

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

**Tuesday, July 19, 2016, 8:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 8:30 a.m. – 9:30 a.m.      Proposed medical office building at 2205 Vista Way

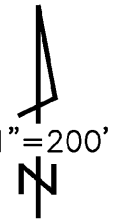
**Zoning: CC (Community Commercial)**  
**Land Use: Community Commercial**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number: 165-120-57 & -20**  
**Contact Person: Randy Hanna**  
**Tel.: (619) 523-8485**  
**Email: randy@architects-hgw.com**

Attachments:

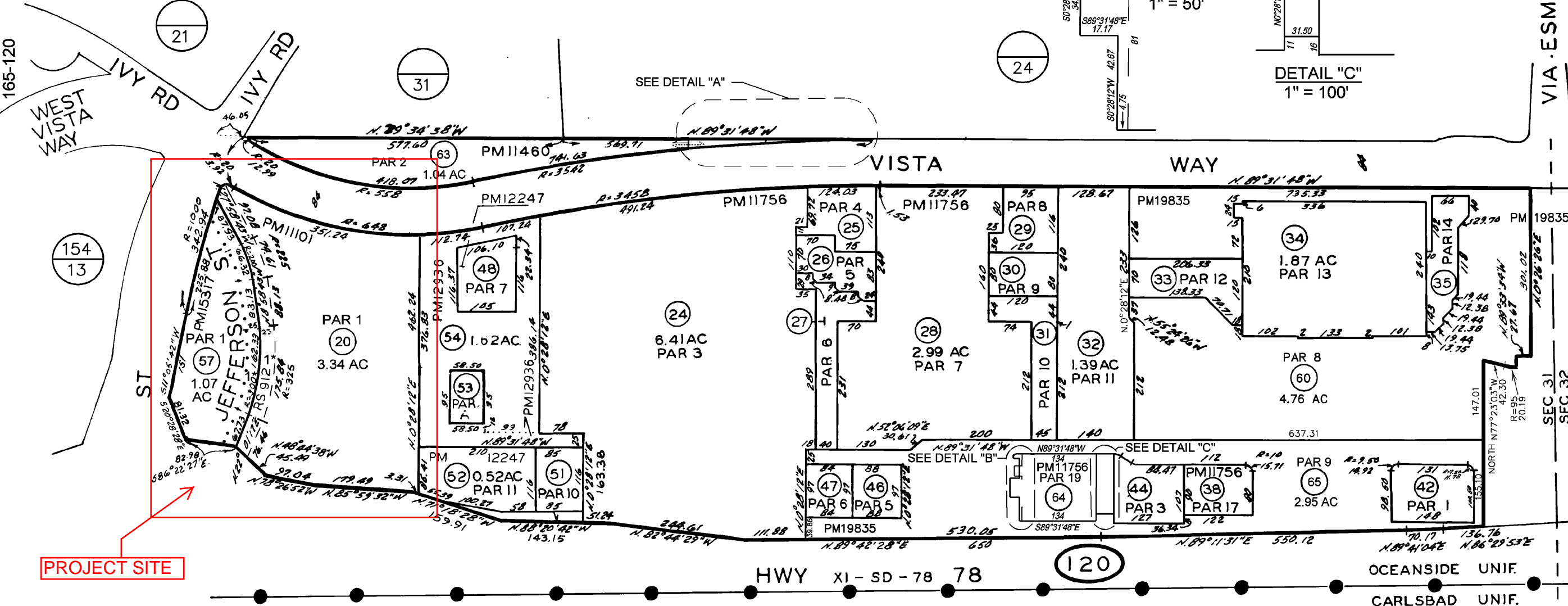
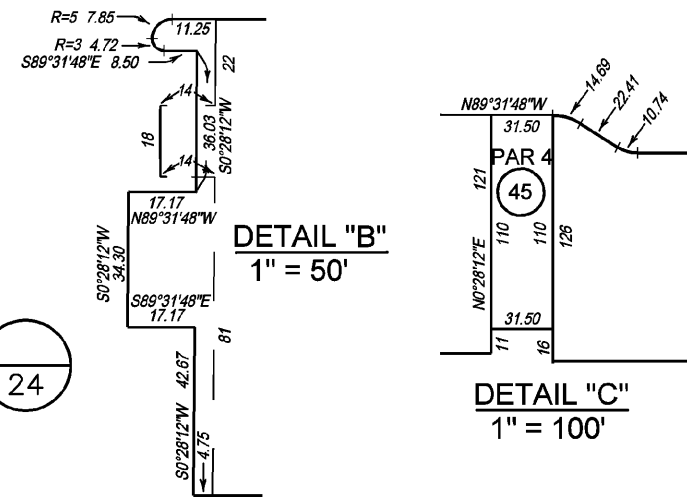
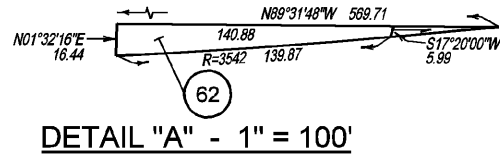
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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<sup>1</sup> *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.*



