

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

**Tuesday, October 4, 2016, 8:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 8:30 - 9:30 a.m.                      Proposed multi-family residential developments on two separate parcels near the intersection of Poplar Rd and Hillcrest Pl (12 proposed units on Poplar Rd and 8 proposed units on Hillcrest Pl).

**Zoning: RH (High-Density Residential)**  
**Land Use: High-Density Residential**  
**Neighborhood Area: East Side Capistrano**  
**Assessor Parcel Number: 145-162-08 (Poplar), 145-161-19 (Hillcrest)**  
**Contact Person: Allan Teta**  
**Tel.: (619) 847-0860**  
**Email: allan@tarchitecture.com**

2. 9:30 - 10:30 a.m.                      Proposed façade renovations/upgrades to Oceanside Town & Country located at 1715-1779 Oceanside Blvd.

**Zoning: CS-HO (Special Commercial, Highway Oriented)**  
**Land Use: Special Commercial**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number: 151-310-18, -20, -22, -23, -26 to -32**  
**Contact Person: Dan Ringler (LPA, Inc)**  
**Tel.: (619) 920-3937**  
**Email: dringler@lpainc.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.*



# **Hillcrest 8 Apartments**

## **Developer's Conference**

### **Description and Justification**

**September 12, 2016**

This application is for the Developer's Conference for the proposed Apartment Development. The subject property consists of 80.00 feet along Hillcrest Place, north of Poplar (APN 145-161-19). The parcel currently has a General Plan land use designation of Residential, and a zoning designation of RH. Located north of Mission Ave, the parcel is bordered by single family residences to the north, south and west.

The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and conforms to the General Plan of the City. All planned public services, utilities and public facilities can reasonably serve the proposed area.

The base density for this zone is 2,000. The maximum potential density for this zone is 1,500sf. The Site Area is 12,580sf. The proposed design is requesting maximum potential density through a Conditional Use Permit which would allow for 8.3 units or 8 units.

The proposed project will consist of ground floor parking with 8 apartments above. The apartments are proposed as 2-Bedroom units, approximately 1100 sf each.

#### **Parking**

The proposal will provide required parking of 16 spaces plus 1 guest space, totaling 17 spaces.

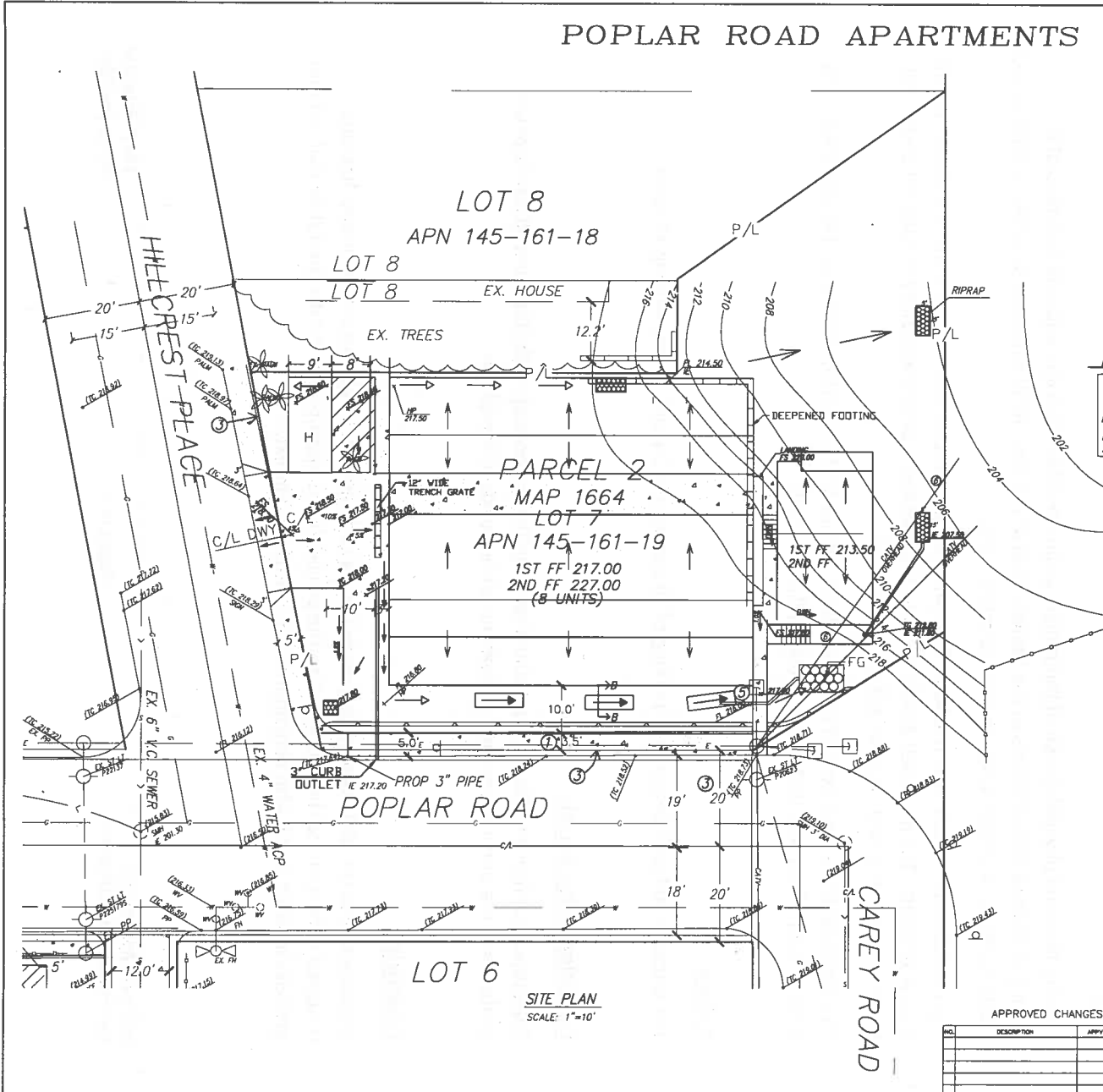
#### **Conditional Use Permit**

The project conforms to the Zoning Ordinance including the policies of the Plan and all development conforms to the public access and recreation policies of the General Plan

#### **Conclusion**

In adherence to the 1992 City of Oceanside Zoning Ordinance, the Hillcrest 8 Apartments has been designed to best utilize the existing site. The project offers appropriate architectural style that not only provides interest, but is also very appropriate within its context.

# POPLAR ROAD APARTMENTS



- LEGEND**
- DIRECTION OF FLOW
  - PROPERTY BOUNDARY
  - EXIST. CONTOUR
  - EXIST. SPOT ELEVATION
  - EXIST. CHAINLINK FENCE
  - EXIST. TREES
  - EXIST. RETAINING WALL
  - EXIST. TRAFFIC SIGN
  - FOUND MONUMENTS
  - EXIST. ELECTRIC
  - EXIST. WATER
  - EXIST. SEWER
  - EXIST. GAS
  - EXIST. POWER POLE CABLE ANCHOR
  - 3' WIDE GRASS UNED OVER GRAVEL SWALE
  - RR RAP ENERGY DISSIPATOR 5' x 5'
  - GRASS SWALE WITH UNDERGROUND BIODEGRADATION-TRENCH GRATE

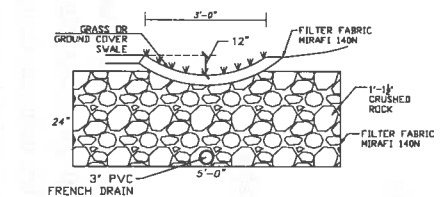
**PROPOSED LAND DISTURBANCE**

**PARCEL 2**  
 TOTAL AREA: 0.32 ACRES  
 DISTURBED AREA: 0.27 ACRES  
 PROP. IMPERVIOUS AREA: 0.12 ACRES

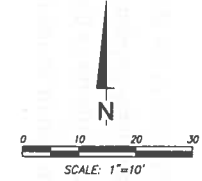
- EASEMENTS**
1. PROPOSED 1.5 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION
  2. PROPOSED 1.5 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION
  3. EX 40 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION PER MAP 1564

- NOTES**
1. RELOCATE POWER POLE ANCHOR, COORDINATE WITH SDC&E
  2. RELOCATE EX. CATV

- DRAINAGE NOTES**
1. ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF. ALL DRAINAGE FROM ANY UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DISCHARGED IN ORDER TO REDUCE, CONTINUE, OR MITIGATE EROSION OF THE COASTAL BLUFF, SDG 14C1043 (g).



**ENGINEER OF WORK**  
 CEA ENGINEERING  
 8380 WICKERS ST., STE. C  
 SAN DIEGO, CA 92111  
 PH: (619) 577-0441  
 CIVIL  
 T. ALLEN COOPER DATE: 08-30-17  
 R.C.E. 16685



**INTERIM FOR REVIEW ONLY**

WDID NO. \_\_\_\_\_ FILE NO. \_\_\_\_\_

SHEET	CITY OF OAKLAND ENGINEERING DIVISION	BOOKS
YARD DRAIN PLAN FOR: POPLAR ROAD APARTMENTS PARCEL 2		
APPROVED		
CITY ENGINEER: SCOTT G. SMITH	DATE:	
ENGINEER OF WORK:	Checked By:	PLAN NUMBER:
Drawn:	Approved Date:	

