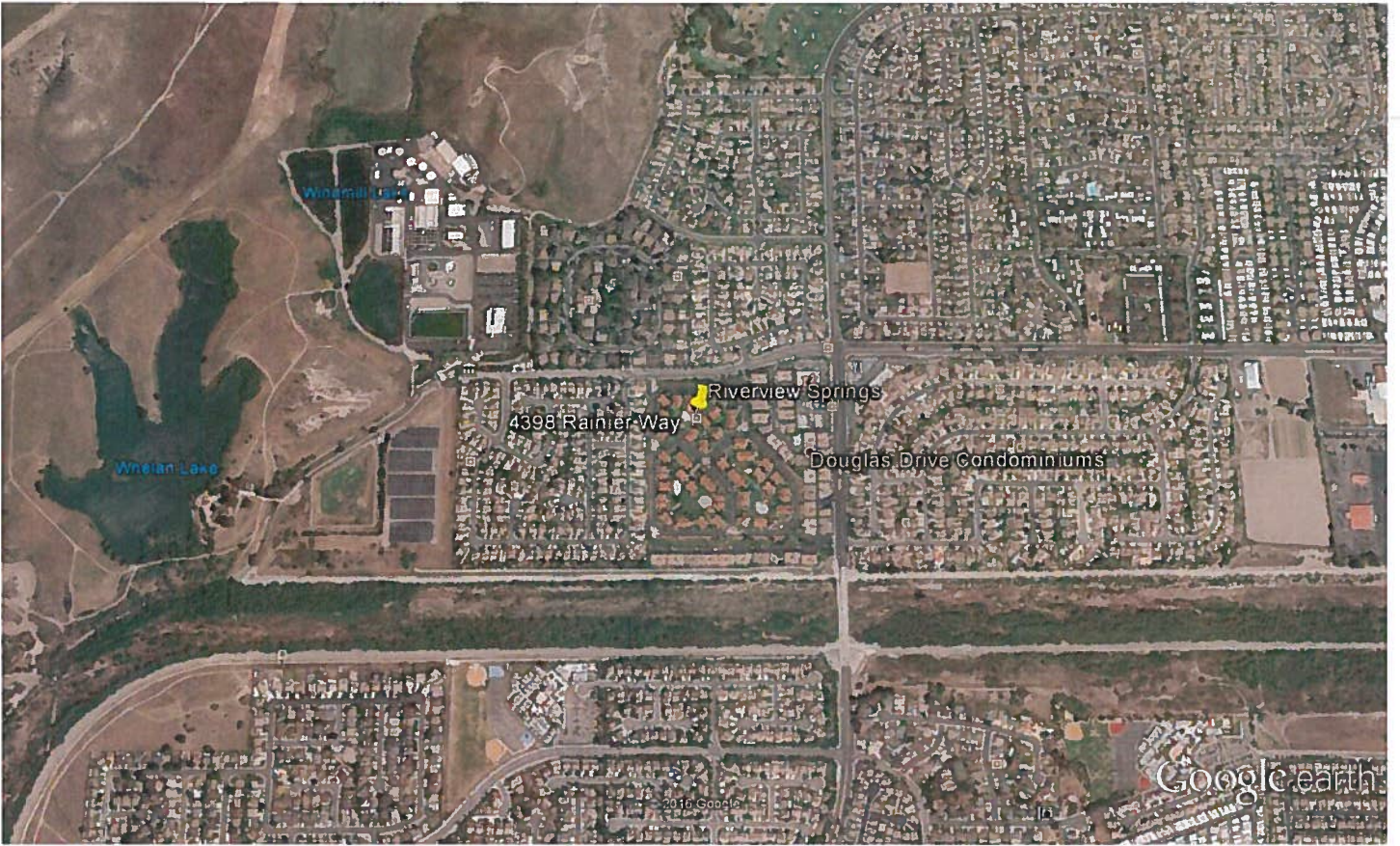


Google earth





Riverview Springs



Google earth

feet
km

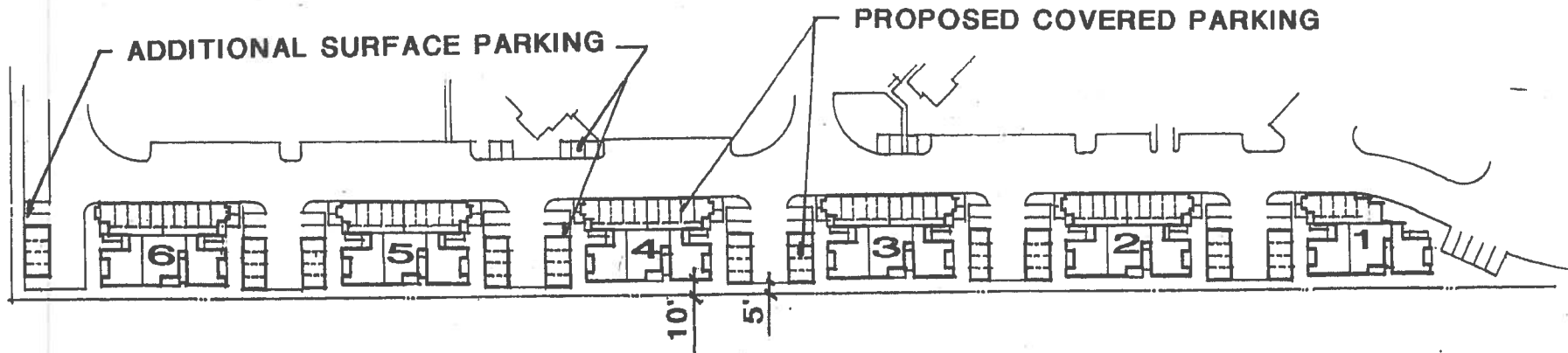


PROPOSED PROJECT DATA:

EXISTING	EXTRA	PROPOSED	TOTAL
360 UNITS		47	
381 CARPORTS	21	26	47
399 SURFACE	17	22	39
			<u>TOTAL 86</u>

PARKING REQUIRED FOR PROPOSED PROJECT:

36 1BR1B X 1.5	: 54
11 2BR2B X 2.0	: 22
<u>47</u>	
GUEST:	<u>10</u>
	<u>86 TOTAL</u>



