

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, September 6, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed addition to existing building and Adult Day Care use located at 315 N Clementine St

Zoning: D-3 (Office Professional/Residential Possible SF & Multi)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-108-11
Contact Person: Amy Melden
Tel.: (619) 699-8337
Email: amy@sscmlegal.com

2. 9:30 - 10:30 a.m. Proposed single-family residence on vacant lot located at 1016 Loretta St.

Zoning: RS (Single-Family Residential)
Land Use: Single Family Detached Residential
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 144-082-21
Contact Person: Doug Logan
Tel.: (858) 775-8474
Email: doug@rcesd.com

Attachments:

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

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.*

147-1011,21

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.

1"=100'

ITEM #1



03/29/07 DEP

CHANGES				
BLK	OLD	NEW YR	CUT	
107	3&4	13	72	1238
103	6	11&12	73	6333
107	7&8	14	76	952
104	2&5	12	77	2587
105	2	RED TO BLACK	82	5880
103	5&11	13	86	1431
105	9&10	13	86	2428
107	5&6	15	88	2189
104	8&9	13&14	00	1220
108	2,3&4	16	07	91
108	16	CONDO	07	806

1* NO ACCESS
 2* CONDO NEVADA MANOR DOC07-036874 (SEE SHT 2)

MAP 15338 - NEVADA MANOR
 MAP 332 - MYERS & MC COMBERS ADD - BLKS 48-52 & 57
 MAP 299 - MC NEILS ADD TO OCEANSIDE
 & MAP 323 - HORNES ADD BLKS 50, 51, 57 & 71-73 ROS 10775

Date: August 18, 2016
 To: Developer’s Conference Participants
 From: Amy Melden
 Subject: Consideration of a conditional use permit
 Project Address: 315 N. Clementine Street – APN 147-108-11-00

Site Description

The subject property is located on the west side of Clementine Street between Civic Center Drive and Pier View Way. The site is improved with a 1934 single family residence with approximately 1,477 square feet on a 5,000 square foot lot. The property is currently used as professional offices. The building currently has 5 off-street parking spaces.

The West side of the Clementine block that contains the subject property has 5 properties, occupied as follows.

Clementine Street

Attorney Offices	Residential	SUBJECT PROPERTY 315 N. Clementine	Residential	Healthcare Clinic
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Project Description

The applicant proposes to add a 762 square foot addition to the building and use the site for Adult Day Care. The site will be occupied by Crownview Co-Occurring Institute Incorporated and Crownview Medical Group, Inc. These organizations are staffed with psychiatrists, psychologists, marriage and family therapists and social workers in pursuit of treating clients with a variety of psychological illnesses including mood and anxiety disorders, post- traumatic stress disorder, personality disorders and drug and alcohol disorders. Crownview intends to provide Adult Day Care services for a maximum of 25 people over 18 years of age. The proposed hours of operation are Monday through Friday 8:30 a.m. to 5:00p.m. Attendees of the Crownview program will typically spend 3 – 5 hours a day in the program. Modes of transportation for clients include: 1) Crownview door to door service; 2) parent, family-member, or other care-giver drop-off/pick up; and 3) public transportation.

An Adult Day Care Program, such as the proposed project, provides activities such a daily living training, self-care training, job placement and other training to increase the independence of the clients. Crownview currently has two other village/town site locations, in Coronado and Carlsbad. Both are in turn of the century renovated homes, designed to create an environment that is personal, not clinical; humane, not institutional. It is for this reason that the subject site was selected. The elevations provided show how the character of the existing building will be retained.

Conditional Use Permit

The General Plan Land Use Map designation on the subject property is in the Redevelopment Area. The zoning for the subject property is Downtown, Sub-District 3 which aims to provide for a mix of office development interspersed with residential development, in response to market demands. Day Care, General is permitted in Downtown Sub-District 3 with a conditional use permit.

Land Use	Parking Ratios	Building Sq. Ft.	Required Parking
Proposed Use – Day Care, General	1 per 7 persons based on max. occupancy (25)	2,239	3

The subject property is surrounded by a mix of residential and commercial land uses. Therefore, approval of the Conditional Use Permit to operate an adult day care will not be detrimental to the surrounding environment and will be compatible with the existing land uses in the area.

PROJECT NAME:

MELDEN OFFICE BUILDING
Addition & Remodel
315 N. CLEMENTINE ST.
OCEANSIDE, CA. 92054

CLIENT:

MS. AMY MELDEN
315 N. CLEMENTINE ST.
OCEANSIDE, CA. 92045

No.	Rev.	Date	Description

JOB NO: 16-079

DATE: JUL-12-2016

DRAWN:

CHECK:

SHEET DESCRIPTION:

SITE PLAN AND MAIN LEVEL
DEMOLITION & NEW FLOOR PLAN

SHEET NO:

A101

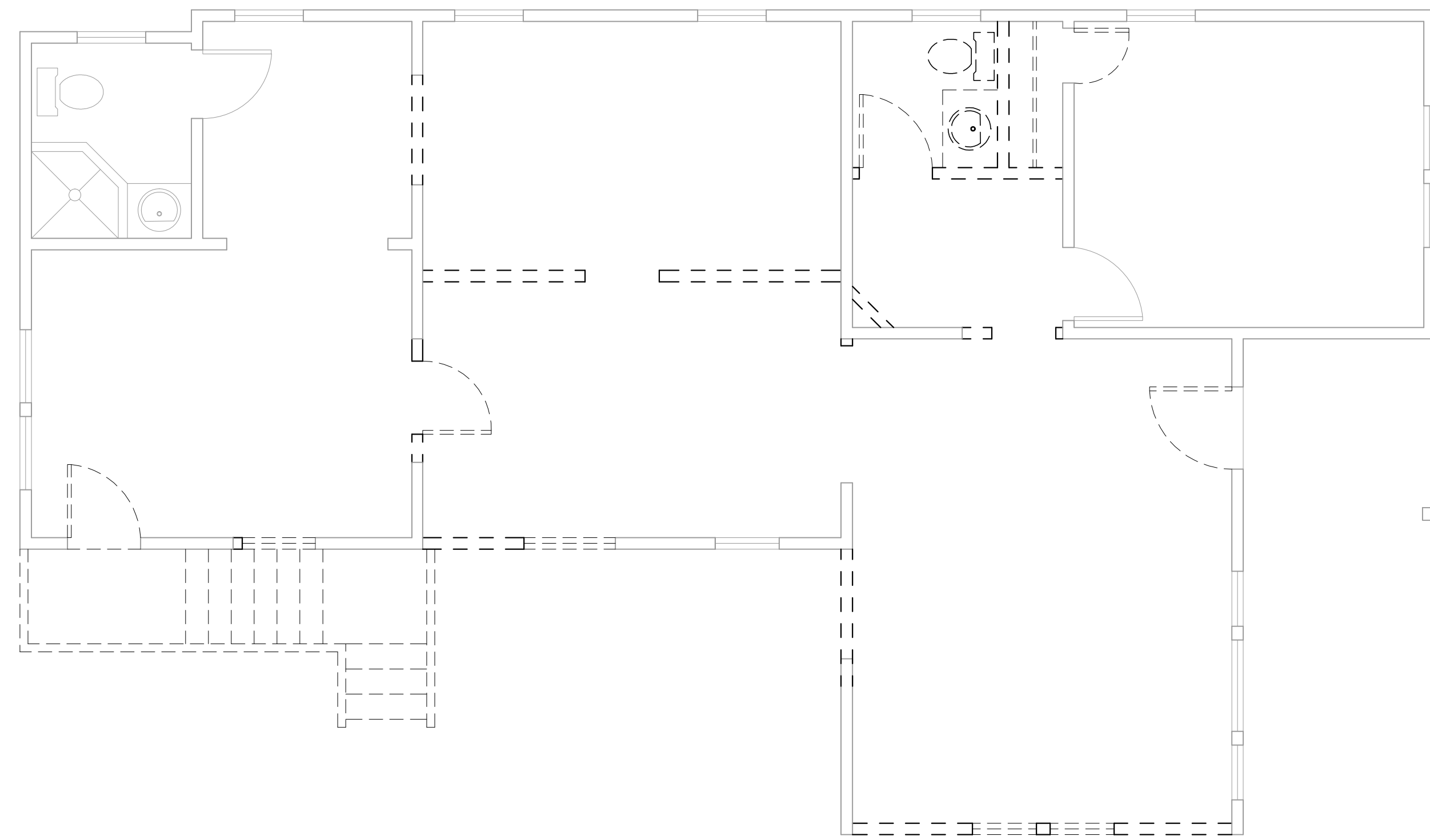
OF:

BUILDING AREA CHART

EXISTING BASEMENT:	368.00 S.F.
EXISTING MAIN LEVEL:	1,109.00 S.F.
EXISTING TOTAL AREA:	1,477.00 S.F.
BASEMENT ADDITION:	286.00 S.F.
MAIN LEVEL ADDITION:	476.00 S.F.
ADDITION TOTAL AREA:	762.00 S.F.
TOTAL AREA:	2,239.00 S.F.