ITEM #1



PROJECT SITE

CHANGES				
BLK	OLD	NEW	YR	CUT
120	18-19	18-21	88	10058
	18-19	22-41	82	2601 CC
	16-17	40	82	5714
	22-23	42-52	83	2157
	49-50	53-54	84	3261
	Pick-up	55	84	3566
	16-15	56	86	1452
	POR 154-130-21	57	88	2255
	17	58-59	93	1110
	58	POR 156-312-32	93	1628
	36&43	60,61&POR 121-31&36	06	1392
	21	62&63	09	1723
	40&61	64&65	11	1559
	20&57	SAME & ST CLSD	12	5535

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.

SEC 31 - T1S - R4W - POR NE 1/4  
ROS 8356,13786,16299

1\* ST CLSD

June 27, 2016

**Scott Nightingale, Senior Planner**

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

Re: Scripps 78 & Jefferson Ambulatory Facility

Dear Scott,

As required as part of our documents package submittal for the Developers Conference on July 19, herein is our "Project Description Letter."

**Project Description**

Location: 2205 Vista Way, Oceanside, CA 92054  
APN: 165-120-57 & 165-120-20

Proposed Project: Medical Office Building containing approximately 85,000 gross square feet in three stories. Uses will include outpatient care as well as urgent care with spaces for exam rooms, treatment rooms, physician's offices and support spaces.

Supporting the facility will be surface and structured parking, to provide the City required 1 parking space per 200 square feet of building area.

We look forward to meeting with you and City staff on July 19. If we can provide any additional information, please do not hesitate to contact us.

Thank you.