PARTIAL SITE PLAN

RIVERVIEW SPRINGS

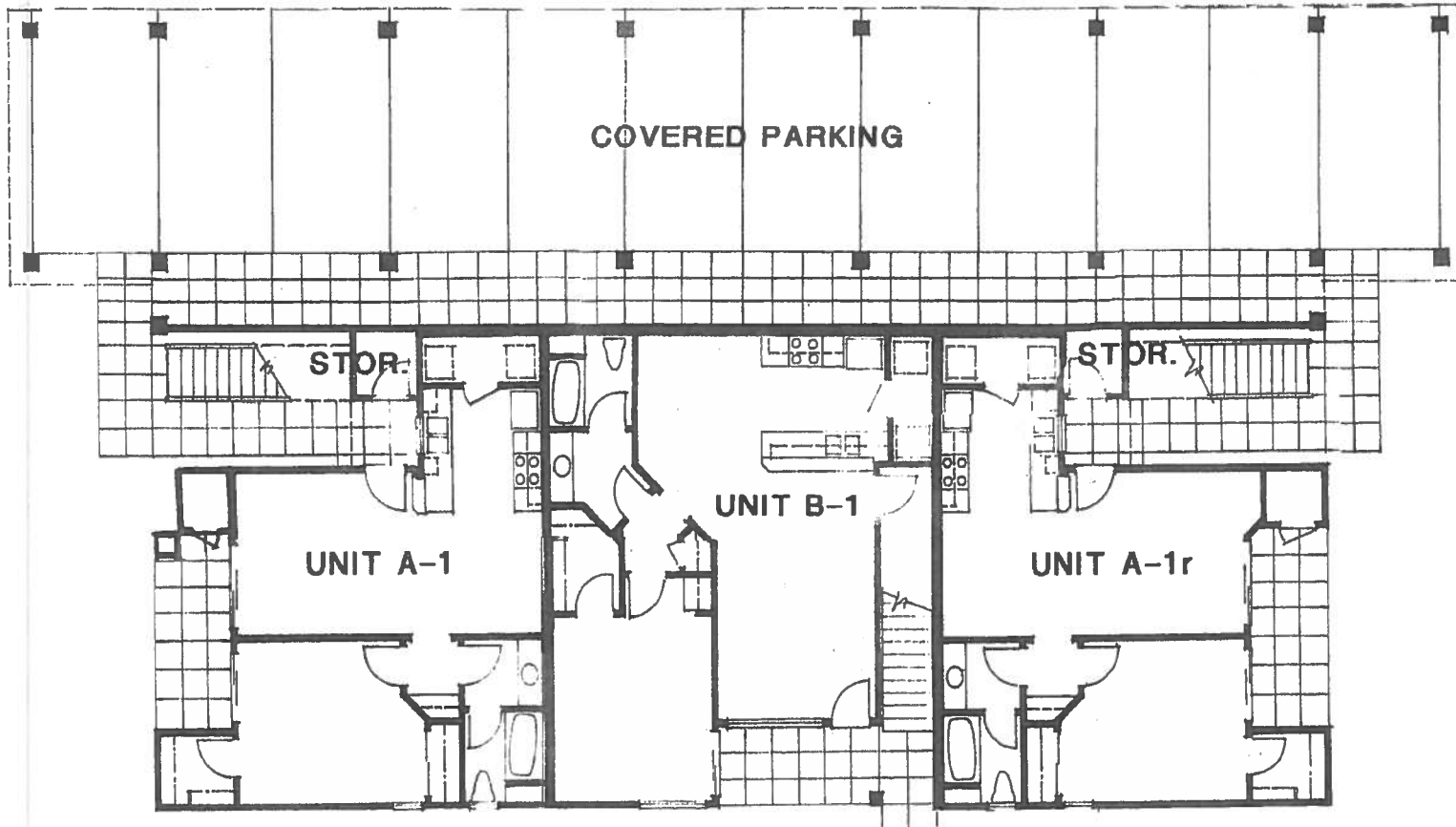


SPRUCE GROVE, INC. 9/14/05



DRIVE

COVERED PARKING



