

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 18, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed demolition of existing structures and construction of a 3-unit multi-family residential development at 519 N. Tremont St.

Zoning: D-5 (High-Density Residential, SF & Multi)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-084-02
Contact Person: Kenneth Chriss, 4 Design Architecture & Planning
Tel.: (760) 433-1784
Email: kchriss@4designarch.com

2. 9:30 - 10:30 a.m. Proposed parking annex at the north east corner of the Friendly Church of God property located at 1826 Dixie St.

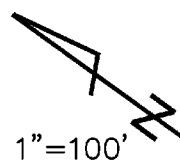
Zoning: RS (Single-Family Residential)
Land Use: Single-Family Detached Residential (SFD-R)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-271-11
Contact Person: Brent Mitchell, Red Point Homes, Inc.
Tel.: (760) 484-6774
Email: sekha.n2@gmail.com

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.*

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.



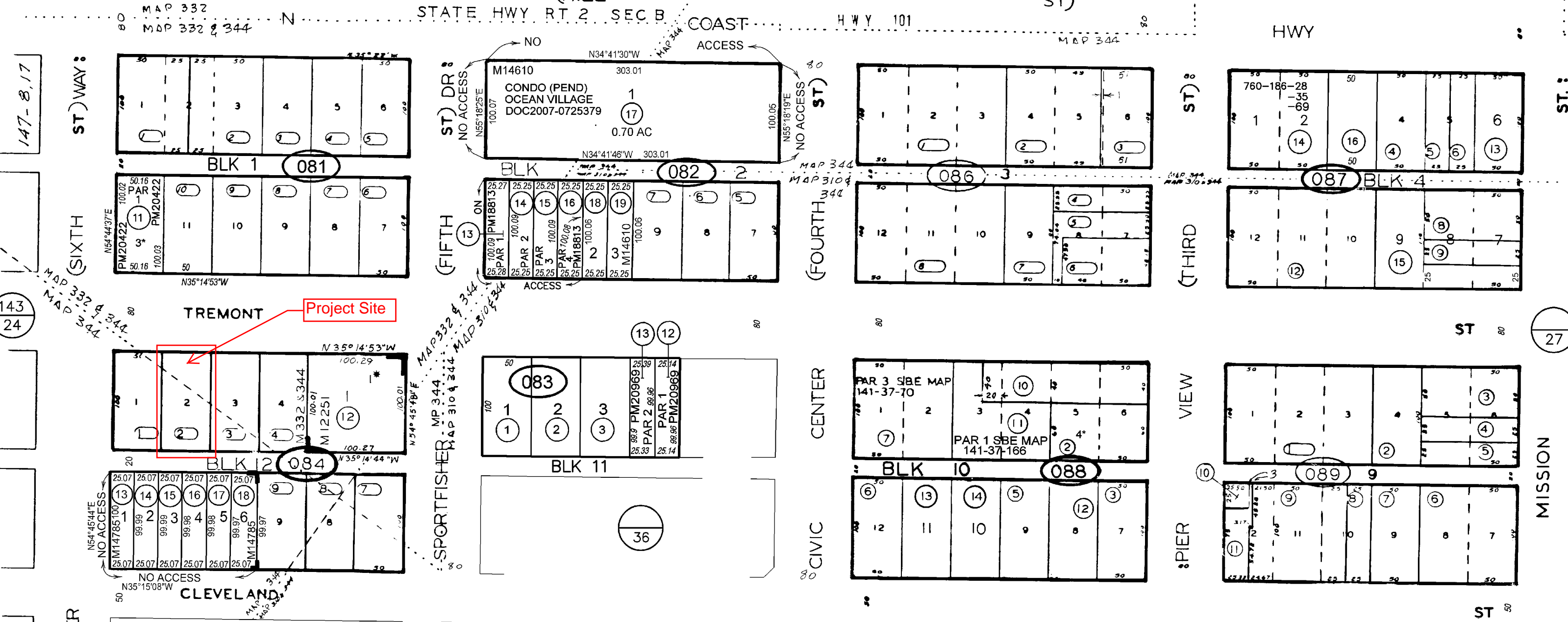
ITEM #1

1"=100'