Sincerely,



Randy Hanna AIA  
Principal

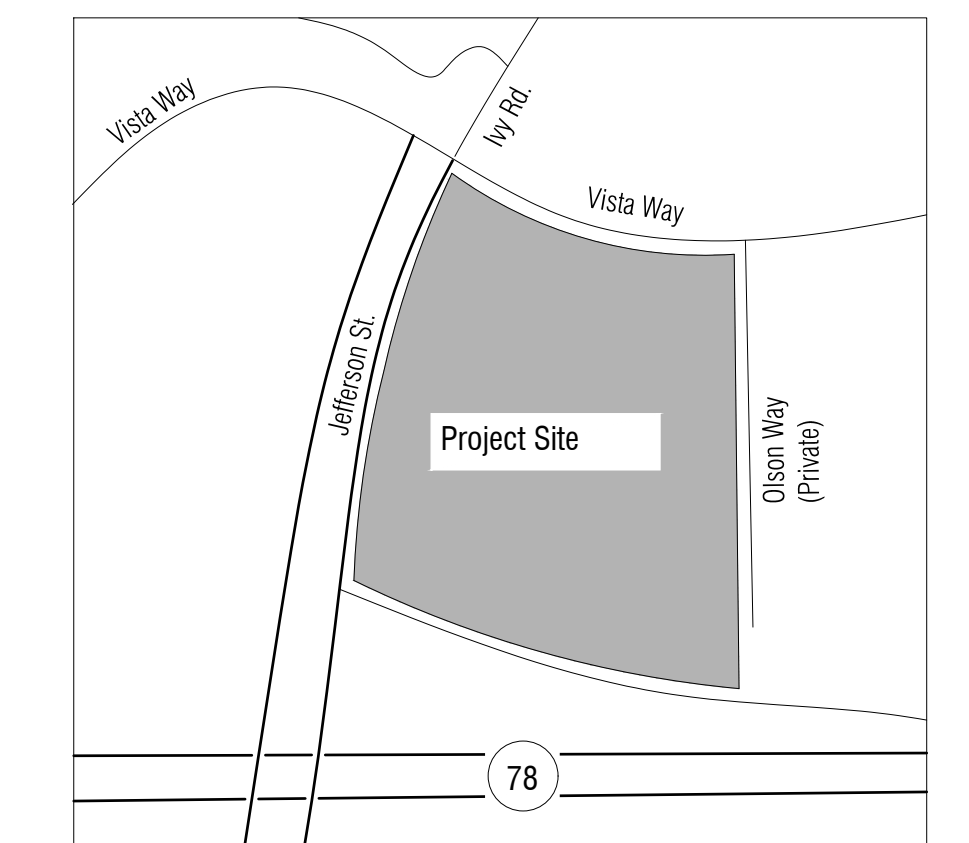


01 view from Jefferson Street

**PROJECT INFO**

APN: 165-120-57 & 165-120-20  
 ADDRESS: 2205 VISTA WAY  
 OCEANSIDE, CA 92054

**VICINITY MAP**



02 view from Vista Way

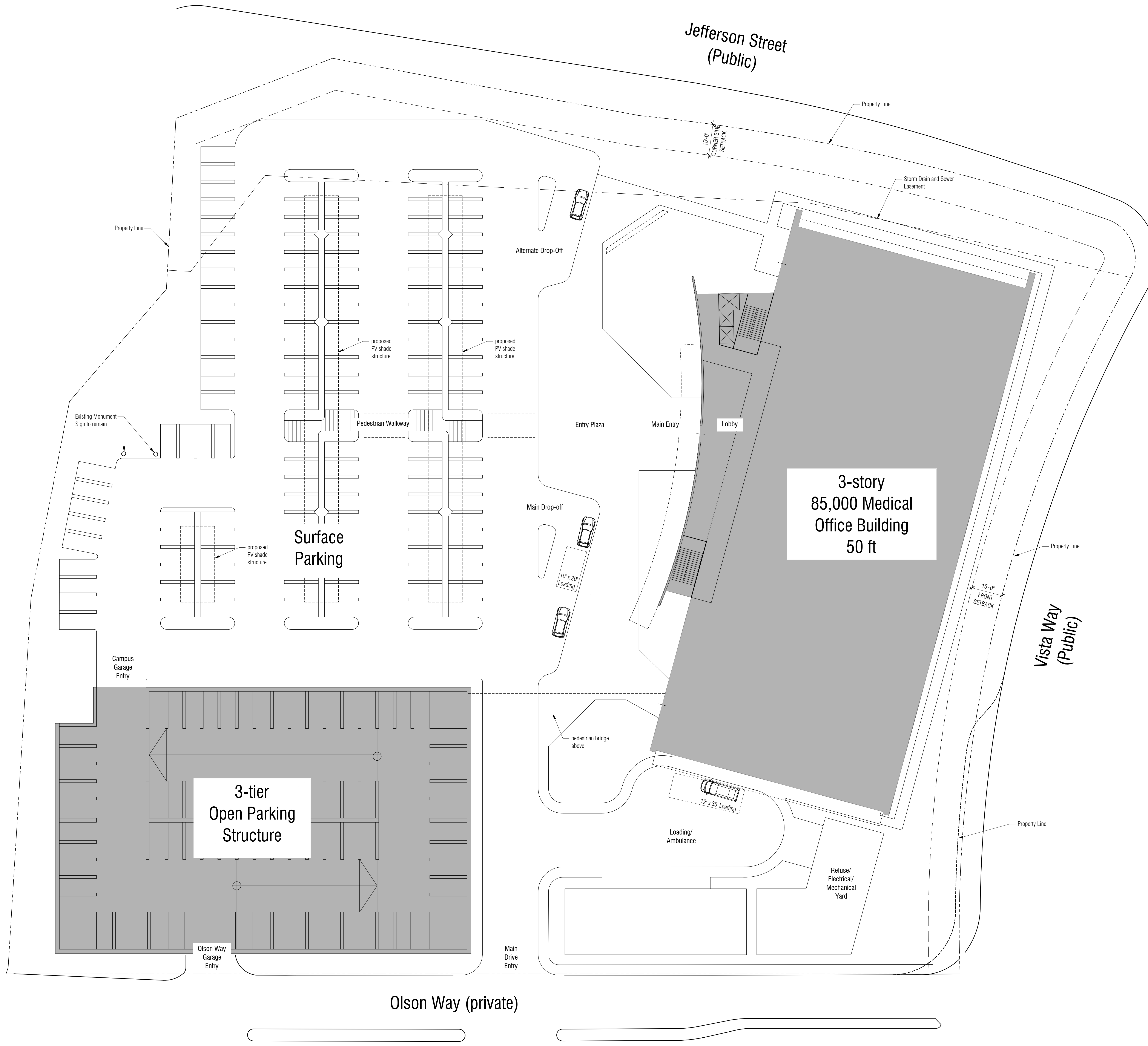
**ZONING / SITE REGULATIONS**

Zoning: CC (Community Commercial)  
 Lot Area Min.: 10,000 sf  
 Setback Requirement  
 Front: 15ft  
 Side: None  
 Corner Side: 15ft  
 Rear: None  
 Max. Base FAR: 1.0  
 Max FAR (Bonus): 0.5  
 Building Height: 50ft  
 Off-Street Parking : 1 per 200 sf  
 (Office Medical)  
 Loading: group 2  
 (1) 10' x 20' x 10' & (1) 12' x 35' x 14'

**PROPOSED**

Use: Medical Office Building  
 Lot Area : 211,939 sf  
 Building Area: 85,000 sf  
 FAR: 0.40  
 Building Height: 50 ft  
 Provided Off-Street Parking : 1 per 200 SF (425 Spaces)