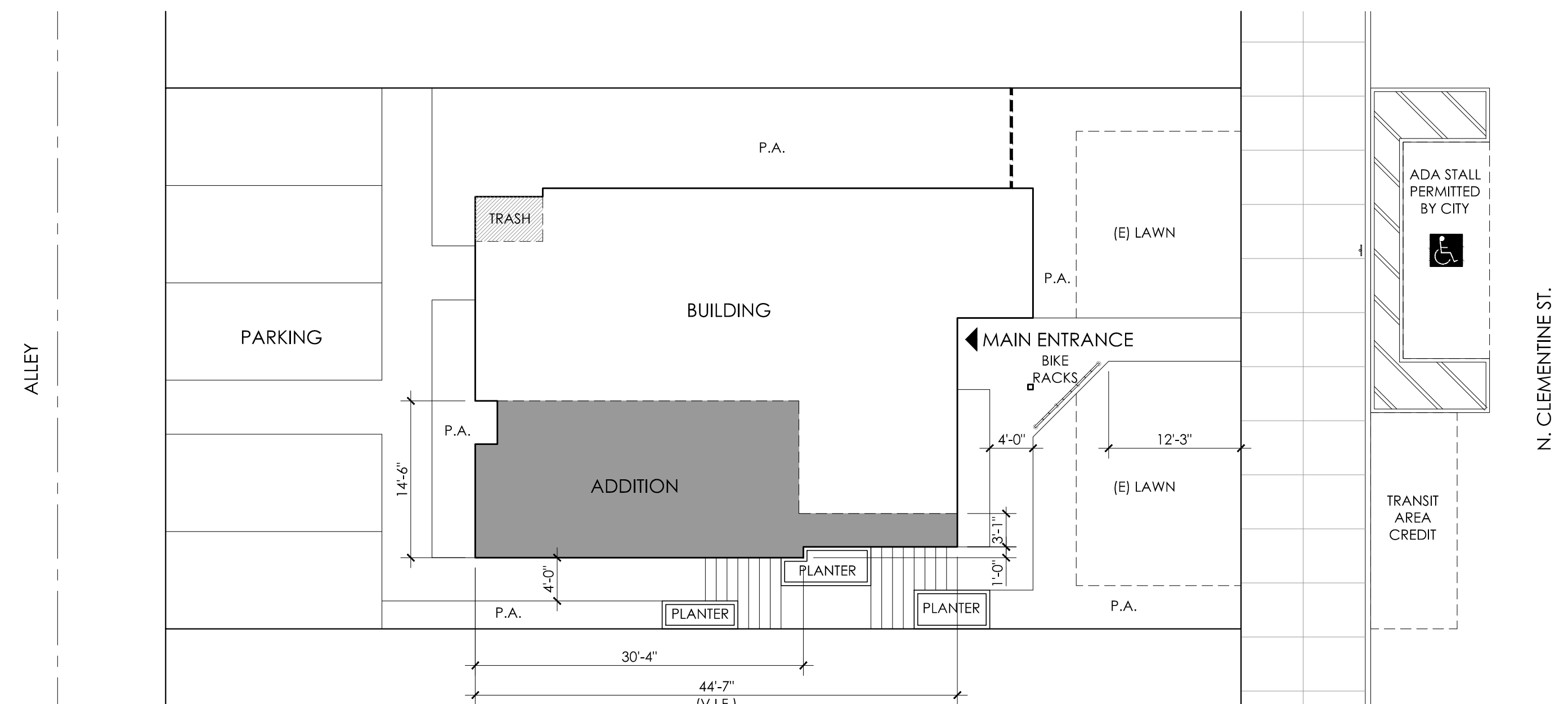
PARKING ANALYSIS

2,239.00 S.F. / 300 = 7.46 = 7 STALLS
INCLUDING 1 ACCESSIBLE



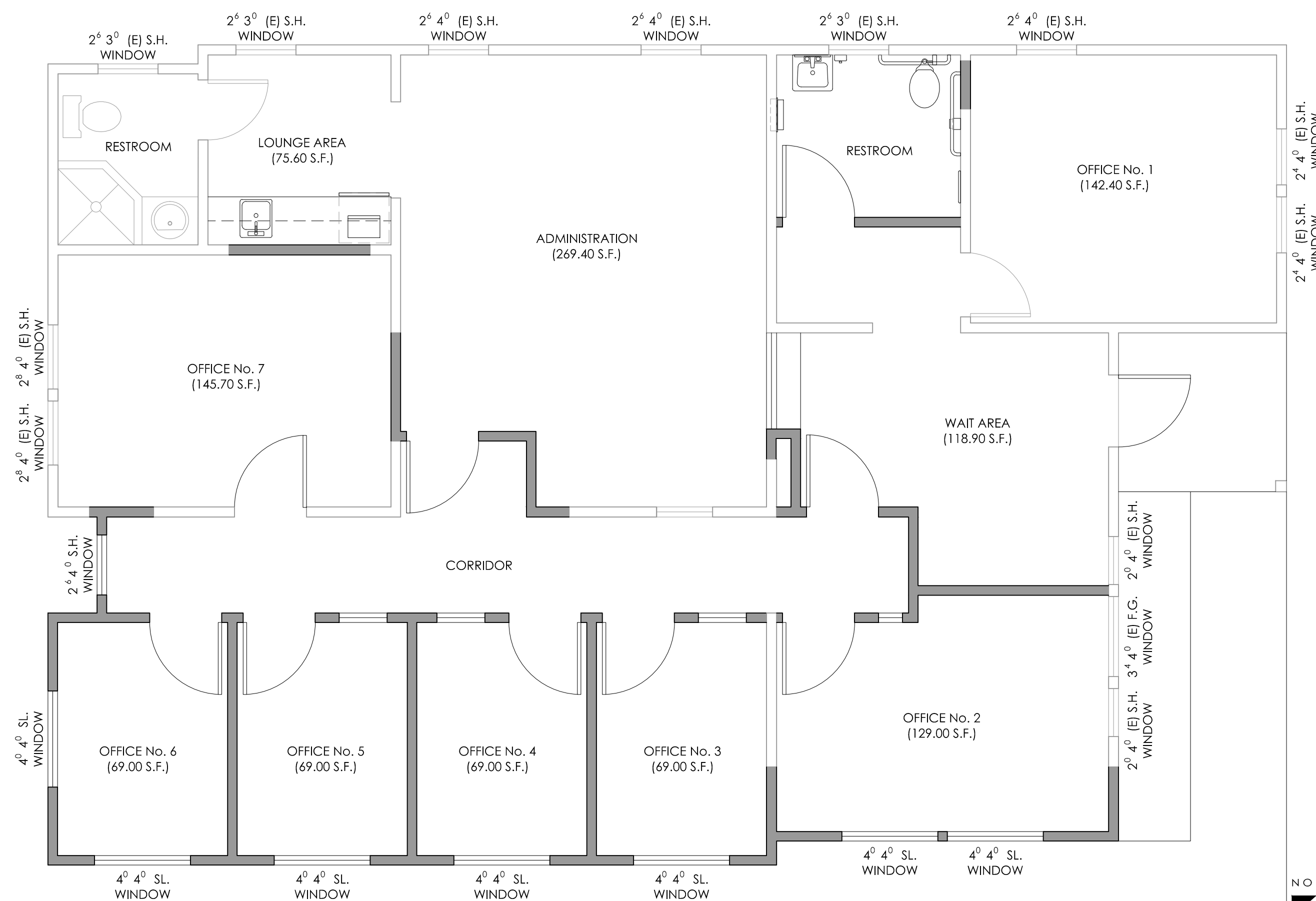
1/4" = 1'-0"