147-8.17

143
24

27



Project Site

SPORTFISHER
MAP 344
MAP 310 & 344
MAP 310 & 344
MAP 310 & 344

16
SHT 2

35

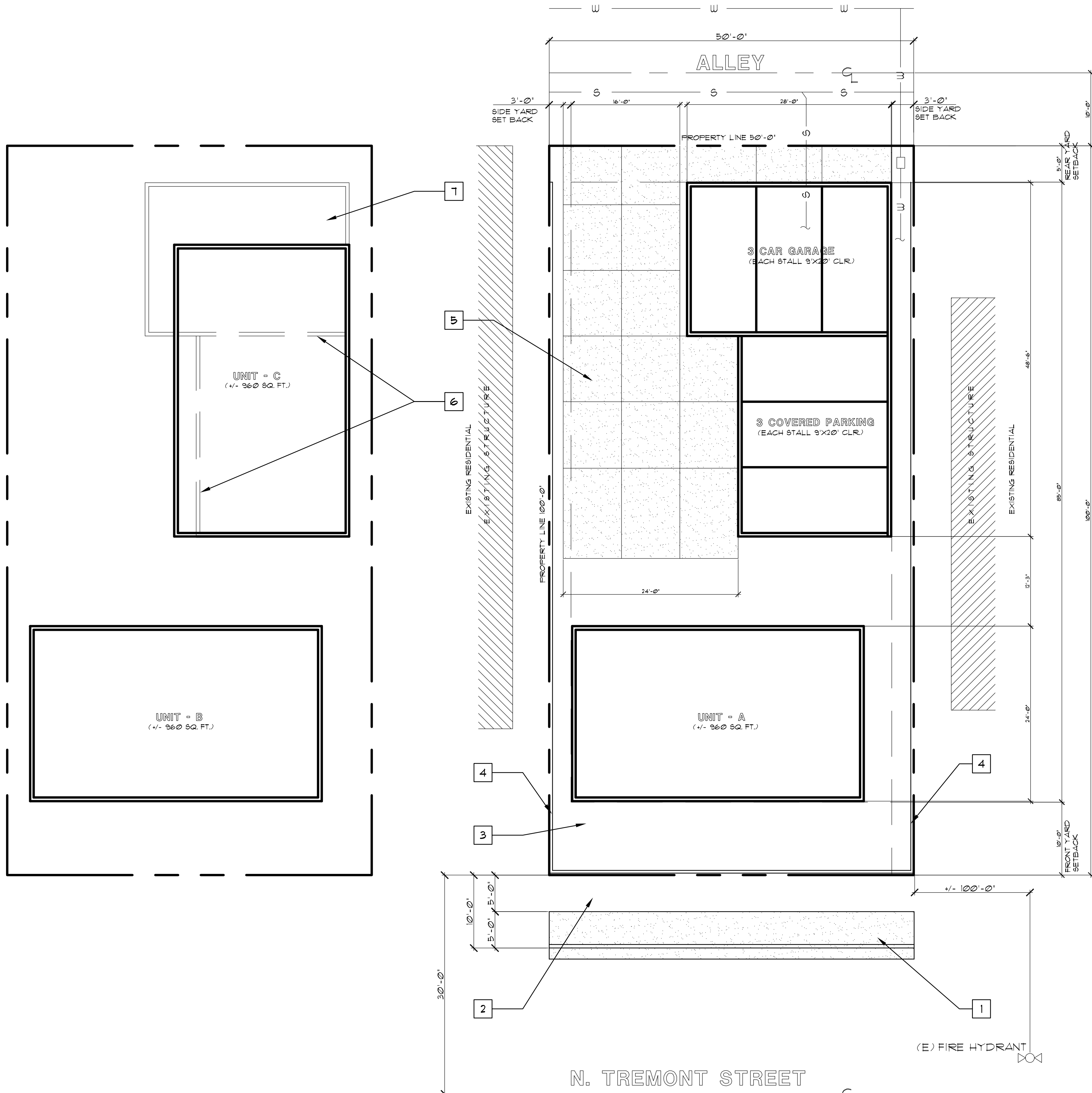
4/9/2013 CS ✓

CHANGES	BLK	OLD	NEW	YR	CUT
	088	8	10, 11	72	7457
	088	4	12	73	6238
	088	9	13 & 14	79	2487
	087	7	15	79	4652
	084	3	16	89	224
	084	12	CONDM	90	625
	082	1-4	11 & 12	92	1524
	087	1	13	94	2108
	087	15	14	95	1470
	083	5	THRU PG 36	99	59
	085	1			
	082	9 & 10	13-16	02	1789
	087	10 & 11	15	03	1200
	087	2 & 3	16	03	1399
	082	8, 11 & 12	17-19	04	72
	084	10 & 11	13-18	05	55
	081	11	CONDO	09	574
	083	4	12 & 13	13	1425