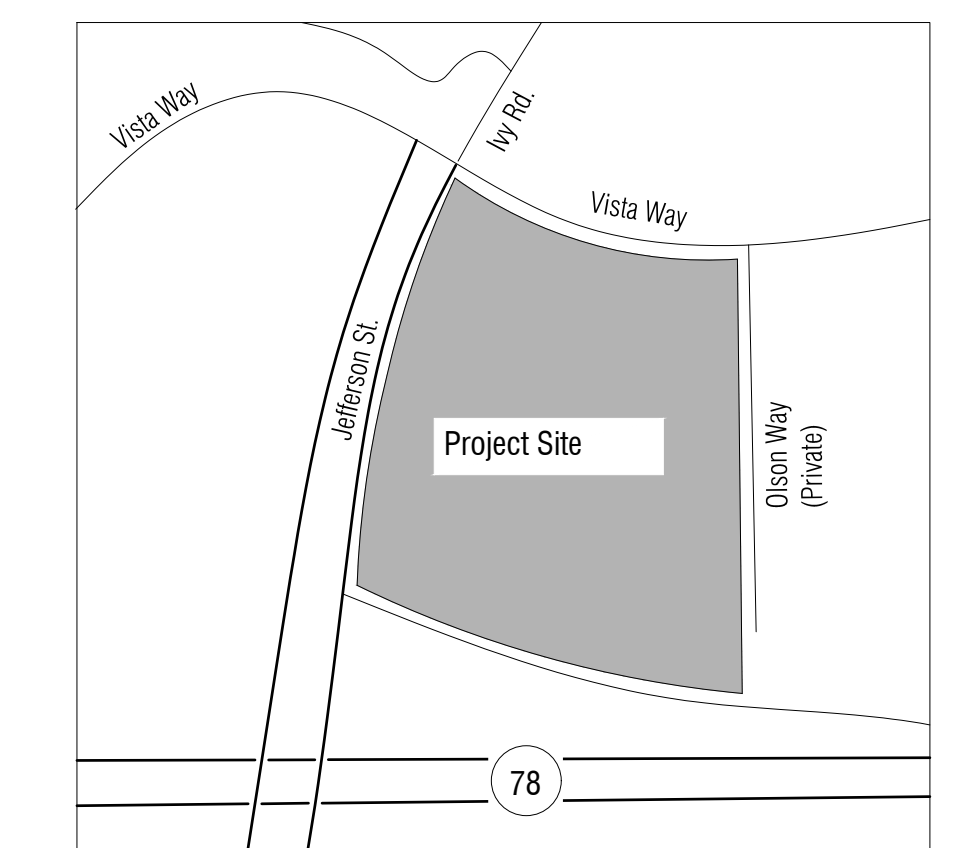
DEVELOPER'S CONFERENCE DATE July 19, 2016



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 ADDRESS: 2205 VISTA WAY  
 OCEANSIDE, CA 92054

**VICINITY MAP**



**ZONING / SITE REGULATIONS**

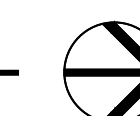
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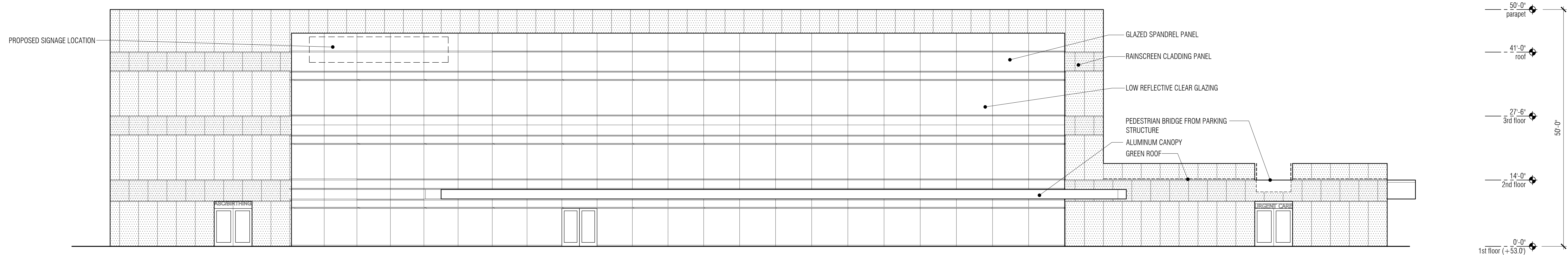
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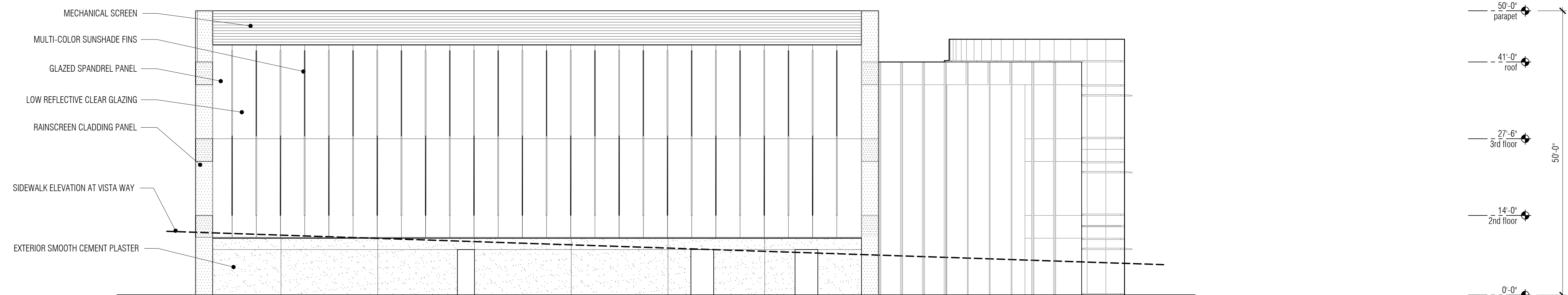
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01 site plan  
 1" = 240'-0"