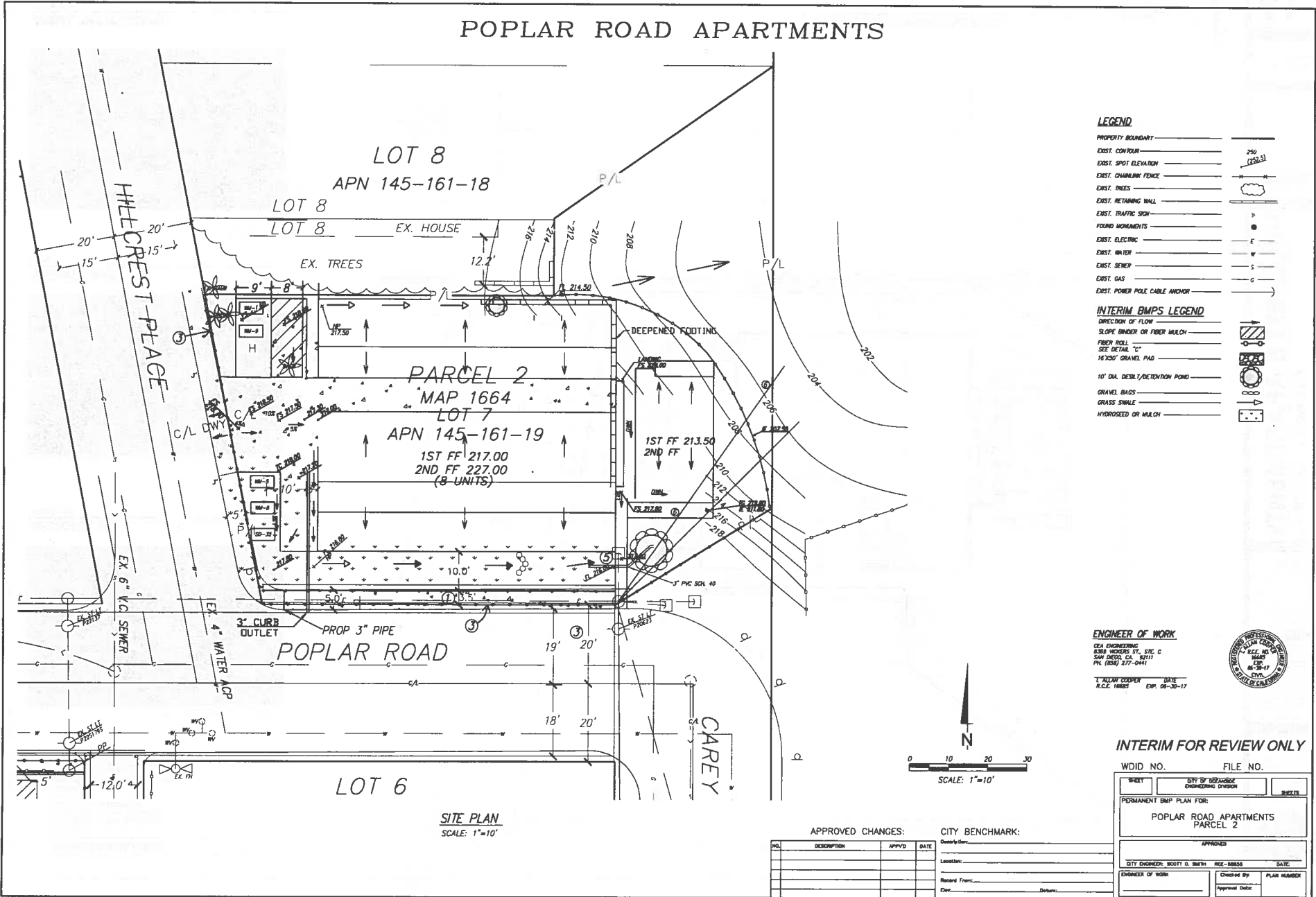
**APPROVED CHANGES:**

NO.	DESCRIPTION	APPROV'D	DATE

**CITY BENCHMARK:**

Description: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Record From: \_\_\_\_\_  
 Date: \_\_\_\_\_

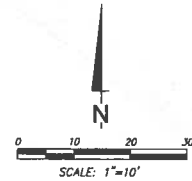
# POPLAR ROAD APARTMENTS



- LEGEND**
- PROPERTY BOUNDARY
  - EXIST. CONRAIL
  - EXIST. SPOT ELEVATION
  - EXIST. CHAINLINK FENCE
  - EXIST. TREES
  - EXIST. RETAINING WALL
  - EXIST. TRAFFIC SIGN
  - FOUND MONUMENTS
  - EXIST. ELECTRIC
  - EXIST. WATER
  - EXIST. SEWER
  - EXIST. GAS
  - EXIST. POWER POLE CABLE ANCHOR
- INTERIM B.M.P.S LEGEND**
- DIRECTION OF FLOW
  - SLOPE BINDER OR FIBER MULCH
  - FIBER ROLL
  - 10' DIA. GRVEL PAD
  - 10' DIA. DESILT/RETENTION POND
  - GRVEL BAGS
  - GRASS SWALE
  - HYDROSEED OR MULCH

**ENGINEER OF WORK**  
CEA ENGINEERING  
4348 WOODS ST., STE. C  
SAN BRUNO, CA 94578  
PH. (925) 277-0441

T. ALLY COOPER DATE  
A.C.E. 16825 EXP. 06-30-17



**INTERIM FOR REVIEW ONLY**

WDID NO. \_\_\_\_\_ FILE NO. \_\_\_\_\_

SHEET \_\_\_\_\_ CITY OF SAN ANTONIO ENGINEERING DIVISION SHEET \_\_\_\_\_

PERMANENT B.M.P. PLAN FOR:  
**POPLAR ROAD APARTMENTS  
PARCEL 2**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER: SCOTT D. SMITH A.C.E. 88835 DATE \_\_\_\_\_

ENGINEER OF WORK: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ PLAN NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

APPROVED CHANGES:

NO.	DESCRIPTION	APPROVED	DATE

CITY BENCHMARK:  
Date/Time: \_\_\_\_\_  
Location: \_\_\_\_\_  
Record From: \_\_\_\_\_  
Date: \_\_\_\_\_

**SITE PLAN**  
SCALE: 1"=10'

PARKING CALCULATIONS	
REQUIRED:	
1-BEDROOM = 1.5 PARKING SPACES	
2+ BEDROOMS = 2 PARKING SPACES	
SPACES ARE 8.5x18 MINIMUM	
PROVIDED:	
(8) 2-BEDROOM UNITS = 8x2 = 16 SPACES	
(1) REQUIRED GUEST SPACE	
17 SPACES REQUIRED AND PROVIDED	



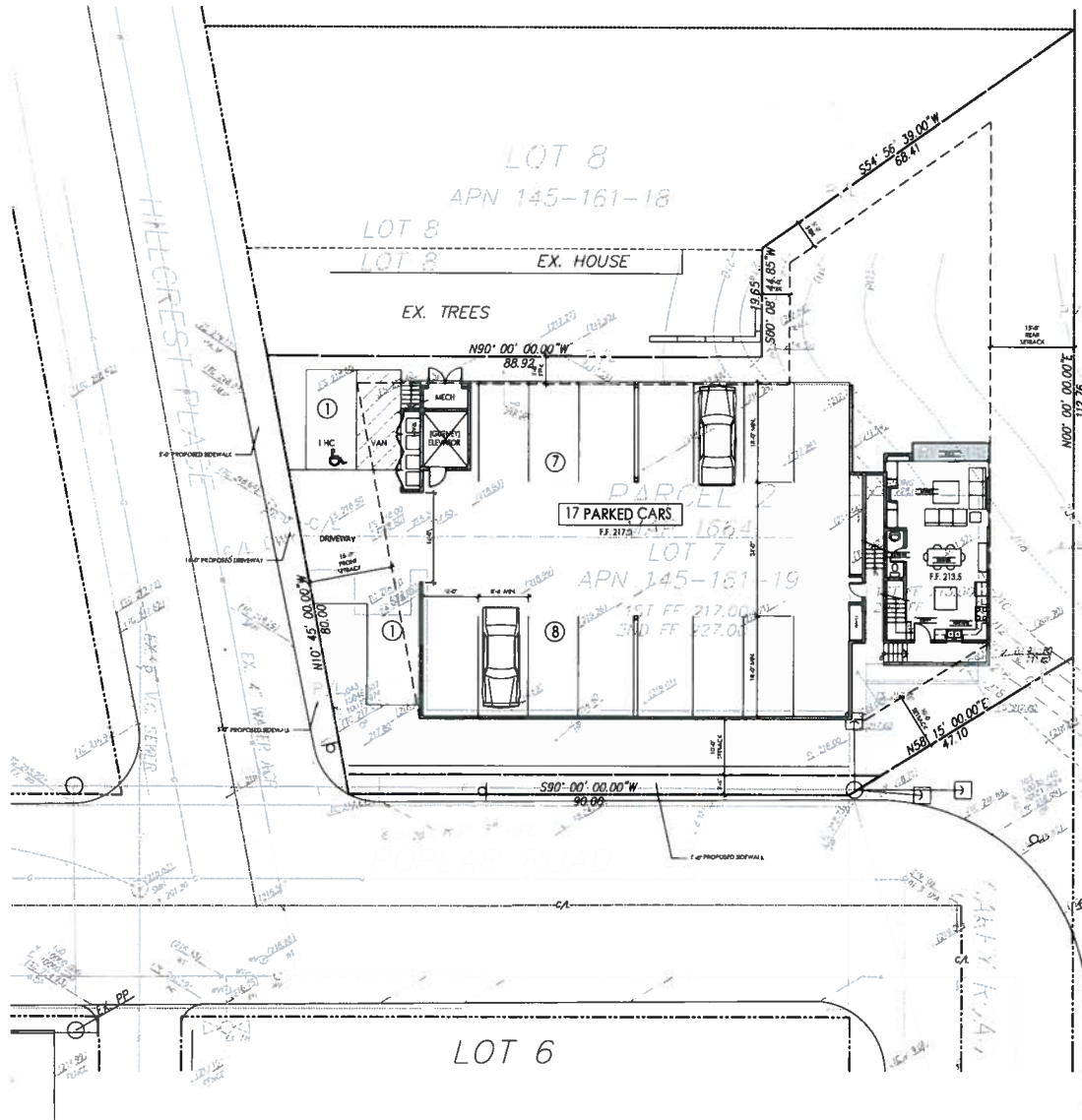
**REGIONAL MAP**  
SCALE: NTS



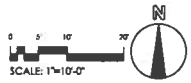
**VICINITY MAP**  
SCALE: NTS



**AERIAL PHOTOGRAPH**  
SCALE: NTS



**1 SITE PLAN / FIRST FLOOR PLAN**  
SCALE: 1"=10'-0"



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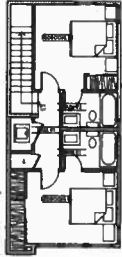


**HILLCREST 8 APARTMENTS**  
OCEANSIDE, CALIFORNIA

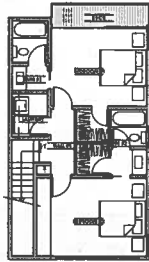
TA 1614  
9/12/16 DEV CONF SUB

**SITE AND FIRST FLOOR PLAN**

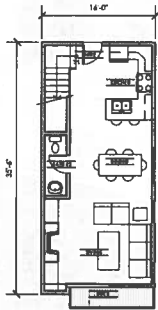
**A1.1**



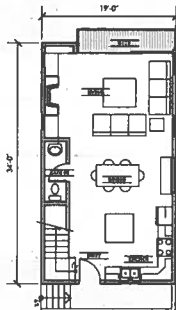
5 UNIT B - SECOND LEVEL (TYPICAL)  
SCALE: 1/8"=1'-0"



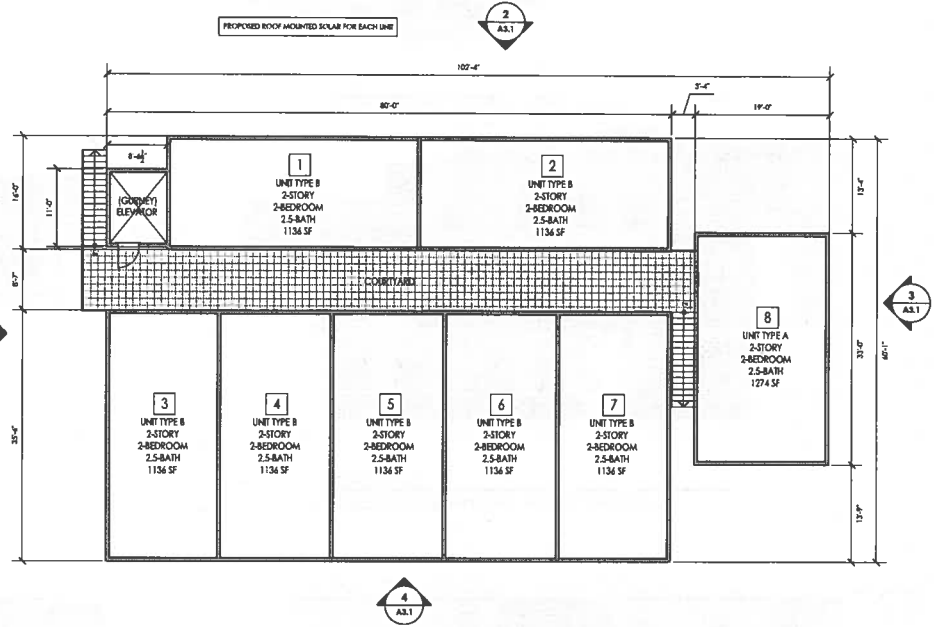
3 UNIT A - SECOND LEVEL  
SCALE: 1/8"=1'-0"