SITE PLAN



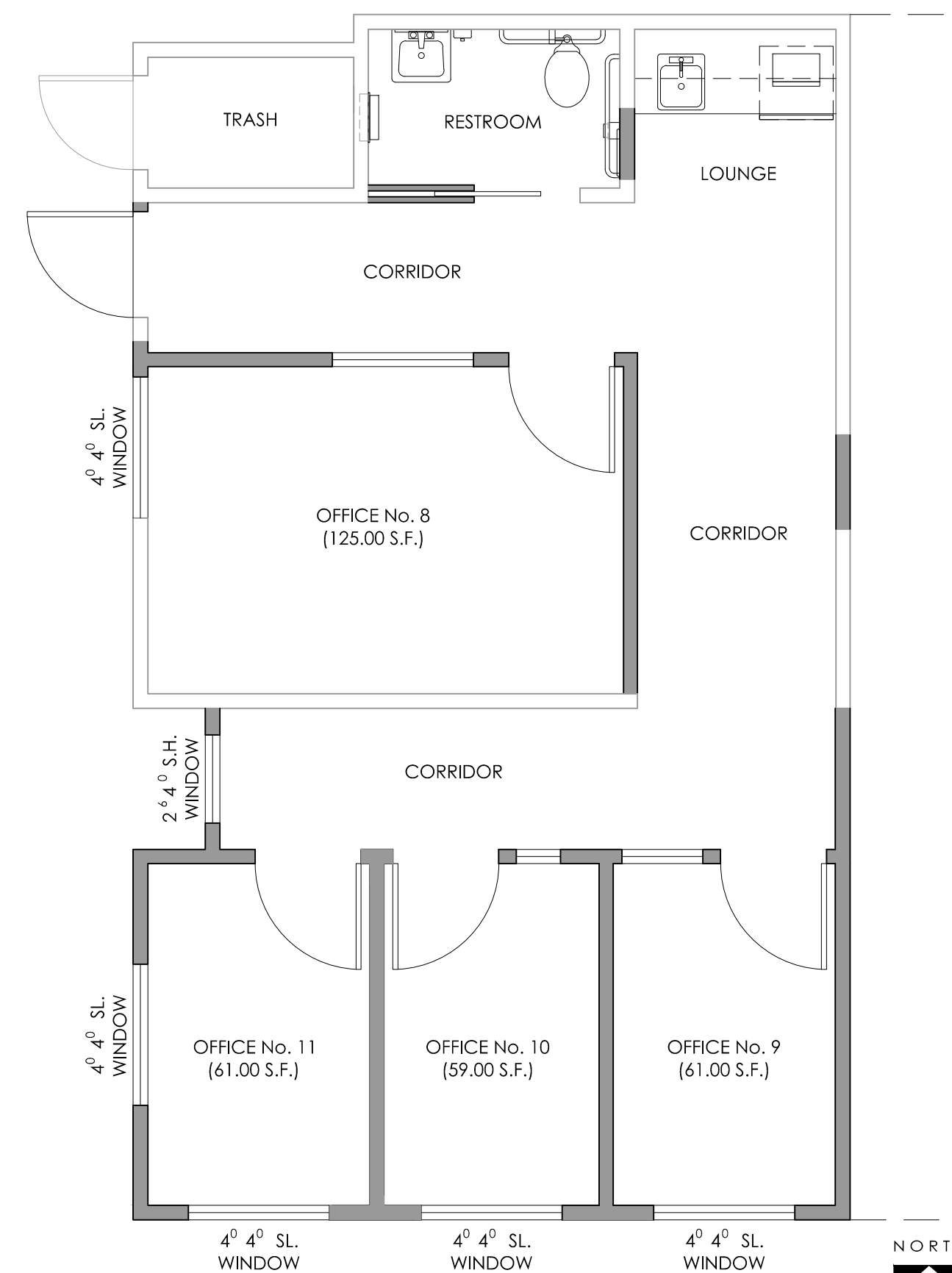
1" = 10'-0"