- 1* CONDM
SILVER SURF GARDEN
DOC 89-448028
(SEE SHT 2)
- 2* CTRL #5147
NSP
CLEVELAND STREET
HOUSING PROJECT
- 3* CONDO
TREMONT STREET DUPLEX
DOCS 08-008725 & -082971
(SEE SHT 2)
- 4* 760-186-68

MAP 14785 - SEASIDE PROPERTIES
MAP 12251 - SILVER SURF GARDENS (CONDM)
MAP 344 - A. J. MYERS ADD
MAP 332 - MYERS & MC COMBERS ADD
MAP 310 - OCEANSIDE LOCKLING REFILED
ROS 12553

THIS DRAWING AND THE INFORMATION PROVIDED ARCHITECTURAL DESIGN CONCEPTS AND ITS ILLUSTRATIONS ARE THE PROPERTY OF 4DESIGN ARCHITECTURE + PLANNING. THIS DRAWING AND INFORMATION IS AN INSTRUMENT OF SERVICE PROVIDED FOR USE ON THE SPECIFIED PROJECT IDENTIFIED. USE OF THE INFORMATION AND THE DRAWING WITHOUT WRITTEN CONSENT AND PARTICIPATION OF 4DESIGN ARCHITECTURE + PLANNING IS PROHIBITED.



SECOND FLOOR

SCALE: 1/8"=1'-0"

SITE PLAN

SCALE: 1/8"=1'-0"

- LEGEND:**
- ELECTRICAL ——— E ———
 - SEWER LINE ——— S ———
 - WATER LINE ——— W ———
 - (E) FIRE HYDRANT □□□
 - IMPERVIOUS SURFACE [stippled pattern]



PLAN NOTES:

1. NEW CURB, GUTTER AND SIDEWALK.
2. PLANTED PARKWAY.
3. FRONT YARD SHALL BE PLANTED WITH AUTOMATIC IRRIGATION AND HARDSCAPE USED FOR WALK.
4. A 42" HIGH DECORATIVE FENCE WITH A DECORATIVE GATE AT THE FRONT PROPERTY LINE. THE FENCE SHALL RETURN AT THE SIDEYARD PROPERTY LINES TO THE FRONT YARD SETBACK.
5. DECORATIVE CONCRETE DRIVE.
6. DASHED LINES INDICATE STRUCTURE BELOW.
7. EXTERIOR DECK AREA.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF REMOVING THE EXISTING STRUCTURES ON THE SITE. THE EXISTING STRUCTURES WILL POSSIBLY REQUIRE A HISTORIC SURVEY AND DOCUMENTATION. THE PROPOSAL IS TO DEVELOP THREE RENTAL UNITS FOR RETENTION IN THE EXISTING FAMILY TRUST. THE OWNERS ARE LOOKING TO RETAIN THE INVESTMENT FOR THEIR FUTURE GENERATIONS.

PROJECT DATA:

(BASIS IS THE 1986 COASTAL ZONE)

SITE INFORMATION:
 AREA OF SITE: 1.69 ACRES (5,000 SQ. FT.)
 UNITS PER ACRE: 04 PER ACRE
 BLD'G. HEIGHT ALLOWED: 45'-0"

SETBACKS
 REQUIRED:
 FRONT YARD: 10'-0"
 REAR YARD: 5'-0"
 SIDE YARD: 3'-0"

ZONING PLAN:
 GENERAL PLAN: HIGH DENSITY RESIDENTIAL
 ZONING: DISTRICT 5

PARKING:
 REQUIRED: 2 CAR

BUILDING CODE DATA:

2-STORY MULTIFAMILY RESIDENCE
 OCCUPANCY CLASSIFICATION: R-3
 TYPE OF CONSTRUCTION: TYPE V-B, U-1 (SPRINKLED)

LEGAL DESCRIPTION:

LOT 2 IN BLOCK 12, OF THE TOWN OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY C.J. COULTS AND FILED NOVEMBER 30, 1885, AS PER MAP NO. 332, AND MAP MADE BY A.J. MYERS FILED JULY 1, 1885 AS MAP NO. 344, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 147-084-02-00