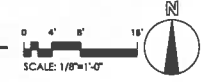
4 UNIT B - FIRST LEVEL (TYPICAL)  
SCALE: 1/8"=1'-0"



2 UNIT A - FIRST LEVEL  
SCALE: 1/8"=1'-0"



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



UNIT CALCULATIONS	
(1) 2-BEDROOM UNITS W/ 2.5 BATHS @	1,274 SF
(7) 2-BEDROOM UNITS W/ 2.5 BATHS @	1,136 SF
8 UNITS TOTAL	



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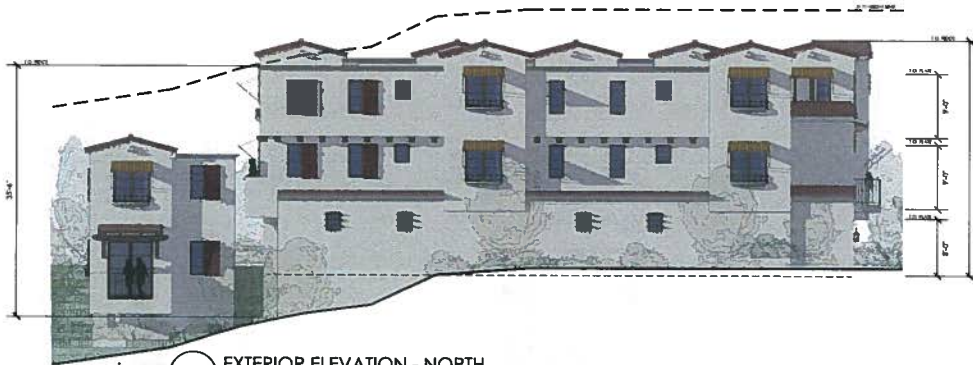


**HILLCREST 8 APARTMENTS**  
OCEANSIDE, CALIFORNIA  
DEVELOPER'S CONFERENCE

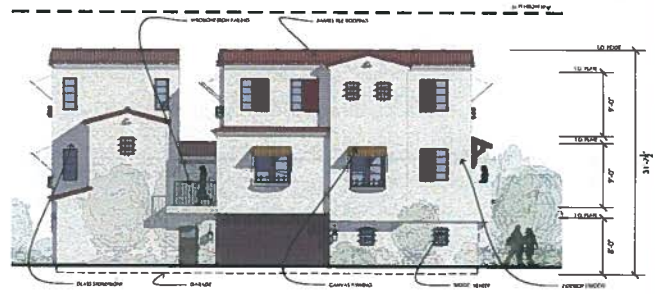
TA 1614  
2/12/16 DEV CONF 5/16

SECOND FLOOR  
PLAN AND UNIT  
FLOOR PLANS

**A2.1**



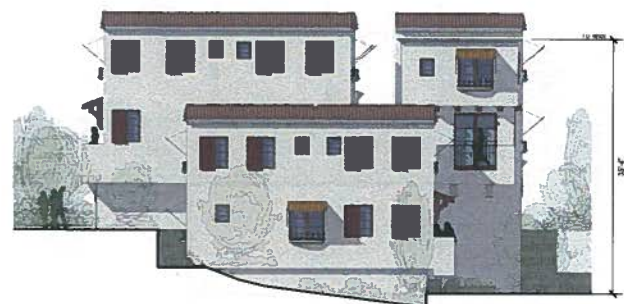
2 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST (FRONT)  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST (REAR)  
SCALE: 1/8" = 1'-0"



PERSPECTIVE  
SCALE: NTS



PERSPECTIVE  
SCALE: NTS



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I, Telle Archibald, Inc. also TRE Architecture, Inc. hereby certifies that this drawing was prepared and signed by the architect or registered professional architect or registered by the architect and was not created, modified and developed for use on this project, and shall not be used for any purpose whatsoever without the written permission by TRE Architecture.



**HILLCREST 8 APARTMENTS**  
OCEANSIDE, CALIFORNIA  
DEVELOPER'S CONFERENCE

TA 1614  
9/12/16 DEV CONF SUB

EXTERIOR ELEVATIONS

**A3.1**



# HILLCREST 8 APARTMENTS

OCEANSIDE, CALIFORNIA  
SEPTEMBER 12, 2016

PERSPECTIVE

SCALE: nts





# HILLCREST 8 APARTMENTS

OCEANSIDE, CALIFORNIA

SEPTEMBER 12, 2016

PERSPECTIVE

SCALE: nts



# **Poplar 12 Apartments**

## **Developer's Conference**

### **Description and Justification**

**September 12, 2016**

This application is for the Developer's Conference for the proposed Apartment Development. The subject property consists of 120.00 feet along Poplar Road, east of Acacia Ave (APN 145-162-08). The parcel currently has a General Plan land use designation of Residential (R3), and a zoning designation of R3. Located north of Mission Ave, the parcel is bordered by single family residences to the north, south and east. West of the parcel is Jefferson Middle School

The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and conforms to the General Plan of the City. All planned public services, utilities and public facilities can reasonably serve the proposed area.

The base density for this zone is 2,000. The maximum potential density for this zone is 1,500sf. The Site Area is 18,000sf. The proposed design is requesting maximum potential density through a Conditional Use Permit which would allow for 12 units.

The proposed project will consist of ground floor parking with 12 apartments above. The apartments are proposed as 2-Bedroom units, approximately 1300 sf each.

#### **Parking**

The proposal will provide required parking of 24 spaces plus 4 guest spaces (1+20%), totaling 28 spaces. Parking will take access from existing alley. Since no new curb cuts are being provided, we are providing the 4 guest spaces on street along Poplar. This has been agreed upon by staff on a similar project and we would request the same for this project

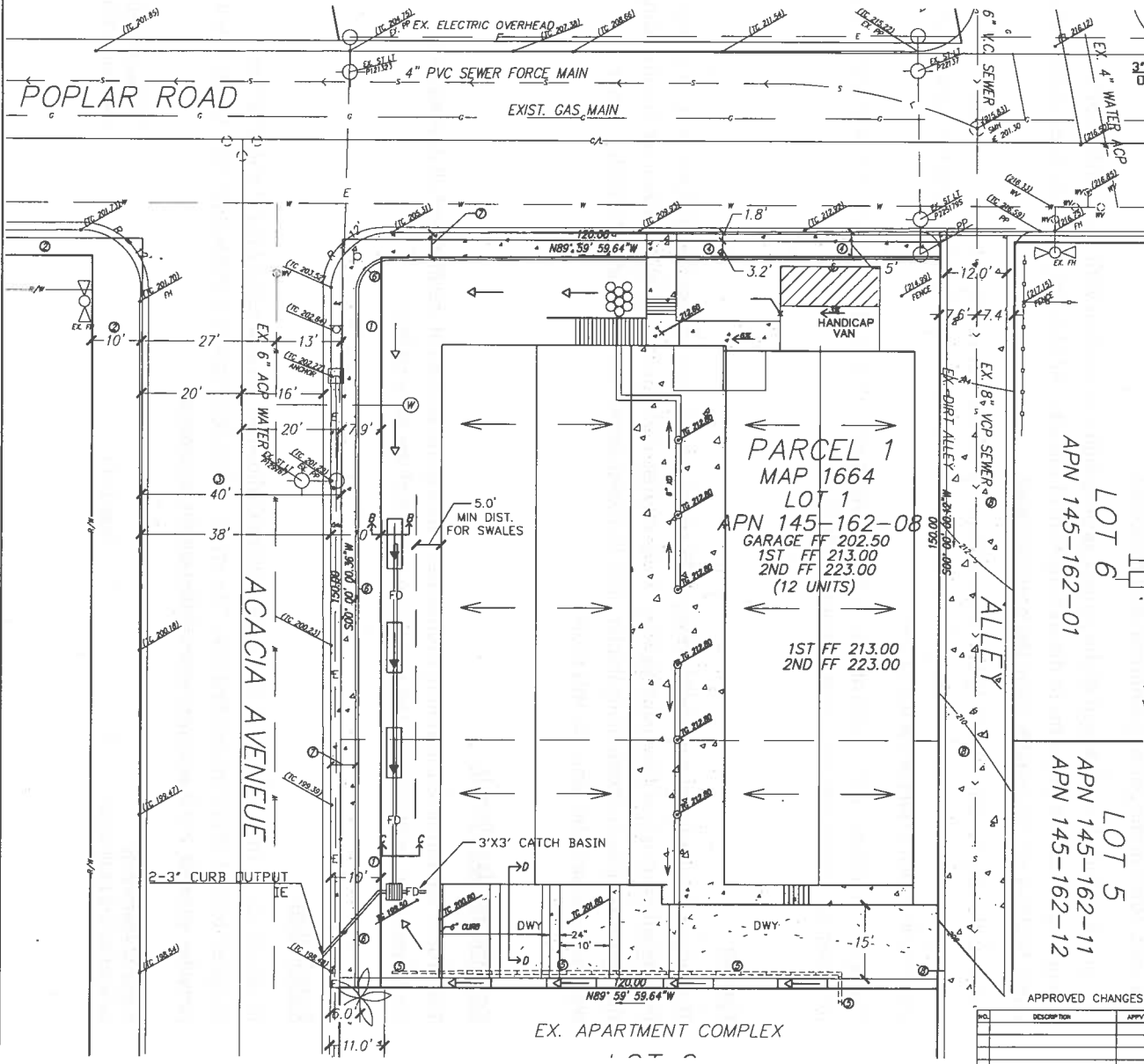
#### **Conditional Use Permit**

The project conforms to the Zoning Ordinance including the policies of the Plan and all development conforms to the public access and recreation policies of the General Plan

#### **Conclusion**

In adherence to the 1992 City of Oceanside Zoning Ordinance, the Hillcrest 8 Apartments has been designed to best utilize the existing site. The project offers appropriate architectural style that not only provides interest, but is also very appropriate within its context.