MAIN LEVEL DEMOLITION PLAN



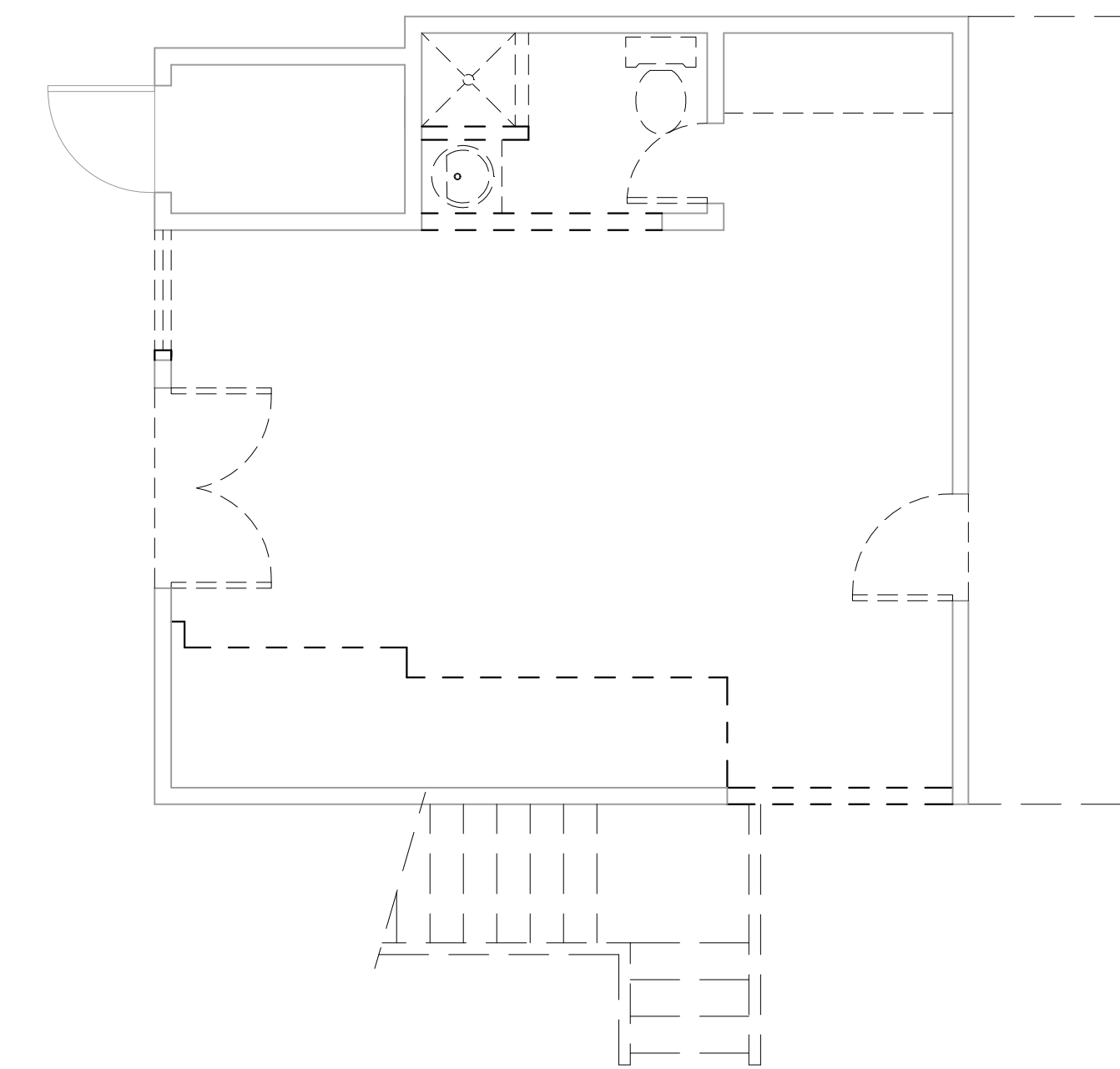
1/4" = 1'-0"

BASEMENT NEW PLAN



1/4" = 1'-0"

BASEMENT DEMOLITION PLAN



1/4" = 1'-0"

MAIN LEVEL NEW PLAN

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OCEANSIDE, CA. 92054

CLIENT:

MS. AMY MELDEN
315 N. CLEMENTINE ST.
OCEANSIDE, CA. 92045

No.	Rev.	Date	Description
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JOB NO: 16-079

DATE: JUL-12-2016

DRAWN:

CHECK:

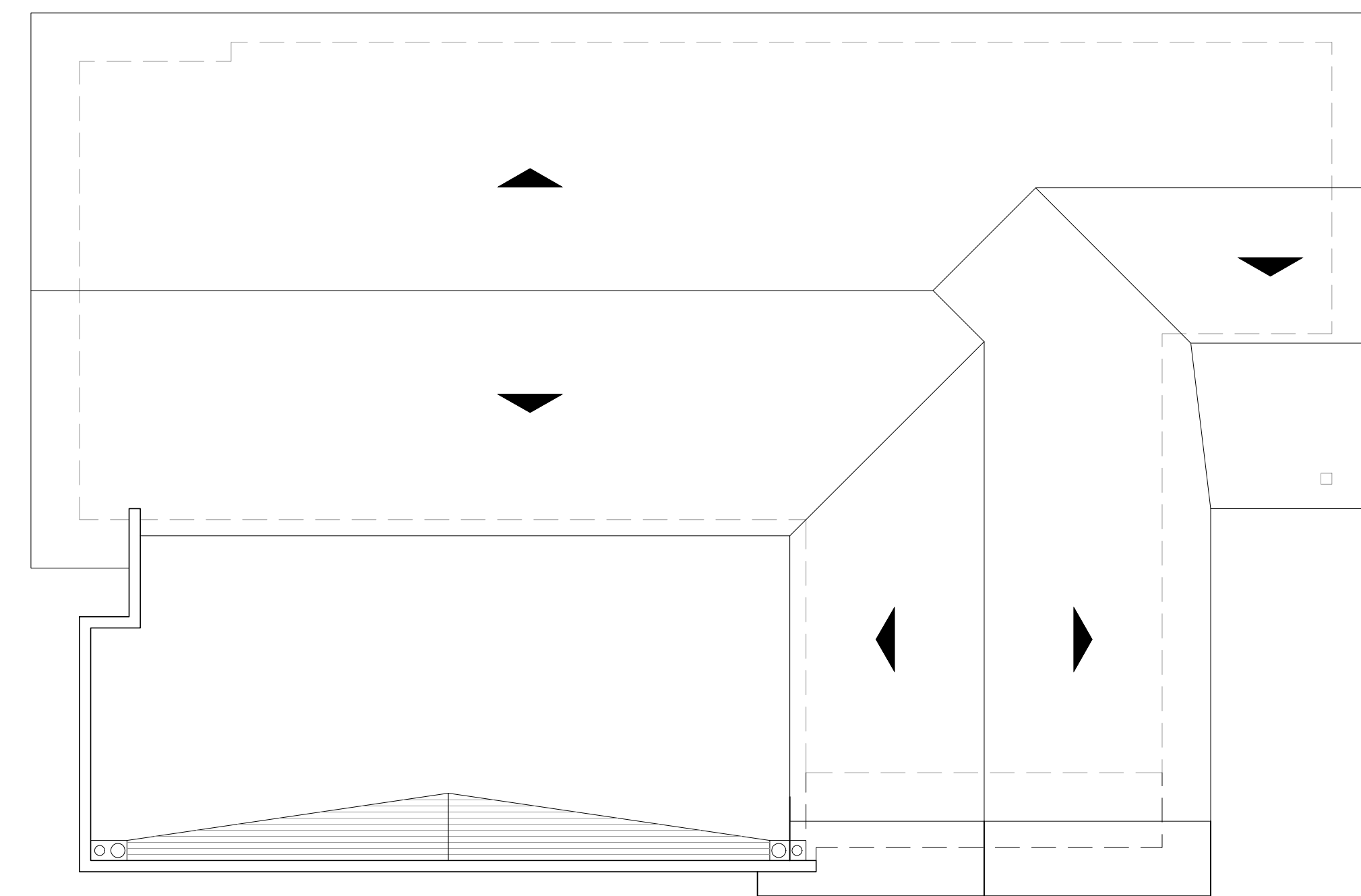
SHEET DESCRIPTION:

ROOF PLAN &
EXTERIOR ELEVATIONS

SHEET NO:

A102

OF:



ROOF PLAN

3/16" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

DESHAPES

Design of Habitat
& Planning of
Environmental Spaces

604 WESTVIEW CT.
CHULA VISTA, CA.
9 1 9 1 0
619.446.6993
jguevararch@gmail.com

PROJECT NAME:

**MELDEN OFFICE BUILDING
Addition & Remodel**
315 N. CLEMENTINE ST.
OCEANSIDE, CA. 92054

CLIENT:

MS. AMY MELDEN
315 N. CLEMENTINE ST.
OCEANSIDE, CA. 92045

No.	Rev.	Date	Description
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JOB NO: 16-079

DATE: JUL-12-2016

DRAWN:

CHECK:

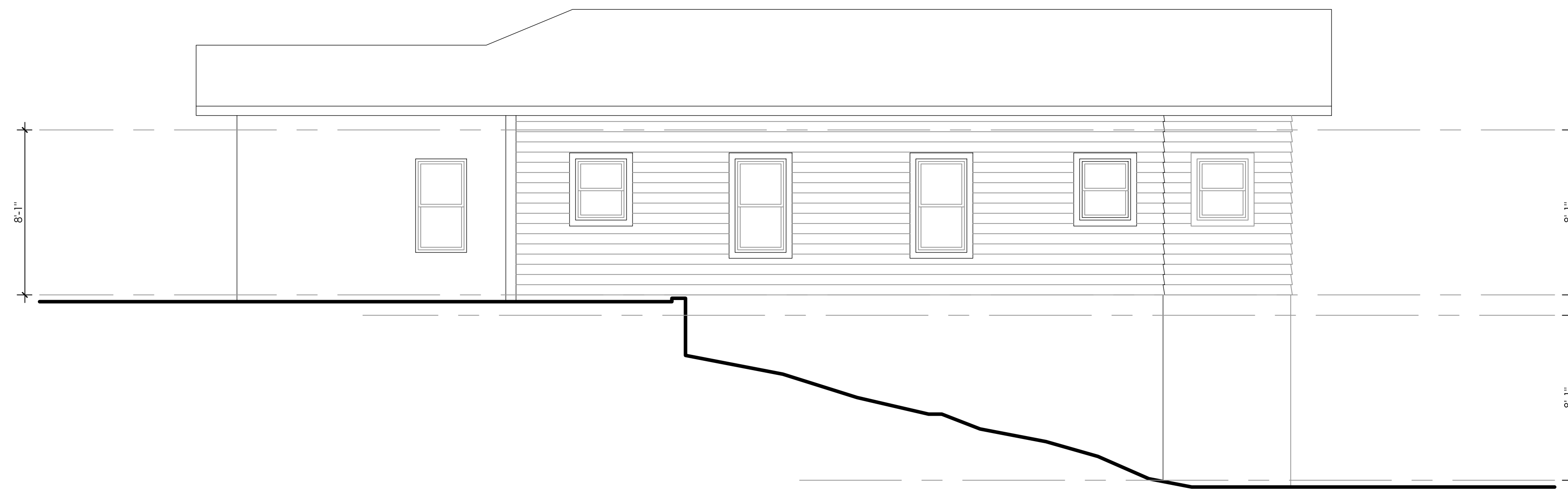
SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

SHEET NO:

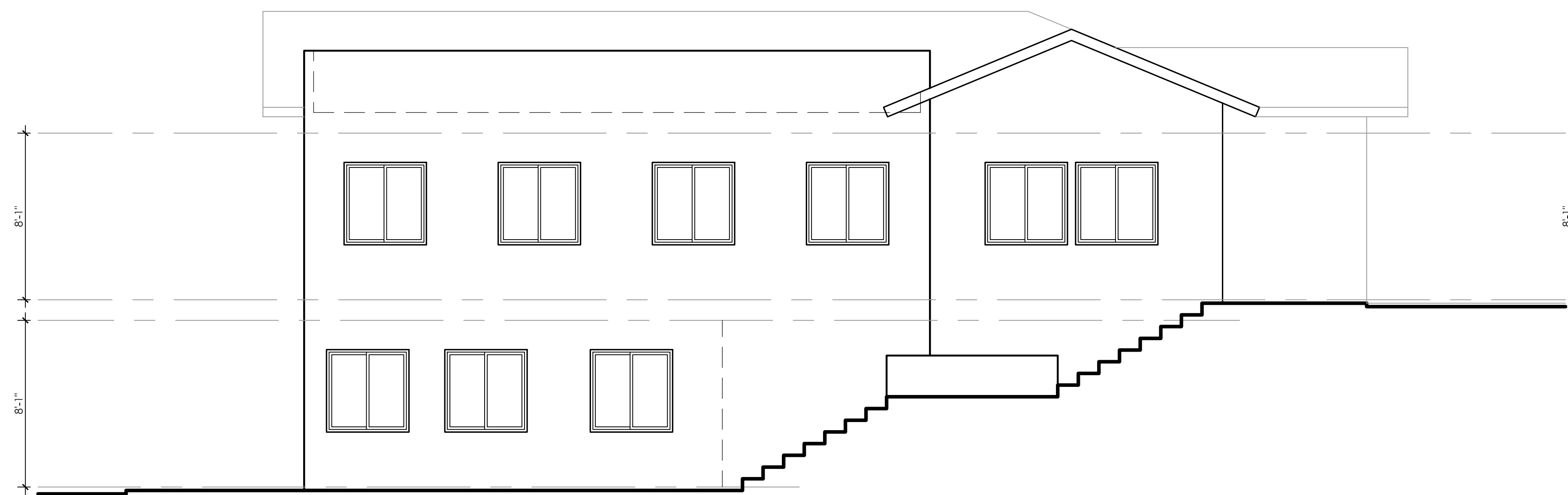
A103

OF:



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

RANCHO COASTAL ENGINEERING

Single Source Development Consultant

August 10, 2016

City of Oceanside
Development Services

**RE: DEVELOPER'S CONFERENCE – PATINO RESIDENCE
VACANT LOT ON LORETTA STREET – APN 144-082-21**

Please schedule a Developer's Conference for September 6, 2016, preferably at 9:30 am. The subject lot is being considered for purchase and development of a Single Family Residence by Ms. Karla Patino. Apparently there was a grading plan and building permit applied for recently. It is our understanding that the permit TRAK was BLDG 16-0436. We would like to find out the following information.