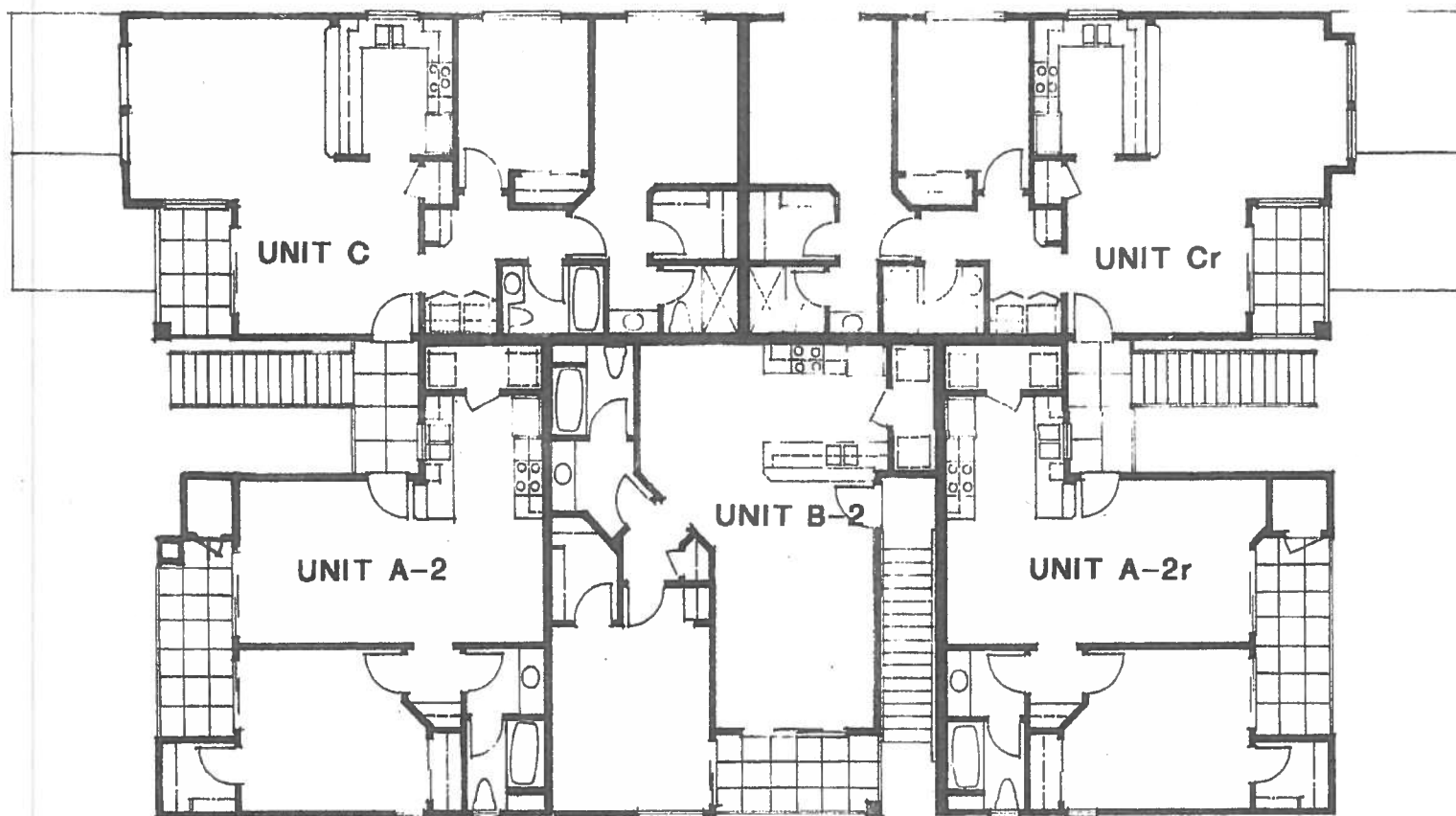
1st FLOOR BUILDING PLAN

RIVERVIEW SPRINGS

SPRUCE GROVE, INC. 9/14/05



DRIVE

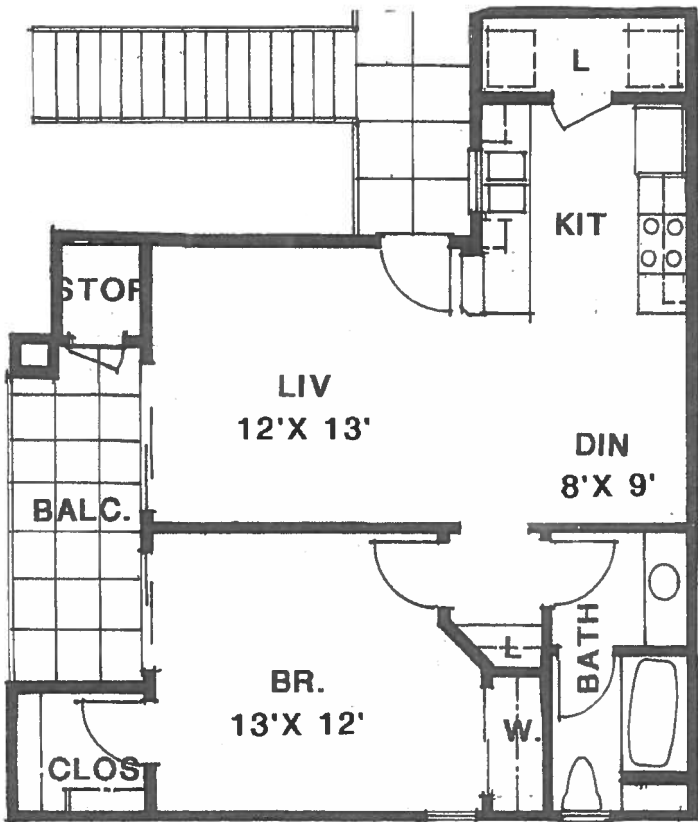