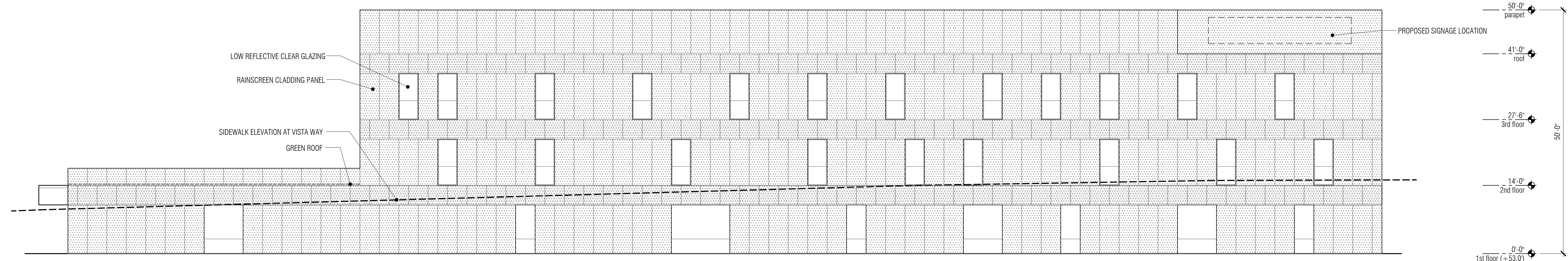




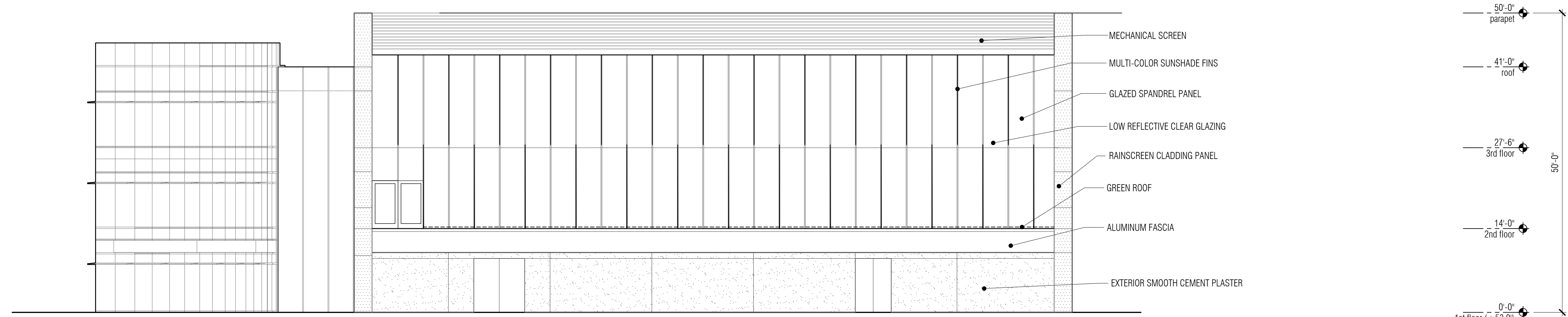
01 ambulatory facility south elevation  
3/32" = 1'-0"



02 ambulatory facility west elevation  
3/32" = 1'-0"



03 ambulatory facility north elevation  
3/32" = 1'-0"