# POPLAR ROAD APARTMENTS



**LEGEND**

PROPERTY BOUNDARY	---
EXIST. CONTOUR	---
EXIST. SPOT ELEVATION	250 (152.0)
PROP. SPOT ELEVATION	152.0
EXIST. CHAINLINK FENCE	---X---
EXIST. TREES	○
EXIST. TRAFFIC SIGN	○
FOUND MONUMENTS	●
EXIST. ELECTRIC	---
EXIST. WATER	---
EXIST. SEWER	---
EXIST. GAS	---
RIP RAP ENERGY DISSIPATOR R-10L-32-18-36	▨
PROP. FRENCH DRAIN WITH FILTER SOCK	▨
3' WIDE GRASS LINED/VEGETATED SWALE	▨
DIRECTION OF FLOW	→
PROP. RETAINING WALL	▨
GRASS SWALE WITH UNDERGROUND RIPRAP (RETENTION)	▨

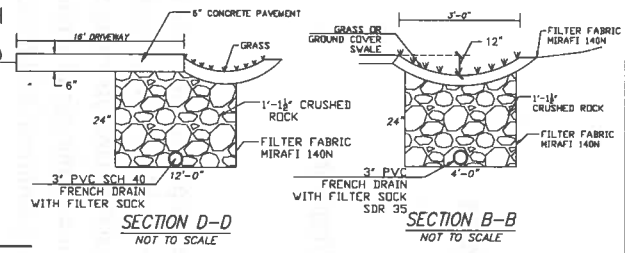
**PROPOSED LAND DISTURBANCE**

**PARCEL 1**

TOTAL AREA: 0.42 ACRES  
 DISTURBED AREA: 0.42 ACRES  
 PROP. IMPERVIOUS AREA: 0.23 ACRES

- EASEMENTS**
- ① PROPOSED 7.50 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION.
  - ② EX. PUBLIC RIGHT OF WAY PER DEC. 150504, BOOK 5424, PG 218 PC 214, REC. 10/20/04. PARCEL 1 - POPLAR ROAD PARCEL 2 - ACACIA AVENUE
  - ③ EX. 40 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION PER MAP 1664.
  - ④ PROPOSED 3.2 FEET WIDE PUBLIC RIGHT OF WAY DEDICATION.

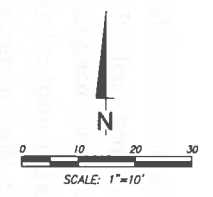
- NOTES**
- ⑤ EX. 3" WALL TO BE REMOVED
  - ⑥ OPTIONAL CURB/PLANTED WALL
  - ⑦ 5" WIDE SIDEWALK
  - ⑧ 12" WIDE PAVEMENT



**ENGINEER OF WORK**

CCA ENGINEERING  
 8380 WOODS ST., STE. C  
 SAN DIEGO, CA 92111  
 PH: (619) 277-0441  
 FAX: (619) 277-0441

T. ALLEN COOPER DATE: 08-30-17  
 R.L.E. 16685



**INTERIM FOR REVIEW ONLY**

WDID NO.	FILE NO.
SHEET: CITY OF SAN DIEGO ENGINEERING DIVISION SHEETS YARD DRAIN PLAN FOR: POPLAR ROAD APARTMENTS PARCEL 1	
APPROVED:	
CITY ENGINEER: SCOTT O. SMITH	DATE:
ENGINEER OF WORK:	Checked By: PLAN NUMBER
Date:	Approved Date:

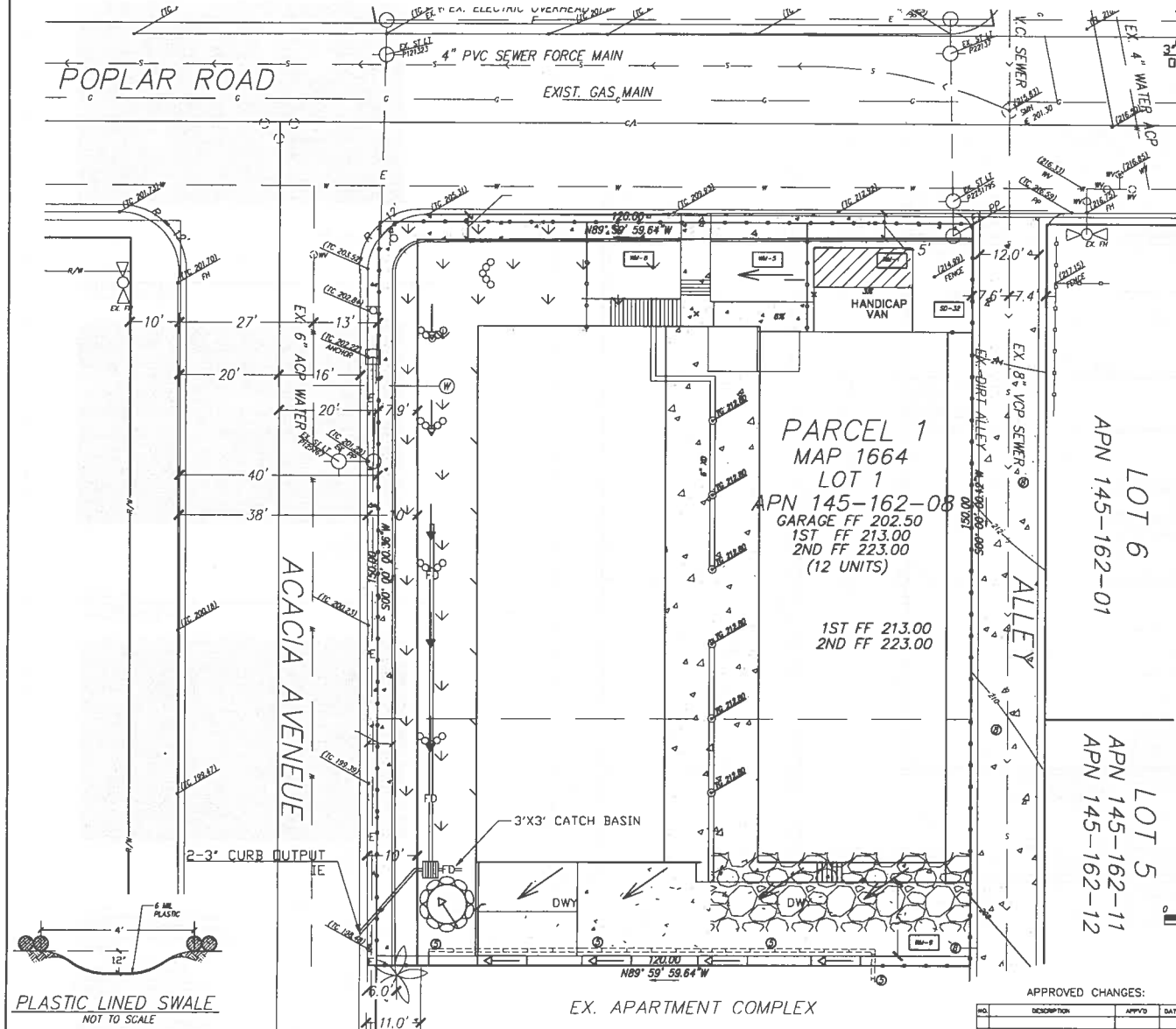
APPROVED CHANGES:

NO.	DESCRIPTION	APPROV.	DATE

CITY BENCHMARK:

Description: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Record From: \_\_\_\_\_  
 Date: \_\_\_\_\_

# POPLAR ROAD APARTMENTS



### INTERIM BMPs LEGEND

- DIRECTION OF FLOW
- SLOPE BINDER OR FIBER MULD
- FIBER ROLL
- SEE DETAIL
- 16\"/>
- 10\"/>
- GRAVEL BAGS
- SC-688
- PAVED SURFACES
- MULCH STRAW BODS CHIPS
- SEE APPLICATION OR PHYSICAL
- SS-7
- STABILIZATION EROSION CONTROL PLAN
- RIP RAP ENERGY DISSIPATOR
- 0-14, SS-14, SS-18
- (MIN. 1\"/>
- 20\"/>
- DESILT POND
- 4\"/>
- SEE DETAIL

### LEGEND

- PROPERTY BOUNDARY
- EXIST. CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. CHAINLINK FENCE

### INTERIM BMPs LEGEND CONT.

- MATERIAL DELIVERY & STORAGE
- BM-1
- SOLID WASTE MANAGEMENT
- BM-5
- CONCRETE WASTE MANAGEMENT
- BM-6
- SANITARY WASTE MANAGEMENT
- BM-8
- TRASH STORAGE AREA
- SS-32
- STREET SWEEPING AND WASHING
- SC-7

### EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:
- ALL REQUIREMENTS OF THE CITY OF OCEANSIDE, STORM WATER STANDARDS MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION PERIOD. BMPs AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMPs, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
  - FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
  - FOR INLETS LOCATED AT SLOPES ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SWAMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1'00\"/>
  - THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
  - THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
  - THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
  - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
  - THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
  - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNEXPECTED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
  - ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
  - GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
  - ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
  - THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND DRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
  - THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

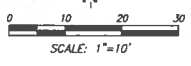
### ENGINEER OF WORK

CIA ENGINEERING  
 4180 MOORE ST., STE. C  
 SAN DIEGO, CA 92111  
 PH: (619) 277-0441



T. ALAN COOPER DATE: 08-28-17  
 P.L.C. 16682 C.P. 08-28-17

### INTERIM FOR REVIEW ONLY



### APPROVED CHANGES:

NO.	DESCRIPTION	APPROV'D	DATE

### CITY BENCHMARK:

Description: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Record From: \_\_\_\_\_  
 Date: \_\_\_\_\_

SHEET		FILE NO.	
CITY OF OCEANSIDE ENGINEERING DIVISION			
TEMPORARY BMP PLAN FOR: <b>POPLAR ROAD APARTMENTS PARCEL 1</b>			
APPROVED			
CITY ENGINEER: SCOTT G. SMITH		DATE:	
ENGINEER OF WORK:		Checked By: _____	
Approval Date:		PLAN NUMBER:	

PARKING CALCULATIONS	
REQUIRED:	
1-BEDROOM = 1.5 PARKING SPACES	
2+ BEDROOMS = 2 PARKING SPACES	
SPACES ARE 8.5x18 MINIMUM	
PROVIDED:	
(1) 2-BEDROOM UNITS = 12x2 = 24 SPACES	
(4) REQUIRED GUEST SPACE ON STREET	
28 SPACES REQUIRED AND PROVIDED	