2nd FLOOR BUILDING PLAN

RIVERVIEW SPRINGS

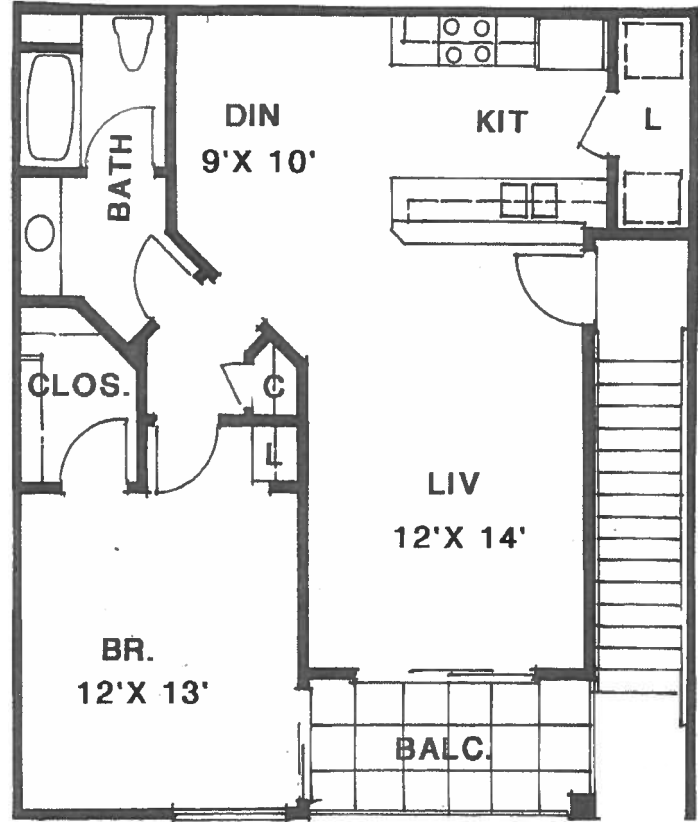
SPRUCE GROVE, INC. 9/14/05





UNIT A-2

UNIT A-1 SIMILAR
1BR1B 765 S.F.