LOCATION MAP:

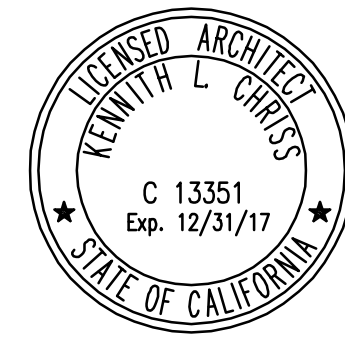


OWNER: COVELL FAMILY TRUST
 345 9TH AVENUE, SUITE 100
 ESCONDIDO, CA 92025

SITE: 519 N. TREMONT ST.
 OCEANSIDE, CA 92054

ARCHITECT:

4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHRIS, ARCHITECT
 13930 MISTY OAK DRIVE
 VALLEY CENTER, 92028
 PHONE: 760-433-1784



SITE PLAN

PRELIMINARY DESIGN

4 DESIGN

architecture + planning
 Kenneth L. Chris A.I.A.

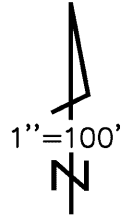
16-707A-01-SITE PLAN.DWG

A-01

9.19.16

**519 N. TREMONT STREET
 OCEANSIDE, CALIFORNIA**

16-707A



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ITEM #2

CHANGES

BLK	OLD	NEW	YR	CUT
271	USE	7AR	11	31
272	"	"	"	"
271	3-29-10	Act	10	5800
272	21	31-33	80	2209
272	17-18	34	81	1857
271	6-7	11	82	1212
272	10-13	35	88	1309
272	34	36-37	89	1135
272	36	38-41	90	1523
272	8&9	42	98	1648
271	3&4	PG 35	08	76