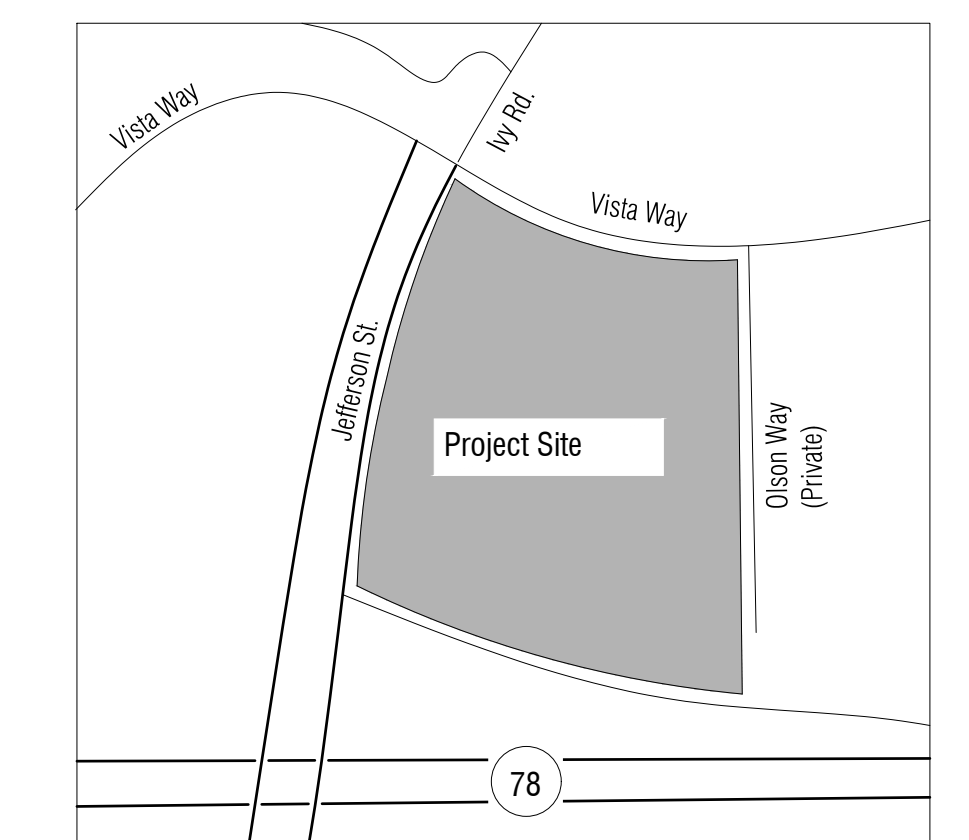


04 ambulatory facility east elevation  
3/32" = 1'-0"

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ADDRESS: 2205 VISTA WAY  
OCEANSIDE, CA 92054