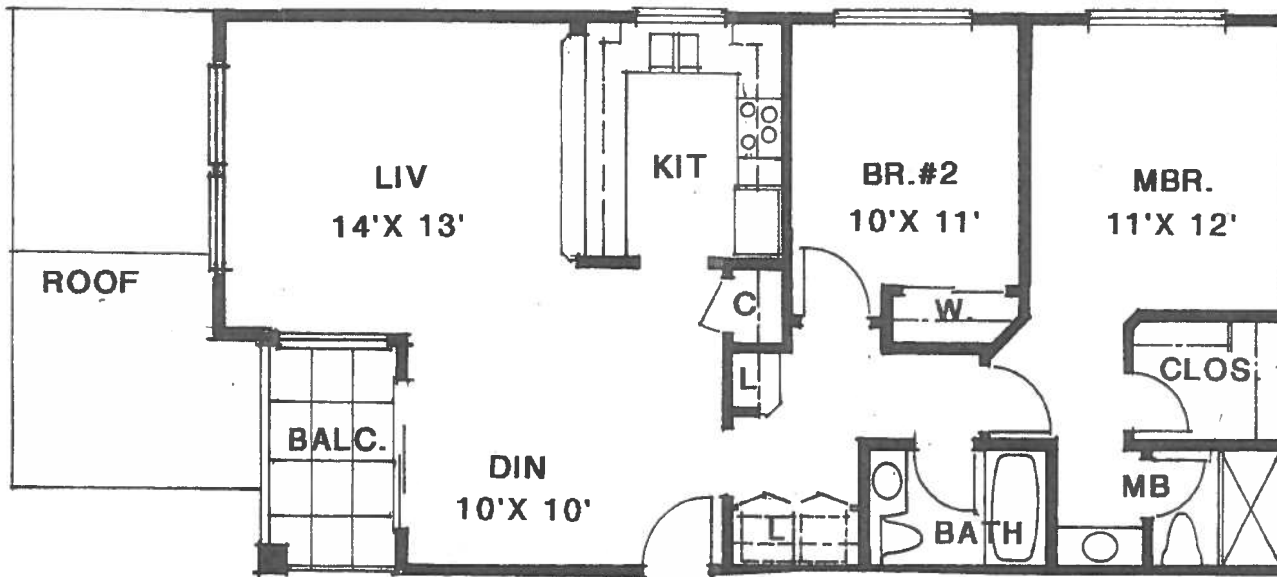


UNIT B-2

UNIT B-1 SIMILAR
1BR1B 860 S.F.

RIVERVIEW SPRINGS 1/8" : 1'-0"
SPRUCE GROVE, INC. 9/14/05





UNIT C

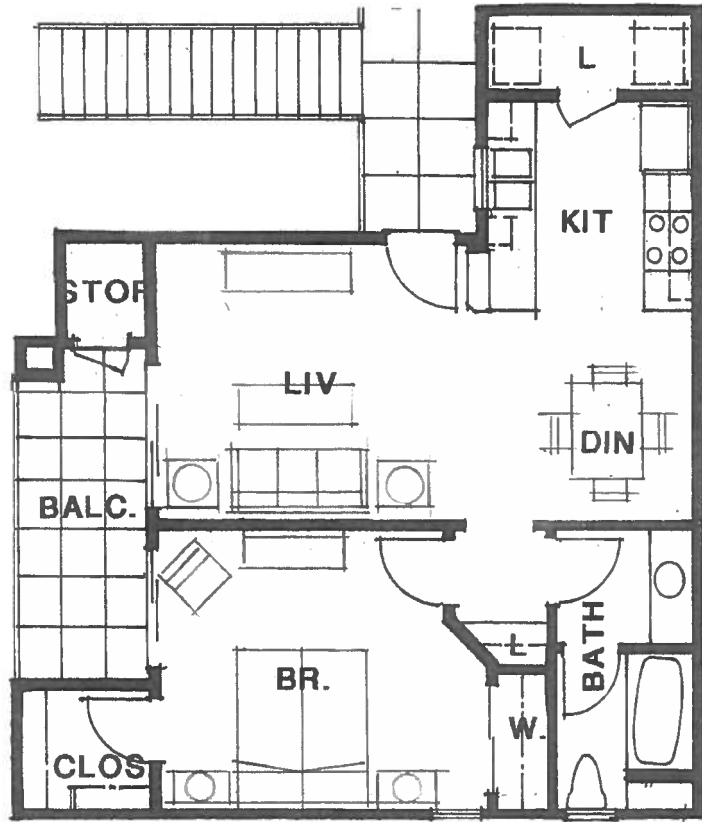
2BR2B 1,045 S.F.

SPRUCE GROVE, INC. 9/14/05

RIVERVIEW SPRINGS 1/8" : 1'-0"

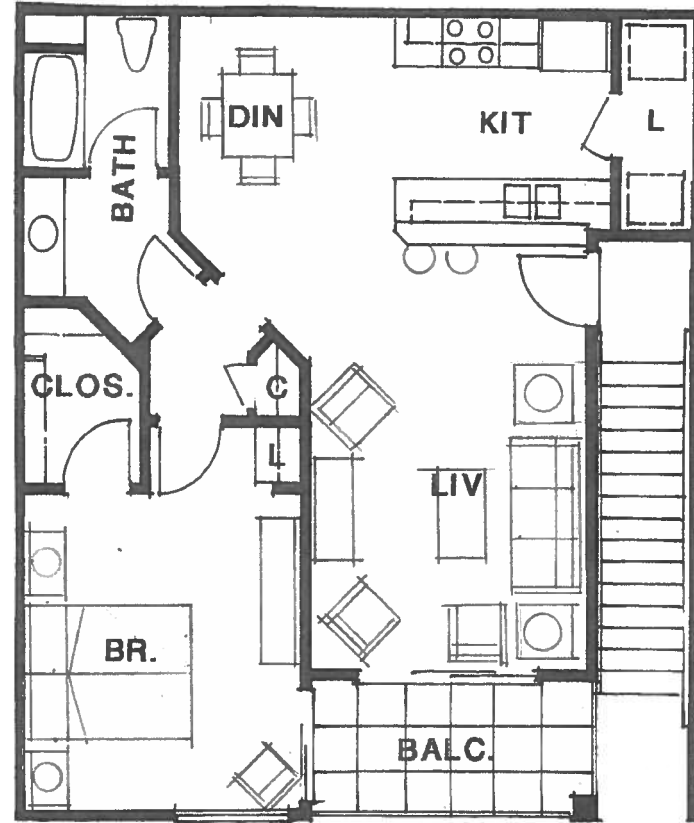


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UNIT A-2

UNIT A-1 SIMILAR
1BR1B 765 S.F.