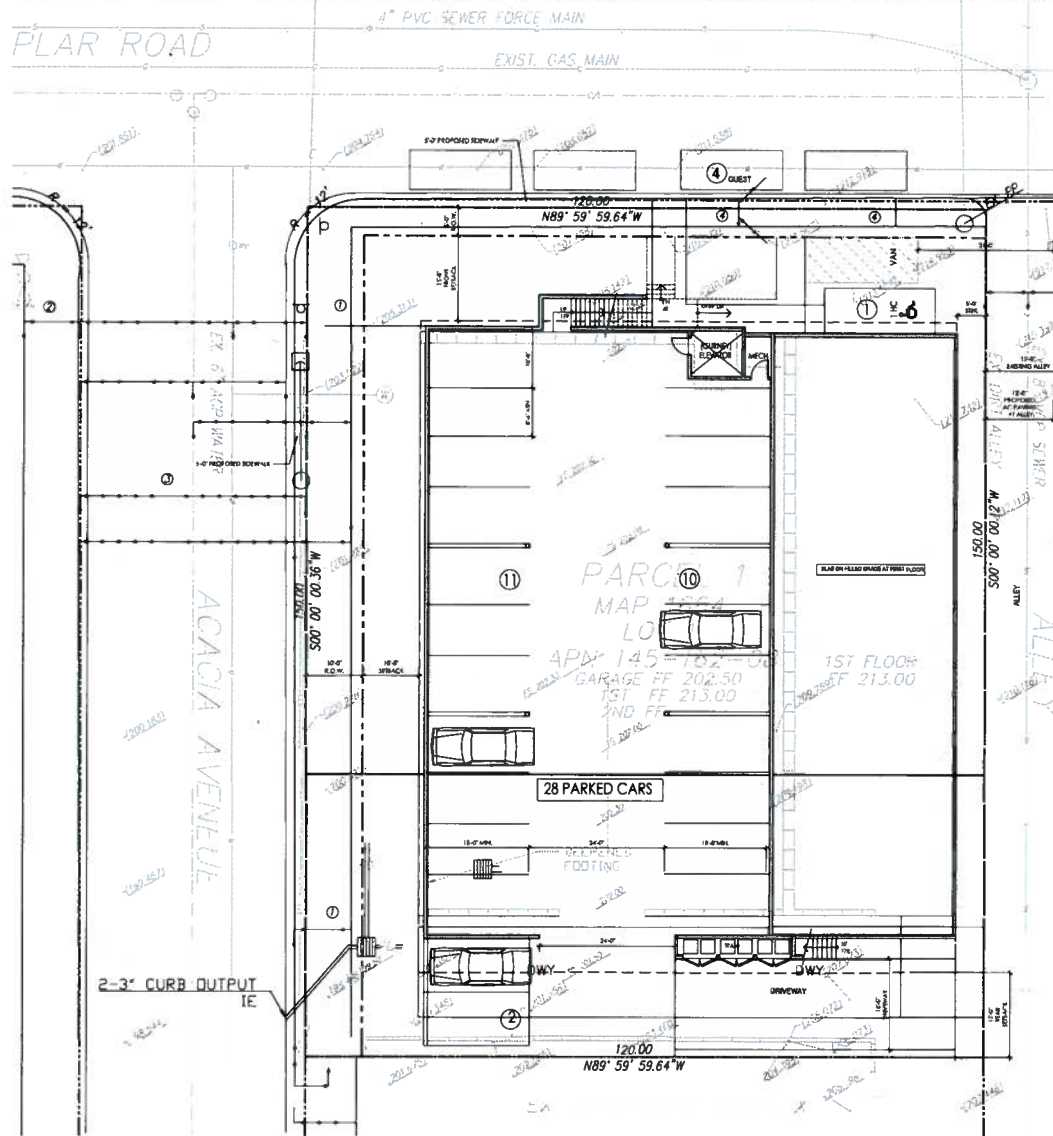
**REGIONAL MAP**  
SCALE: NTS



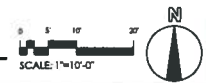
**VICINITY MAP**  
SCALE: NTS



**AERIAL PHOTOGRAPH**  
SCALE: NTS



**1 SITE PLAN / FIRST FLOOR PLAN**  
SCALE: 1"=10'-0"



300 CARLSBAD VILLAGE DR  
SUITE 1180-02A  
CARLSBAD CA 92008  
office 760 268 9090  
fax 760 268 9147  
WWW.TREARCHITECTURE.COM

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this project. All other work shall be  
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for any further contribution without  
the written consent of TRE  
Architecture.



LOT 6  
APN 145-162-01

LOT 5  
APN 145-162-11  
APN 145-162-12

**POPLAR 12 APARTMENTS**  
OCEANSIDE, CALIFORNIA

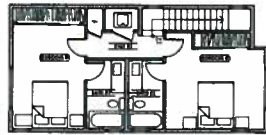
DEVELOPER'S CONFERENCE

TA 1614

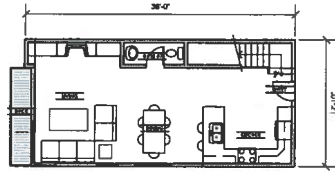
9/12/16 DEV\_CONF SUB

SITE AND FIRST  
FLOOR PLAN

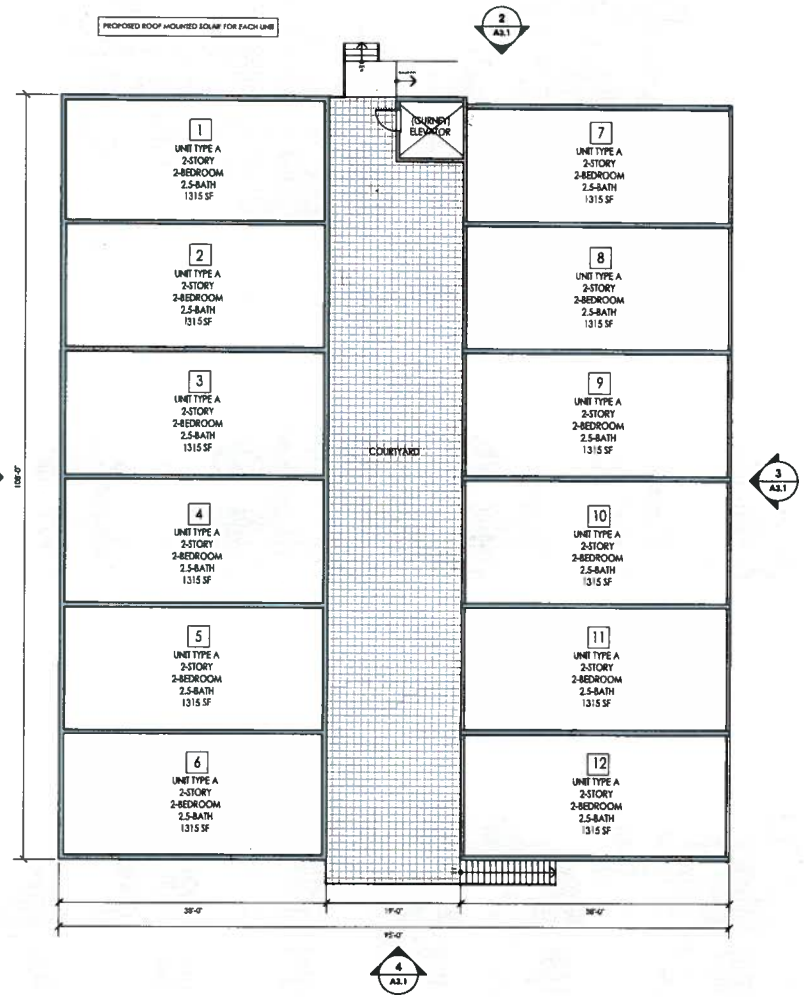
**A1.1**



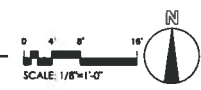
**3** UNIT A - SECOND LEVEL (TYPICAL)  
SCALE: 1/8"=1'-0"



**2** UNIT A - FIRST LEVEL (TYPICAL)  
SCALE: 1/8"=1'-0"



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



UNIT CALCULATIONS	
(12) 2-BEDROOM UNITS W/ 2.5 BATHS @ 1,315 SF	
12 UNITS TOTAL	



300 CARR ROAD VILLAGE DR  
SUITE 100-028  
CARLSBAD, CA 92008  
office 760 268 9000  
fax 760 268 9147  
WWW.TREARCHITECTURE.COM

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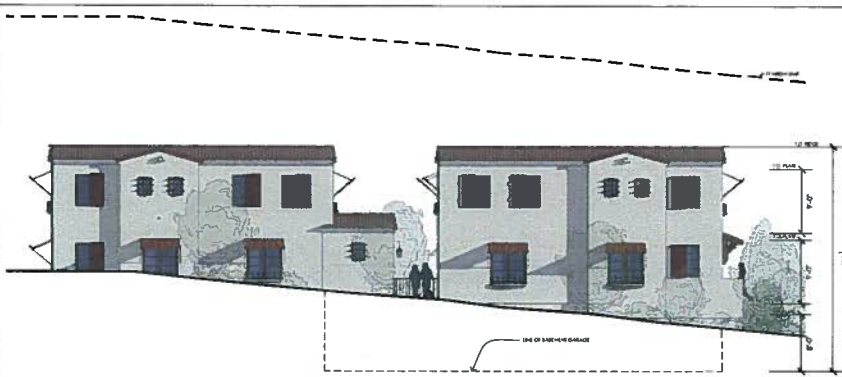


**POPLAR 12 APARTMENTS**  
OCEANSIDE, CALIFORNIA  
DEVELOPER'S CONFERENCE

TA 1614  
9/12/16 DEV. CONF. 5/8

SECOND FLOOR  
PLAN AND UNIT  
FLOOR PLANS

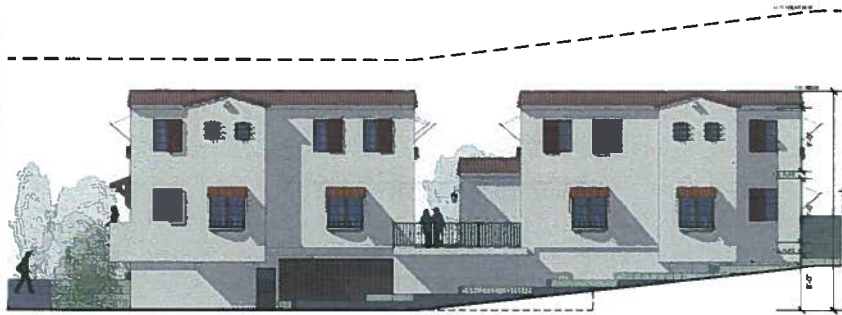
**A2.1**



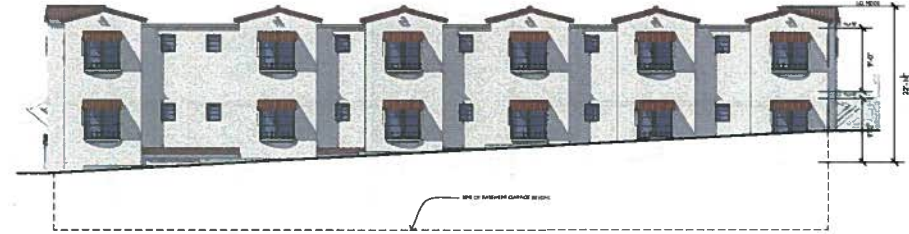
2 EXTERIOR ELEVATION - NORTH (FRONT)  
SCALE: 1/8" = 1'-0"



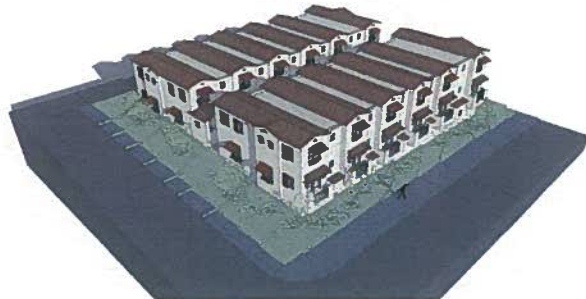
1 EXTERIOR ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST (ALLEY)  
SCALE: 1/8" = 1'-0"



PERSPECTIVE  
SCALE: NTS



PERSPECTIVE  
SCALE: NTS



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**POPLAR 12 APARTMENTS**  
OCEANSIDE, CALIFORNIA  
DEVELOPER'S CONFERENCE