**VICINITY MAP**



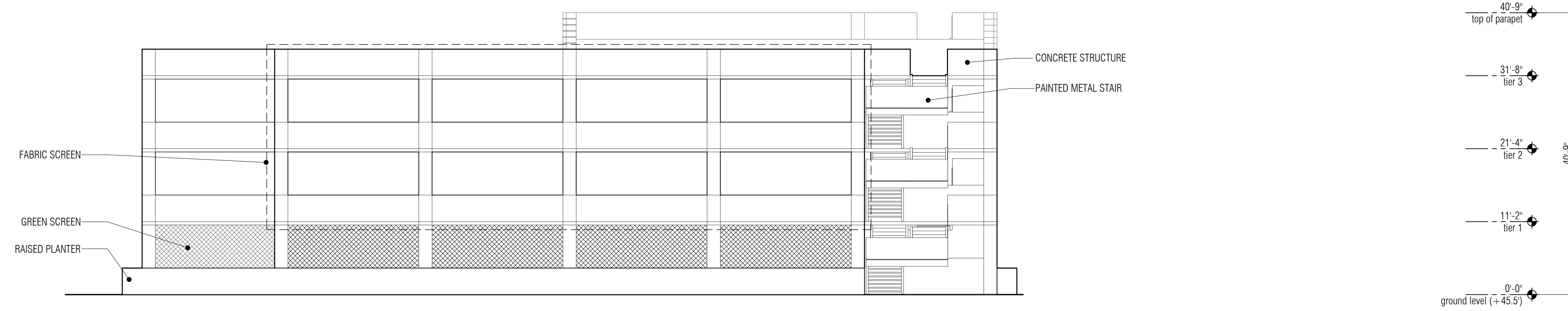
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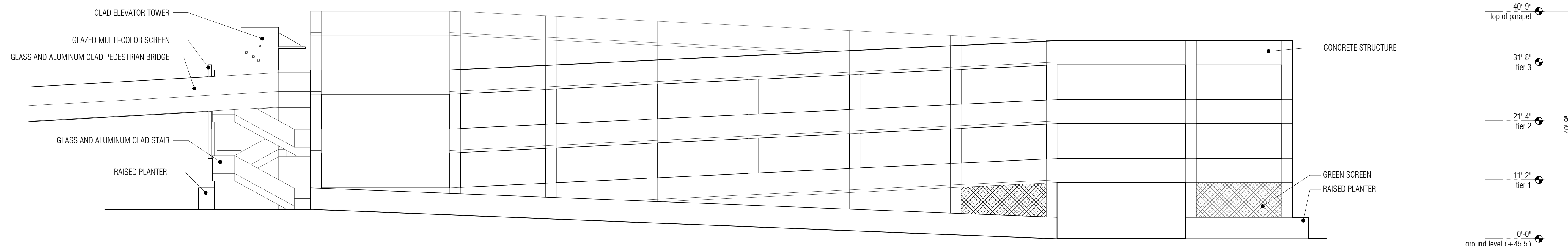
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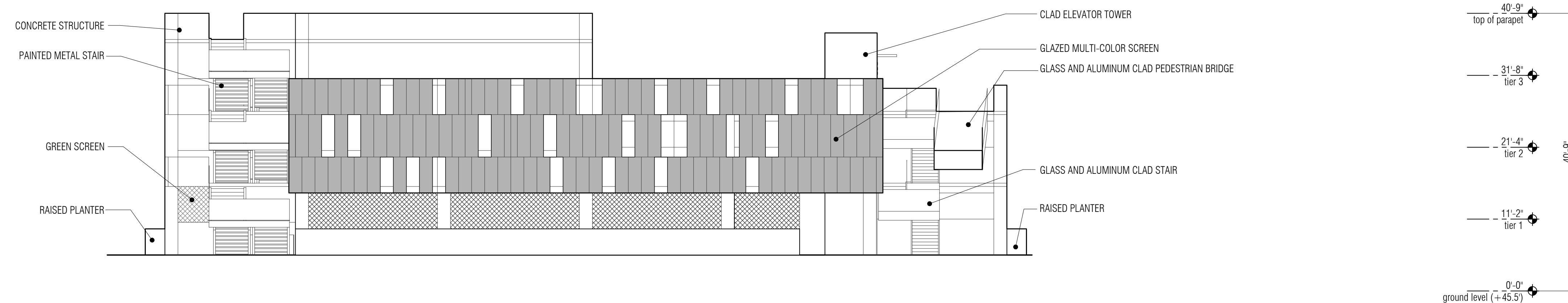
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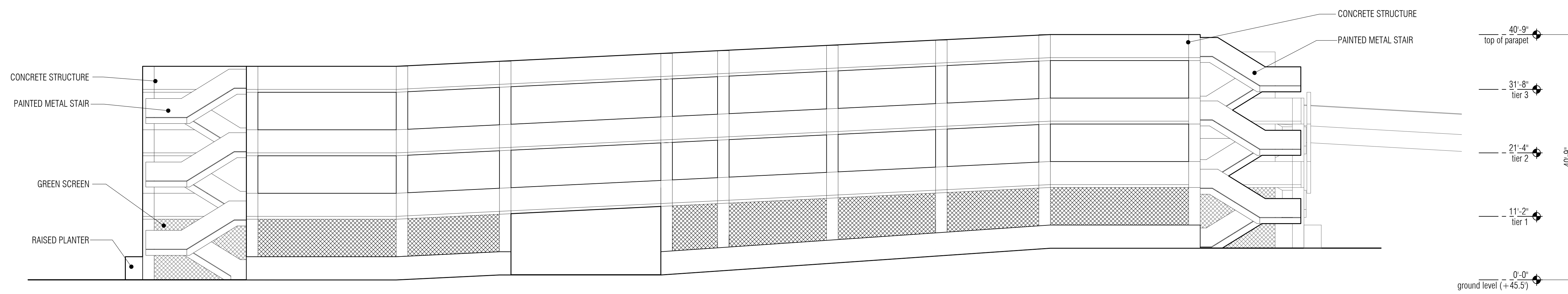
01 parking garage south elevation  
3/32" = 1'-0"



02 parking garage west elevation  
3/32" = 1'-0"



03 parking garage north elevation  
3/32" = 1'-0"