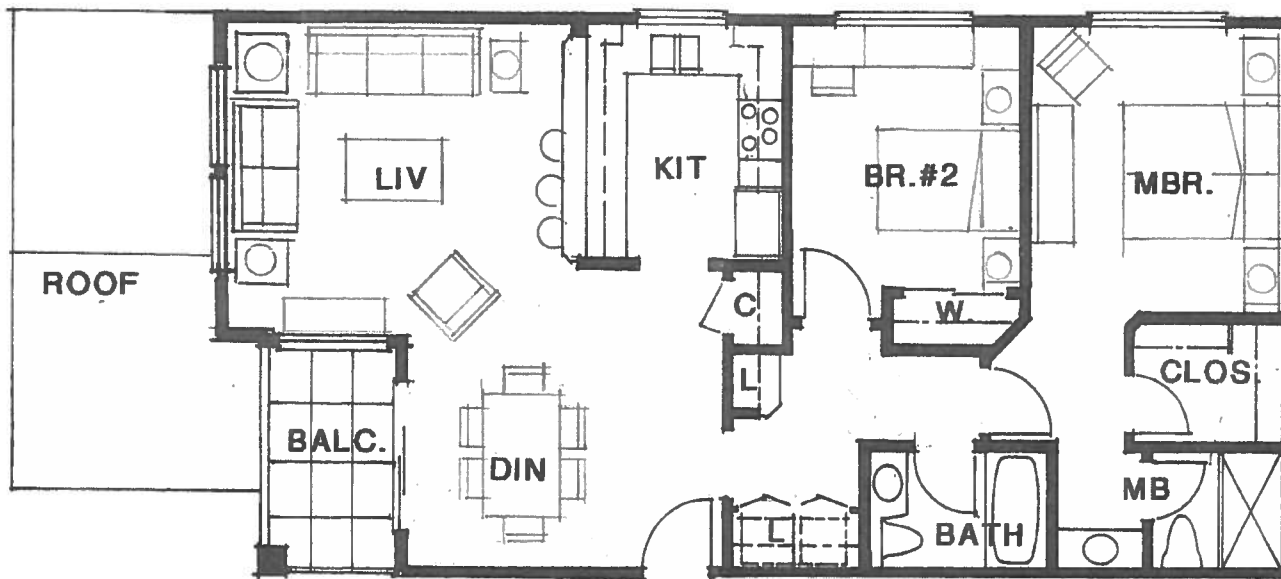


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SPRUCE GROVE, INC. 9/14/05





UNIT C

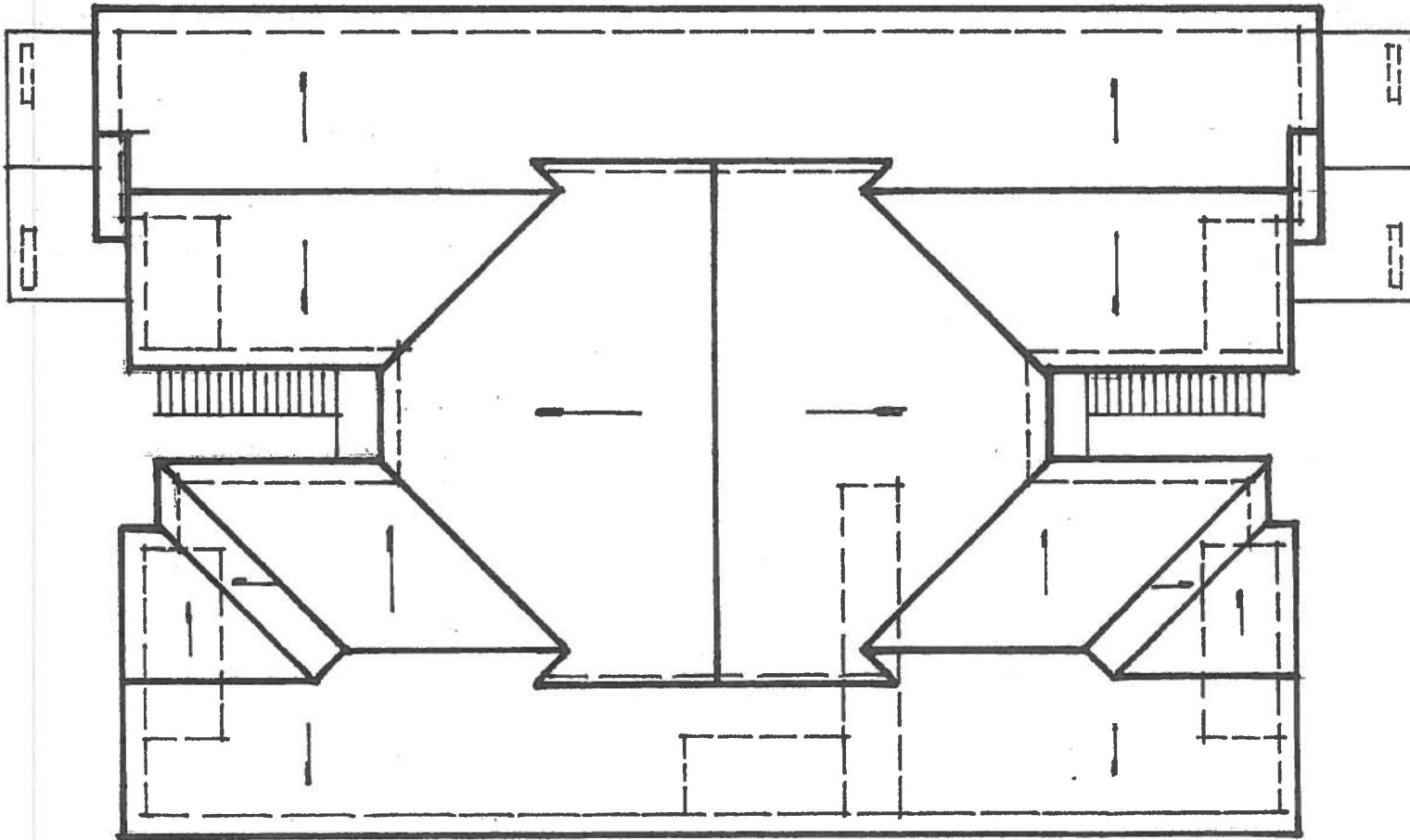
2BR2B 1,045 S.F.