TA 1614  
9/12/16 DEV CONF. SUB

EXTERIOR ELEVATIONS

**A3.1**



# POPLAR 12 APARTMENTS

OCEANSIDE, CALIFORNIA  
SEPTEMBER 12, 2016

PERSPECTIVE

SCALE: nts





# POPLAR 12 APARTMENTS

OCEANSIDE, CALIFORNIA

SEPTEMBER 12, 2016

PERSPECTIVE

SCALE: nts





# STERLING

ORGANIZATION

Via Email

September 12, 2016

City of Oceanside  
300 N Coast Highway  
Oceanside, CA 92054

**RE: OCEANSIDE TOWN & COUNTRY– OCEANSIDE, CALIFORNIA (THE “PROPERTY”)**

To Whom It May Concern:

The Sterling Organization (“Sterling”) is proposing to renovate and upgrade the existing 87,740 square foot Property. The Property is located at 1715-1779 Oceanside Boulevard in Oceanside, California. The following are the APNs associated with the Property:

	APN	Descriptions
1	151-310-18-00	Starbucks Pad
2	151-310-20-00	Vacant Pad behind McDonald's
3	151-310-22-00	USA Living
4	151-310-23-00	Smart & Final
5	151-310-26-00	In-Line Shops
6	151-310-27-00	Parking Lot
7	151-310-28-00	Parking Lot
8	151-310-29-00	Parking Lot
9	151-310-30-00	Parking Lot
10	151-310-31-00	Parking Lot
11	151-310-32-00	West Marine Building


Sterling purchased the Property on September 30, 2015 with plans to spend significant money improving the Property’s appearance and leasing up the significant vacancy. During its brief ownership, Sterling has executed a lease with Crunch Fitness to occupy the previously vacant 23,800 square foot vacant anchor space and will soon have an executed lease with Popeyes Louisiana Chicken to develop a new building on a pad that has been vacant for an extensive period of time.

In order to attract and to continue attracting desirable tenants (i.e. Crunch Fitness and Popeyes) to fulfill the Property’s potential, Sterling has been working on renovation designs to improve the Property. The proposed renovation will include the following: i) demolition and replacement of the existing clay tile roof with an asphalt shingle roof, ii) a new façade with a modern billboard signage field throughout, iii) repainting of the existing buildings and columns, and iv) upgrading and refreshing the landscaping throughout the entire Property. The existing signage plates will all be removed, and tenants will benefit from increased visibility of their signage banners along the new billboard façade.

Sterling has engaged architect firm LPA, Inc. to create conceptual drawings and elevations which are included in the submittal for the Developer's Conference on October 4, 2016.

Sincerely,

**THE STERLING ORGANIZATION, LLC**

By:   
Scott Schry  
Senior VP, Western U.S.

# OCEANSIDE TOWN AND COUNTRY FACADE IMPROVEMENTS

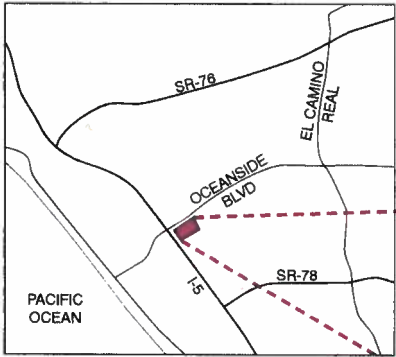


OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



STERLING  
ORGANIZATION



### PROJECT DESCRIPTION:

- EXISTING 87,740 SF COMMERCIAL RETAIL CENTER
- DEMOLITION AND REPLACEMENT OF EXISTING CLAY TILE ROOF WITH ASPHALT SHINGLE ROOF
- NEW BILLBOARD SIGNAGE FIELD THROUGHOUT
- REPAINT EXISTING BUILDING EXTERIORS

### ADDRESS:

1715-1779 OCEANSIDE BOULEVARD  
OCEANSIDE, CA 92054

### PROJECT INFORMATION

**LPA** OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



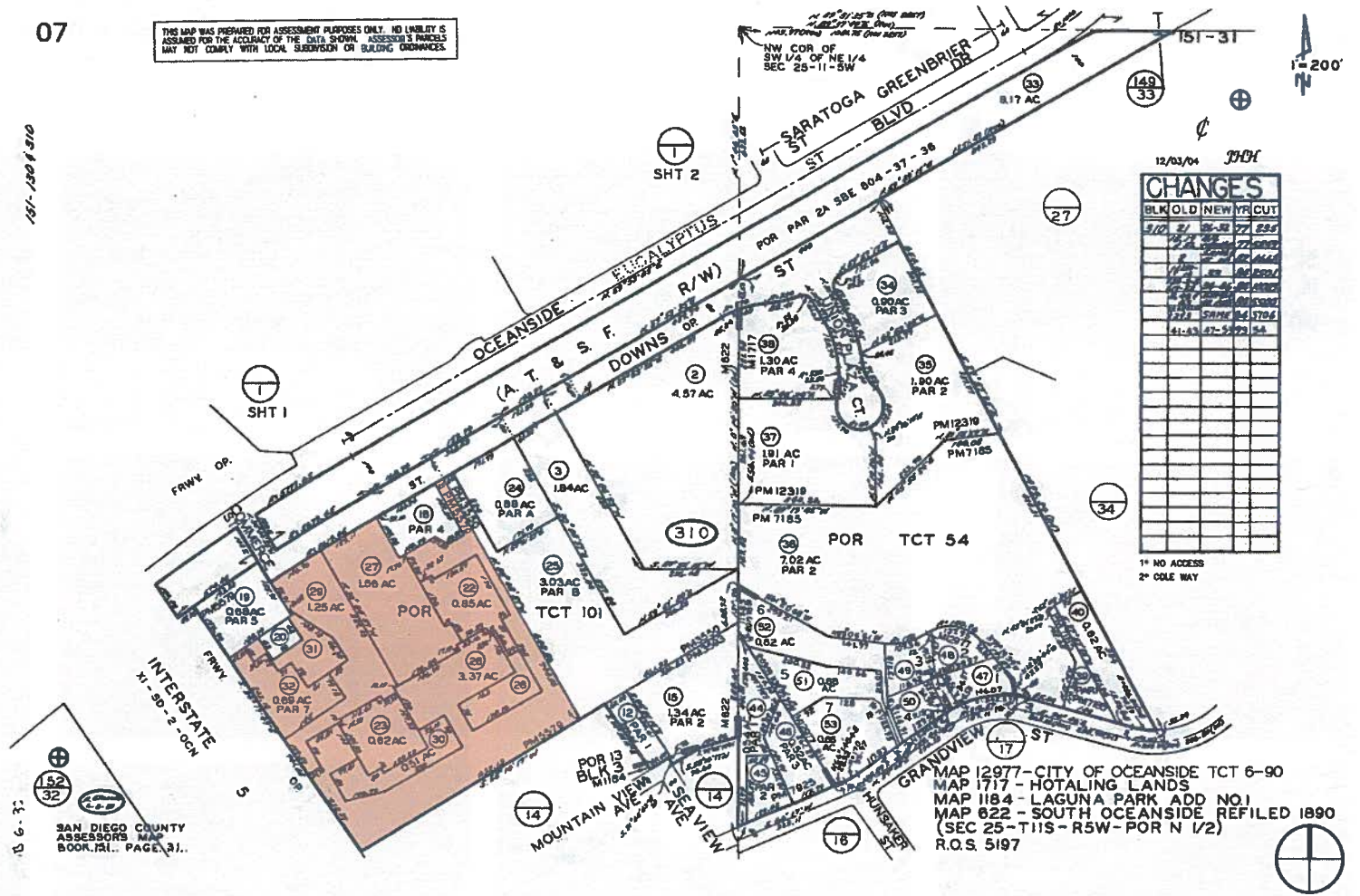
07

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.

151-130 & 310

APN:

- 1513102000
- 1513102200
- 1513102600
- 1513102700
- 1513102800
- 1513102900
- 1513103000
- 1513103100
- 1513103200



12/03/04 JCH

CHANGES				
BLK	OLD	NEW	YR	CUT
1100	21	22-23	77	225
	24	25	77	225
	26	27	77	225
	28	29	77	225
	30	31	77	225
	32	33	77	225
	34	35	77	225
	36	37	77	225
	38	39	77	225
	40	41	77	225
	42	43	77	225
	44	45	77	225
	46	47	77	225
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	88	89	77	225
	90	91	77	225
	92	93	77	225
	94	95	77	225
	96	97	77	225
	98	99	77	225
	100	101	77	225

1" NO ACCESS  
2" COLE WAY

PROJECT INFORMATION

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 SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016