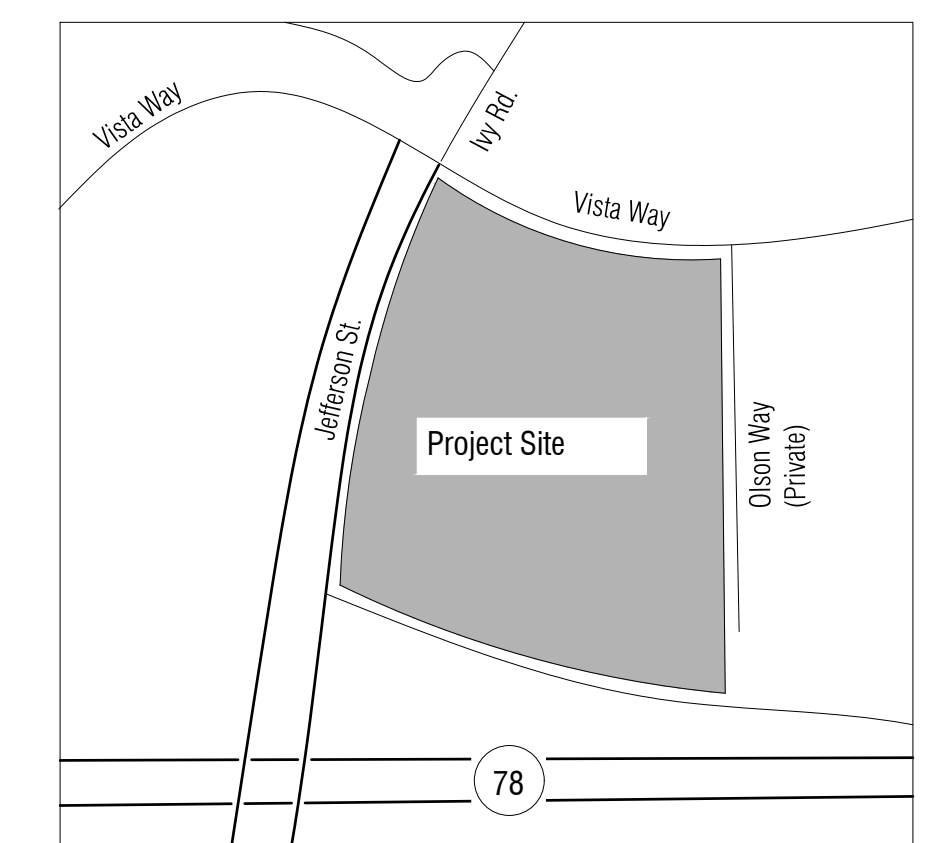


04 parking garage east elevation  
3/32" = 1'-0"

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**VICINITY MAP**



**ZONING / SITE REGULATIONS**

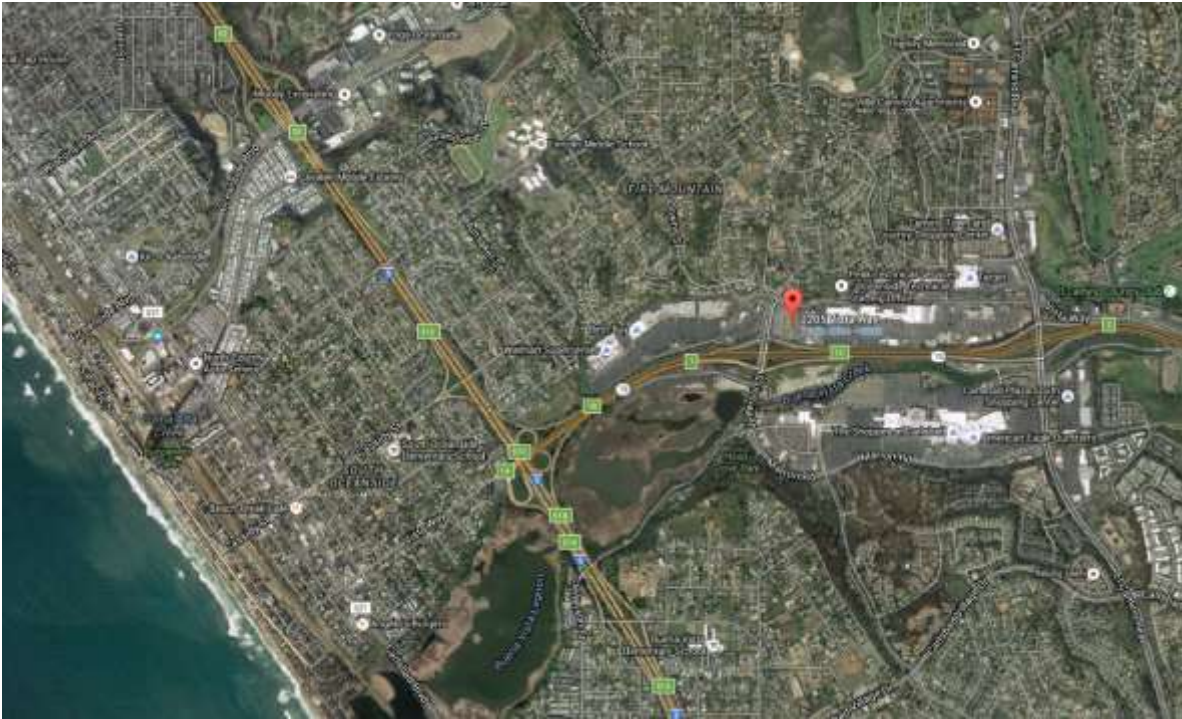
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Regional Map



Vicinity Map