SPRUCE GROVE, INC. 9/14/05

RIVERVIEW SPRINGS 1/8" : 1'-0"



DRIVE



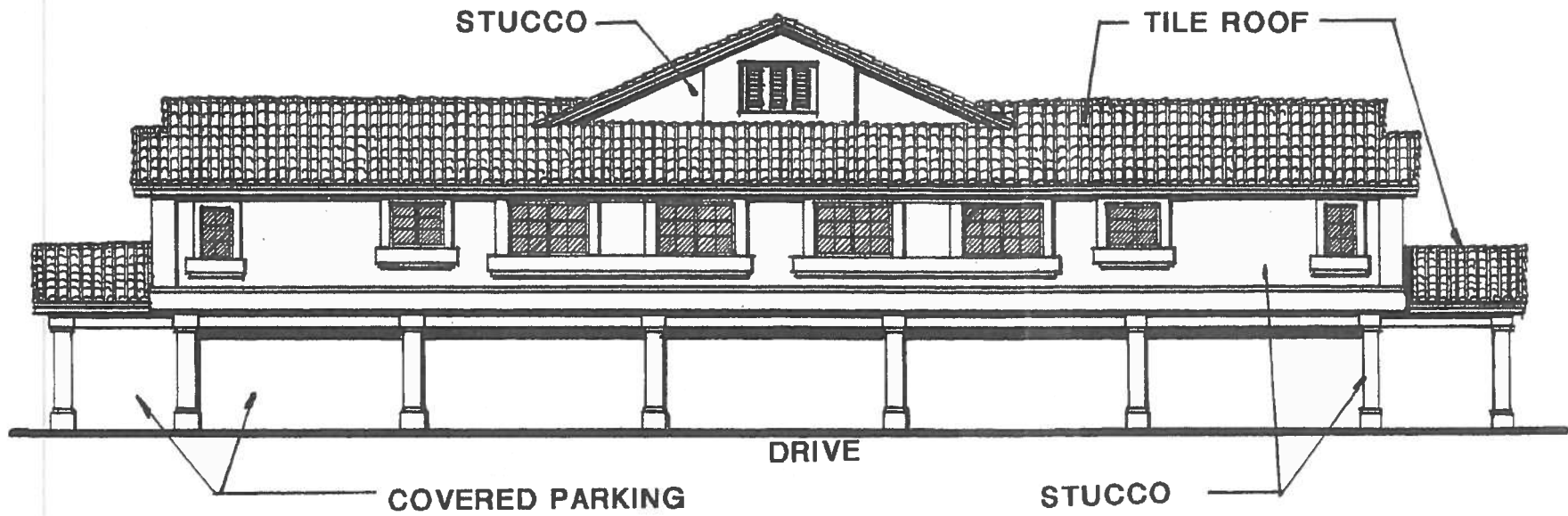
ROOF PLAN

RIVERVIEW SPRINGS



SPRUCE GROVE, INC. 9/14/05





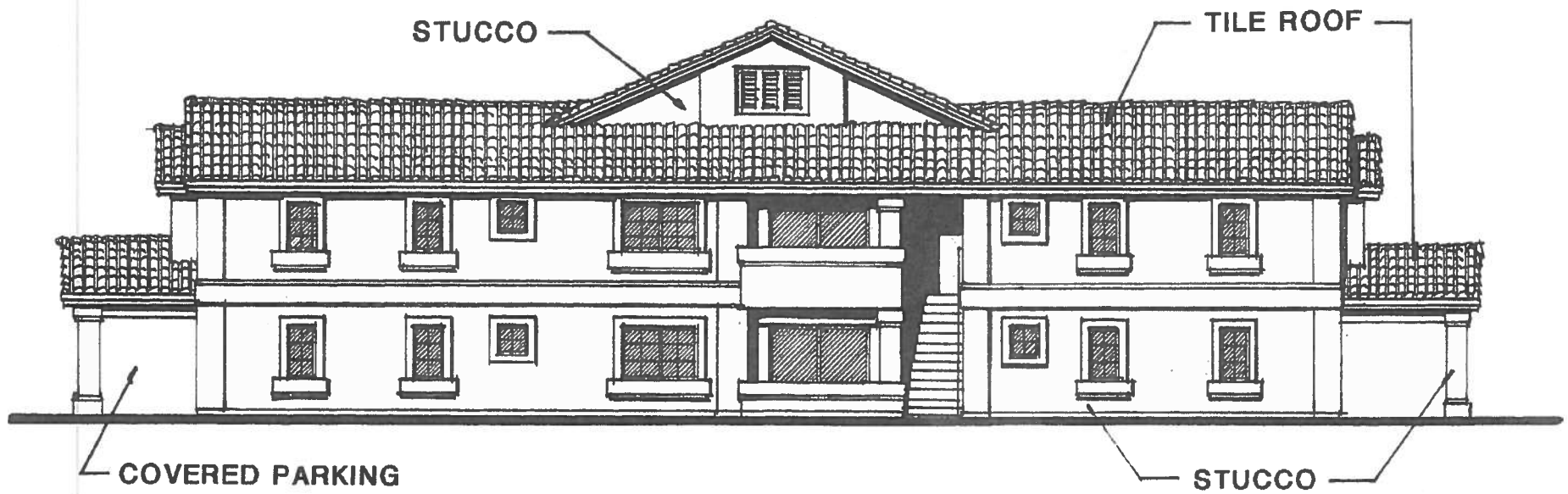
FRONT ELEVATION

RIVERVIEW SPRINGS



SPRUCE GROVE, INC. 9/14/05