A



B



C



D



E



F



G



H



I



J



K



L

EXISTING CONDITIONS



OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

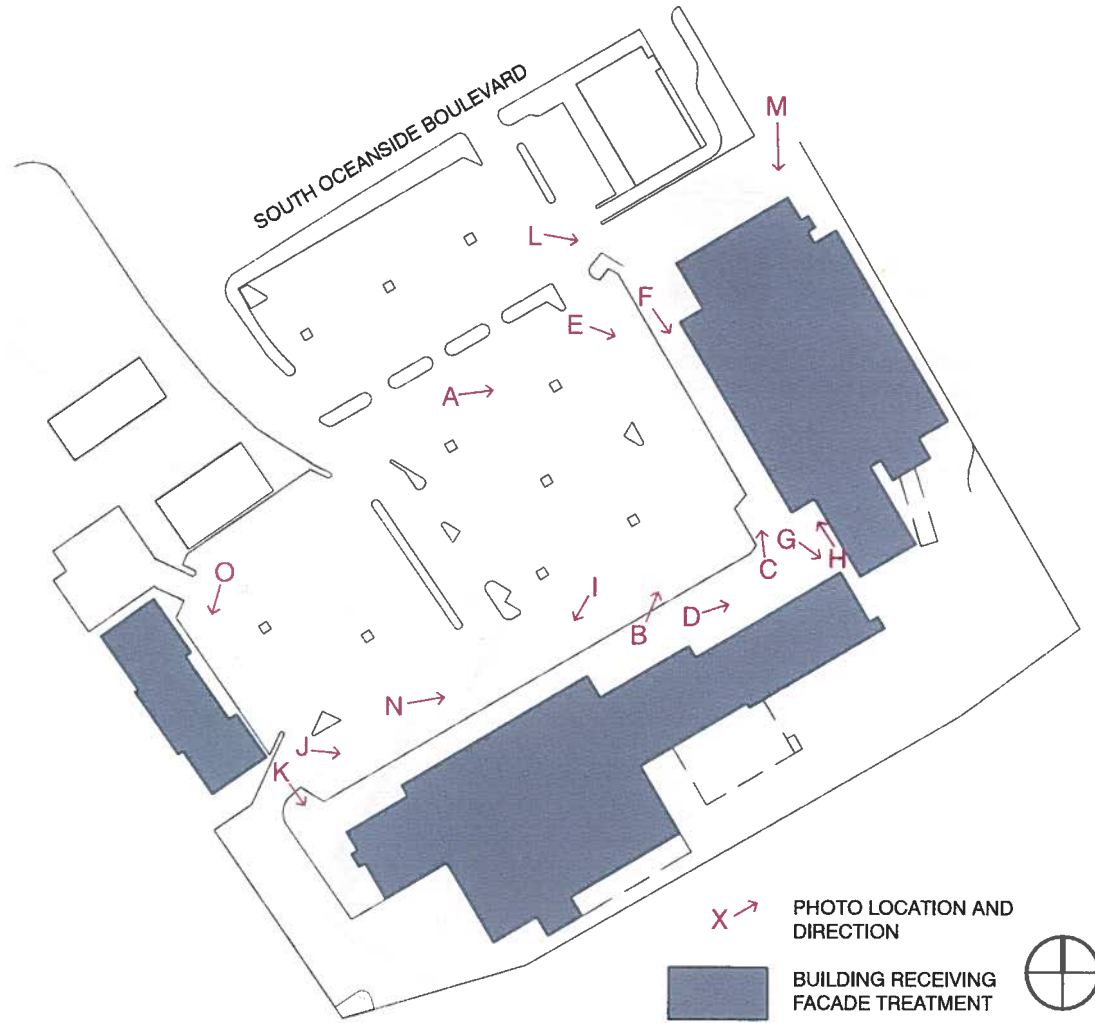
10.04.2016



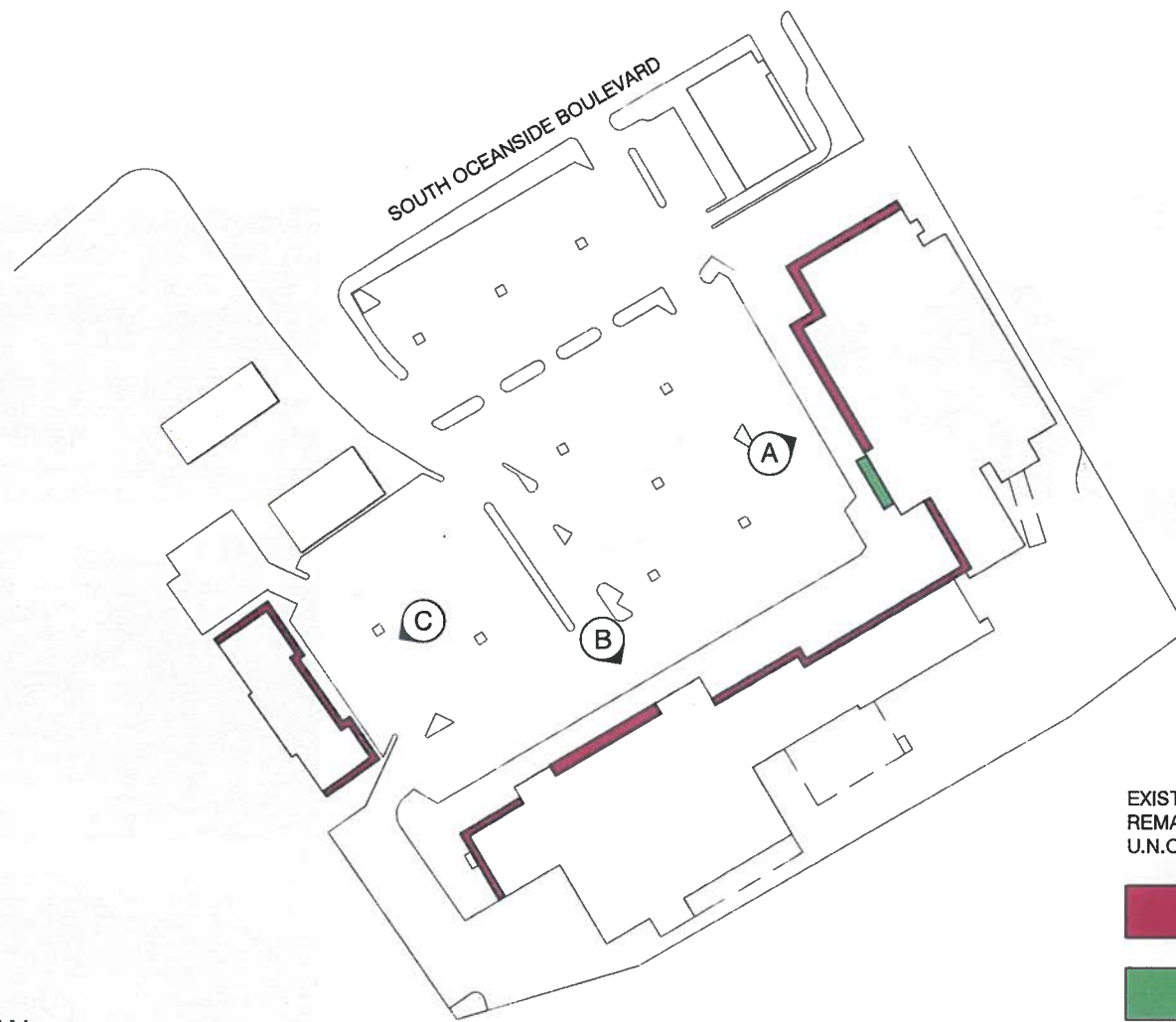
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EXISTING CONDITIONS



**LPA** OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
 10.04.2016 SOUTH OCEANSIDE BOULEVARD, OCEANSIDE



EXISTING SITE AND PARKING TO REMAIN, PROTECTED IN PLACE. U.N.O.

- EXTENT OF FACADE MODIFICATIONS, PAINT THROUGHOUT
- EXTENT OF NEW PLANTING AREA



CONCEPTUAL SITE PLAN

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 10.04.2016 SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

  
 STERLING  
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DEMO EXISTING ORNAMENTATION ON FASCIA. PATCH AND REPAIR TO MATCH SURROUNDING FASCIA.

DEMO EXISTING ROOF TILE. PROTECT EXSITING ROOF STRUCTURE IN PLACE. PREPARE FOR NEW SIGNAGE BILLBOARD STRUCTURE AND NEW FINISH. REPAIR AS NEEDED.

REMOVE ALL EXISTING SIGNAGE PLATES. EXISTING ELECTRICAL CONNECTION TO BE REROUTED TO NEW BILLBOARD SIGNAGE FIELD. REMOVE EXISTING SIGNAGE AND KEEP FOR REMOUNTING ON NEW BILLBOARD SIGNAGE FIELD.

PROTECT EXISTING COLUMN/BEAM IN PLACE.

PROTECT ALL EXISTING STOREFRONT SYSTEMS, WINDOWS, AND DOORS IN PLACE.



## DEMOLITION



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SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



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PROTECT EXISTING FASCIA IN PLACE.  
DEMO ROOF TILES AND PROTECT  
EXISTING ROOF STRUCTURE IN PLACE.

DEMO EXISTING WOOD VENEER  
FRAMING. PATCH AND REPAIR STUCCO  
TO MATCH EXISTING.

PROTECT ALL LIGHTING IN PLACE.

PROTECT ALL EXISTING STOREFRONT  
SYSTEMS, WINDOWS, AND DOORS IN  
PLACE.



## DEMOLITION



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PROTECT ALL EXISTING LIGHT FIXTURES  
IN PLACE

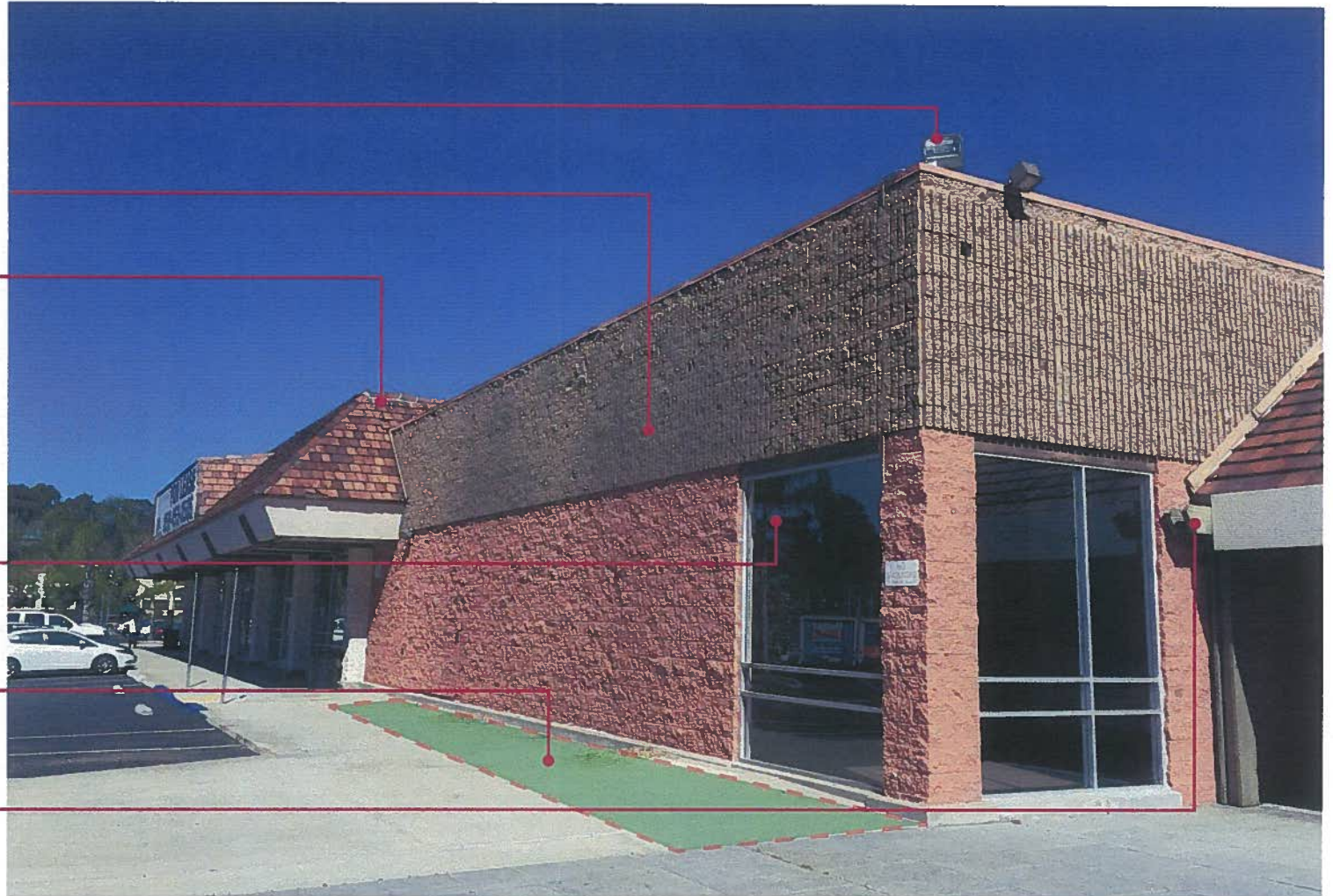
PROTECT EXISTING BLOCK WALL IN  
PLACE

DEMO EXISTING ROOF TILE. PROTECT  
EXISTING ROOF STRUCTURE IN  
PLACE, PREPARE FOR NEW SIGNAGE  
BILLBOARD STRUCTURE AND NEW  
FINISH. REPAIR AS NEEDED.

PROTECT ALL EXISTING STOREFRONT  
SYSTEMS, WINDOWS, AND DOORS IN  
PLACE.

DEMO CONCRETE FOR NEW PLANTER  
BED

PROTECT EXISTING COLUMN/BEAM IN  
PLACE.