- **Fire Department Requirements, i.e., would a Fire Hydrant be required.**
- **Access: Loretta Street is barricaded at Santa Anita. This lot appears to have legal access. How would this be accomplished and what would be required.**
- **Potential Private Utility issues with neighbor on Capistrano.**
- **Potential Improvement Requirements along frontage of Loretta Street.**
- **Potential Grading, Geotechnical and Planning issues with a future SFR**

These are the main topics we would like to discuss, but others may come up during the meeting. There are no proposed house plans or site plan at this time, but the lot is so small, don't think that will be an issue. The architect for this project will attend, so she may have questions relating to any potential planning issues.

Feel free to call (858-775-8474) or email with questions or if you need any additional information.

Sincerely,

RANCHO COASTAL ENGINEERING & SURVEYING, INC.

Douglas E. Logan, R.C.E. 39726

Principal

Planning

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Civil

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Survey

•

Structural

Rancho Coastal Engineering and Surveying, Inc.

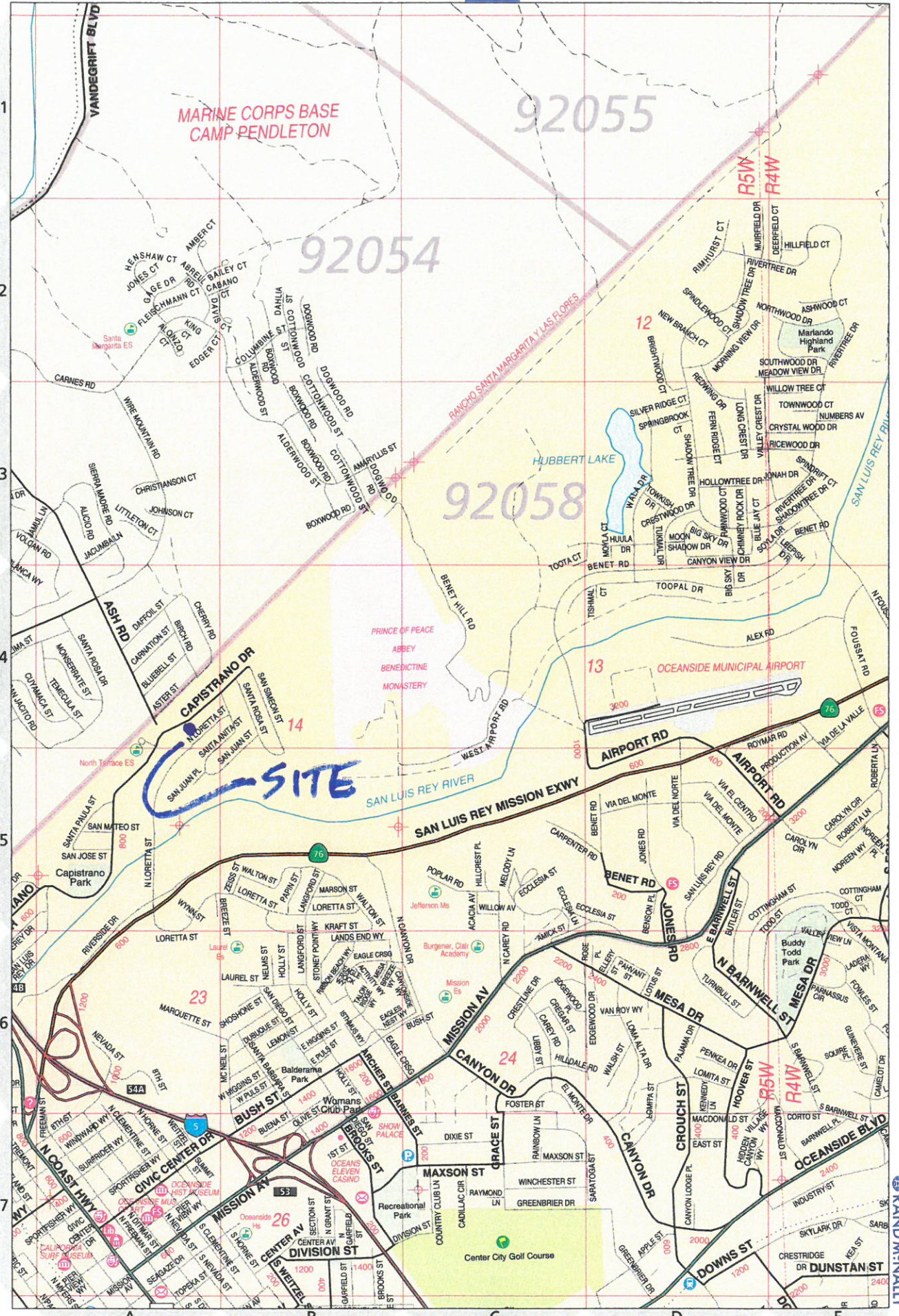
Mailing Address: 310 S. Twin Oaks Valley Rd., #107-297, San Marcos, CA 92078

Physical Address: 310 Via Vera Cruz, #205, San Marcos, CA 92078

Phone (760) 510-3152 / Fax: (760) 510-3153 / www.rcesd.com

SAN DIEGO CO.

SEE 1085 MAP



RAND McNALLY