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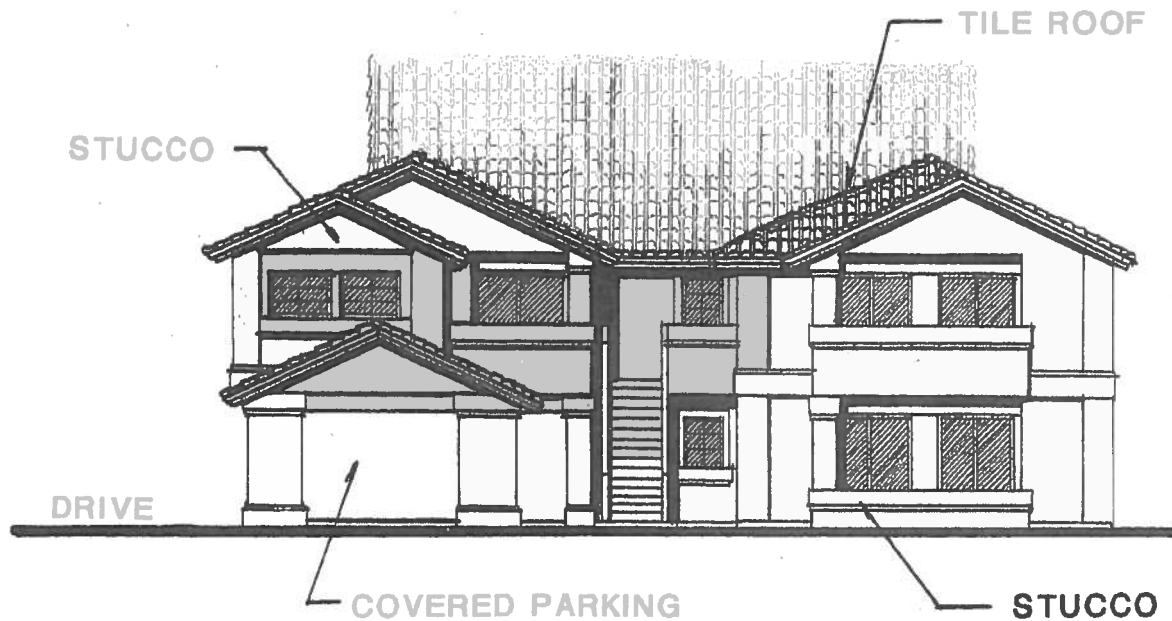
REAR ELEVATION

RIVERVIEW SPRINGS



SPRUCE GROVE, INC. 9/14/05

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SIDE ELEVATION

RIVERVIEW SPRINGS



SPRUCE GROVE, INC. 9/14/05

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