## DEMOLITION



OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



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DEMO EXISTING ROOF TILE. PROTECT EXISTING ROOF STRUCTURE IN PLACE, PREPARE FOR NEW SIGNAGE BILLBOARD STRUCTURE AND NEW FINISH. REPAIR AS NEEDED.

REMOVE ALL EXISTING SIGNAGE PLATES. EXISTING ELECTRICAL CONNECTION TO BE REROUTED TO NEW BILLBOARD SIGNAGE FIELD. REMOVE EXISTING SIGNAGE AND KEEP FOR REMOUNTING ON NEW BILLBOARD SIGNAGE FIELD.

PROTECT EXISTING COLUMN/BEAM IN PLACE.

PROTECT EXISTING PLANTERS IN PLACE.

PROTECT ALL EXISTING STOREFRONT SYSTEMS, WINDOWS, AND DOORS IN PLACE.



DEMOLITION



OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



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REMOVE ALL EXISTING SIGNAGE PLATES. EXISTING ELECTRICAL CONNECTION TO BE REROUTED TO NEW BILLBOARD SIGNAGE FIELD. REMOVE EXISTING SIGNAGE AND KEEP FOR REMOUNTING ON NEW BILLBOARD SIGNAGE FIELD.

DEMO EXISTING WOOD VENEER FRAMING. PATCH AND REPAIR STUCCO TO MATCH EXISTING. DEMO EXISTING UNDER SOFFIT LIGHTING AND PREPARE FOR NEW.

PROTECT EXISTING COLUMN/BEAM IN PLACE.

PROTECT ALL EXISTING STOREFRONT SYSTEMS, WINDOWS, AND DOORS IN PLACE.



## DEMOLITION



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DEMO EXISTING ROOF TILE. PROTECT  
EXISTING ROOF STRUCTURE IN  
PLACE, PREPARE FOR NEW SIGNAGE  
BILLBOARD STRUCTURE AND NEW  
FINISH. REPAIR AS NEEDED.

REMOVE EXISTING ROOF LIGHTING, TYP.  
REPAIR ROOFING AS NEEDED.

REMOVE ALL EXISTING SIGNAGE  
PLATES. EXISTING ELECTRICAL  
CONNECTION TO BE REROUTED TO  
NEW BILLBOARD SIGNAGE FIELD.  
REMOVE EXISTING SIGNAGE AND KEEP  
FOR REMOUNTING ON NEW BILLBOARD  
SIGNAGE FIELD.

PROTECT EXISTING COLUMN/BEAM IN  
PLACE.

PROTECT ALL EXISTING STOREFRONT  
SYSTEMS, WINDOWS, AND DOORS IN  
PLACE.



## DEMOLITION

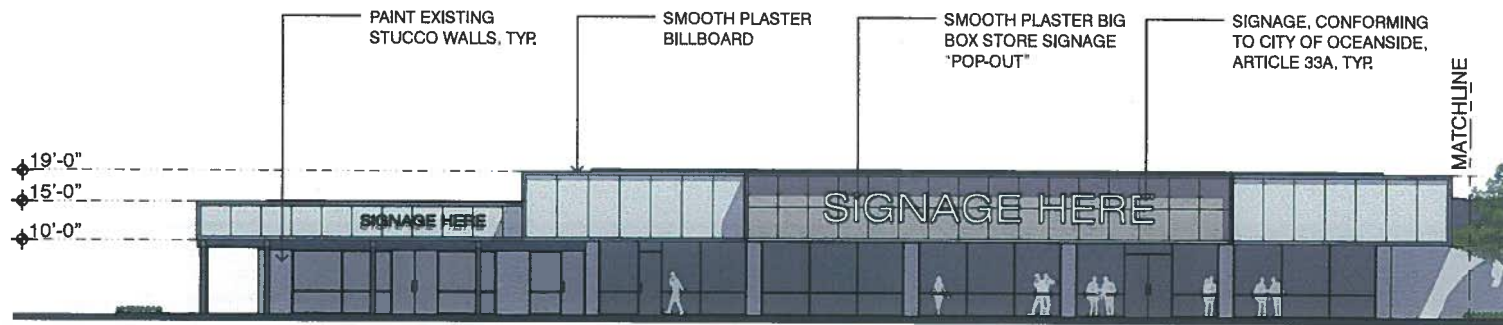


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10.04.2016



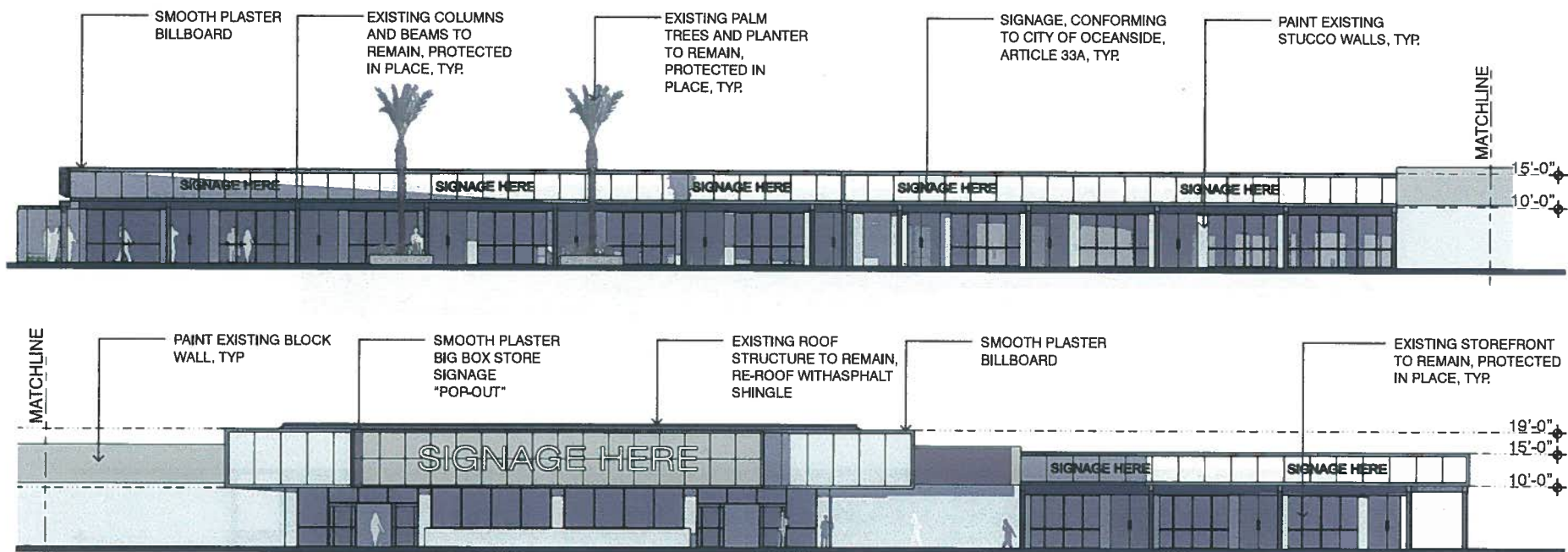
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CONCEPTUAL ELEVATION A

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 SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016

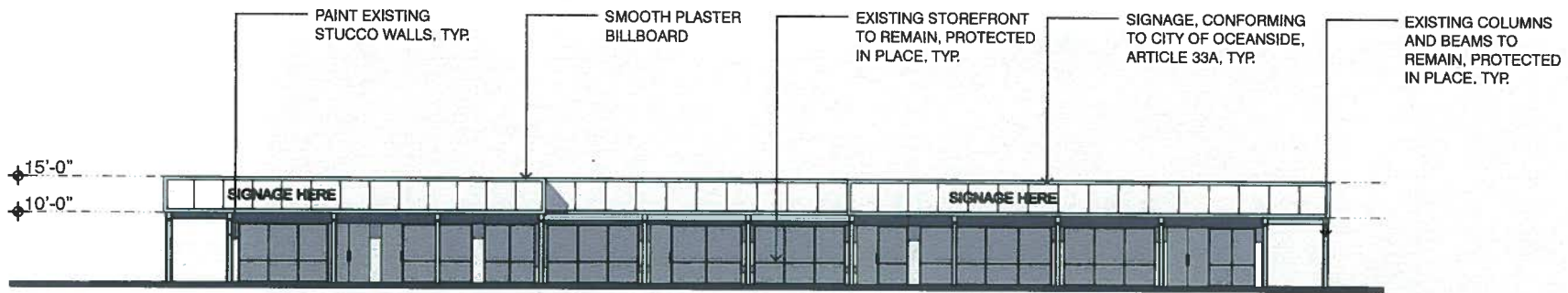


CONCEPTUAL ELEVATION B

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10.04.2016





CONCEPTUAL ELEVATION C

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 10.04.2016 SOUTH OCEANSIDE BOULEVARD, OCEANSIDE



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 ORGANIZATION

**KEYNOTES**

- 1** BILLBOARD SIGNAGE FIELD WITHIN WOOD FRAMING. STRUCTURE TO KICK BACK TO EXISTING ROOF. SMOOTH TROWEL AND PAINT FINISH WITH REVEAL.
- 2** ASPHALT SHINGLE ROOFING ON ALL EXISTING ROOFING
- 3** PAINT EXISTING PLASTER ON SOFFIT
- 4** PAINT EXISTING BLOCK WALL FINISH, TWO TONES
- 5** PAINT EXISTING CMU BLOCK
- 6** PAINT EXISTING STUCCO WALLS
- 7** NEW PLANTING AREA, DROUGHT TOLERANT LANDSCAPING
- 8** SQUARE BOARDER. PLASTER SIGNAGE FIELD INSET, TYP OF ALL BILLBOARD
- 9** CORINCE AROUND ALL (4) SIDES BIG BOX SIGNAGE FIELD, TYP. OF 2
- 10** PAINT EXISTING COLUMNS/BEAMS
- 11** EXISTING STOREFRONT TO REMAIN, PROTECT IN PLACE



**KEYNOTES**

- 1** BILLBOARD SIGNAGE FIELD WITHIN WOOD FRAMING. STRUCTURE TO KICK BACK TO EXISTING ROOF. SMOOTH TROWEL AND PAINT FINISH WITH REVEAL.
- 2** ASPHALT SHINGLE ROOFING ON ALL EXISTING ROOFING
- 3** PAINT EXISTING PLASTER ON SOFFIT
- 4** PAINT EXISTING BLOCK WALL FINISH, TWO TONES
- 5** PAINT EXISTING CMU BLOCK
- 6** PAINT EXISTING STUCCO WALLS
- 7** NEW PLANTING AREA, DROUGHT TOLERANT LANDSCAPING
- 8** SQUARE BORDER. PLASTER SIGNAGE FIELD INSET, TYP OF ALL BILLBOARD
- 9** CORINCE AROUND ALL (4) SIDES BIG BOX SIGNAGE FIELD, TYR. OF 2
- 10** PAINT EXISTING COLUMNS/BEAMS
- 11** EXISTING STOREFRONT TO REMAIN, PROTECT IN PLACE





OCEANSIDE TOWN & COUNTRY | FACADE IMPROVEMENTS  
SOUTH OCEANSIDE BOULEVARD, OCEANSIDE

10.04.2016



STERLING  
ORGANIZATION