08/30/07 DEP

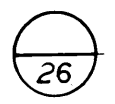
BUTLER, GROVES & GLEICHNER ADD. MAP 341

1* CTRL #9289
NSP
RED POINT HOMES-DIXIE STREET

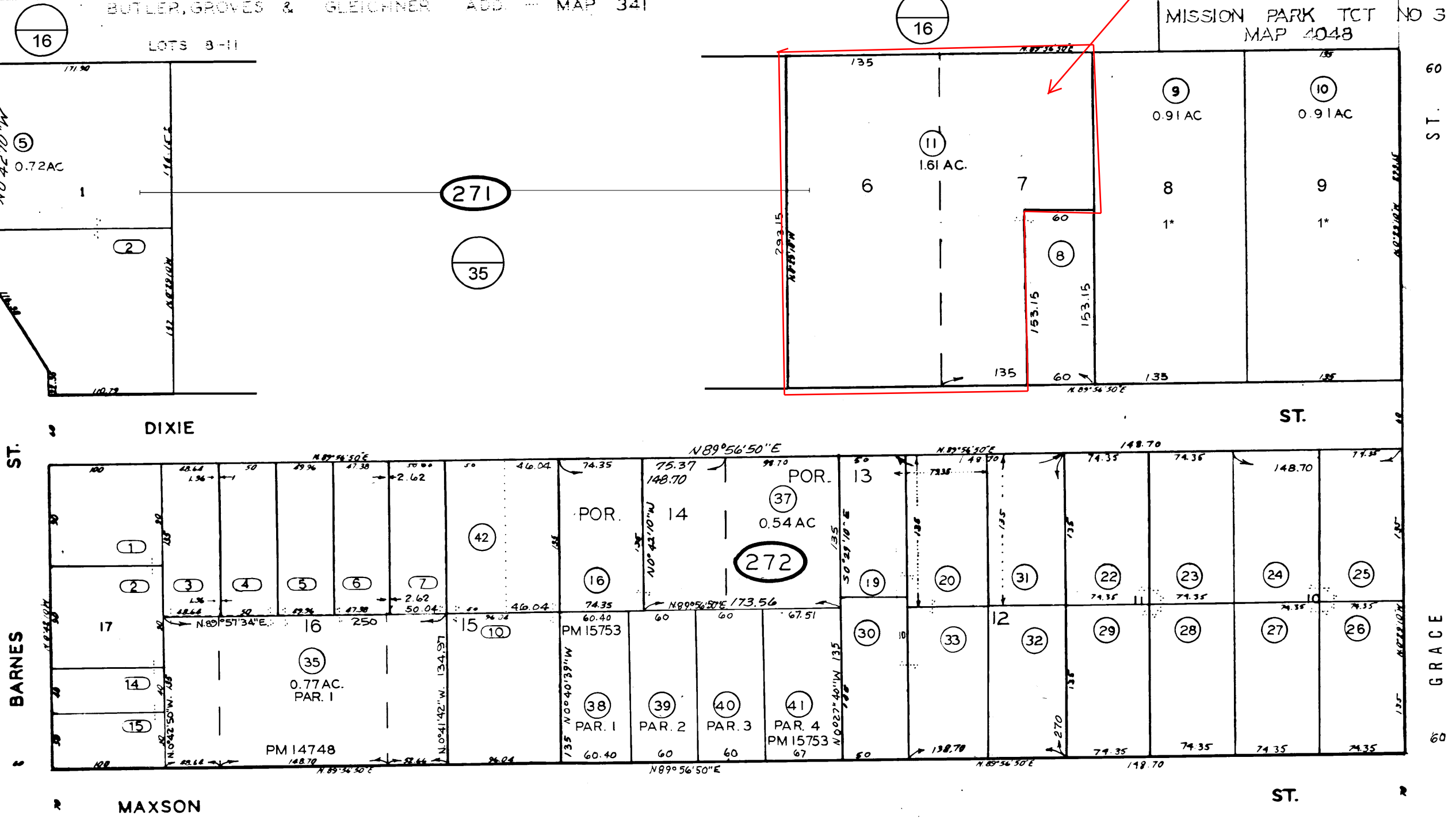
Project Site

MISSION PARK TCT NO 3
MAP 4048

148-27428

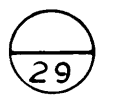


BUTLER, GROVES & GLEICHNER ADD.
MAP 341
LOT 7



16-26-69
qwb

MAP 1836 - DIXIE HEIGHTS - LOTS 1-17
MAP 341 - BUTLER, GROVES & GLEICHNER'S ADD
POR LOT 8 - LS 382, ROS 2052



CADILLAC
CIRCLE

GRACE ST. 30
ST. OP. 30

Friendly Church of God Project Description

Parking Annex

Re: Friendly Church of God, CUP Amendment Dated March 4, 1985 Planning Commission Resolution No. 85-P15 Lots 6 & 7 of Dixie Heights Subdivision, Map No. 1836 in the City of Oceanside, County of San Diego, State of California. APN # 148-271-11-00

The Friendly Church of God, Seeks to amend the above referenced CUP to allow for the paving and installation of 21 parking spaces located on the North East Corner of Church property.

In support of and in cooperation with the Developer of the Viri Estates Skilled Nursing Facility as described below.

The Oceanside Convalescent Center is a convalescent care facility consisting of up to eighty one (81) private rooms contained in four, two story buildings. Recipients can receive care according to specialized needs of care; e.g., short term recovery, long term care, dementia/memory, diabetes, and/or hospice.

Care recipients are in a non-institutional, personal, family type environment where each floor is independent with its own living facilities, and all rooms have private bathrooms & bathing areas.

A NEW MODEL IN CONVALESCENT CARE

Convalescent facilities using this model report:

- **Improved quality of life** – Autonomy, dignity, privacy, meaningful activity, relationships, sense of individuality, emotional well-being, and enjoyment of food.
- **Improved quality of care** – Care recipients maintain self-care abilities longer. With fewer incidents of depression, bed sores, or becoming bedfast, residents maintain higher levels of activity and can minimize occurrences of re-hospitalization.
- **Improved family satisfaction** – Families are more satisfied with general amenities, meals, housekeeping, physical environment, privacy, autonomy and health care.

Additional research suggests Medicare cost savings of \$1,300 to \$2,300, per care recipient per year, due to fewer hospitalizations and better maintenance of self-care capacity. (*Horn Sharkey, Grabowski, & Barrett, 2012*)

DEVELOPMENT PLAN STATEMENTS

The proposed project and corresponding zone change are in close alignment with the City's General Plan and the **City of Oceanside 2013-2020 Housing Element Draft April 2013** (the "HED").

1. The building set-backs, height, and so forth, are consistent with zoning on adjacent properties.
2. By adding up to 90 new health care related jobs, this project is consistent with the City's goals in creating good paying jobs and positively affects the "jobs-to-housing imbalance" in the City.

The HED SECTION II: *“The City remains in many respects the epitome of the bedroom community, with one of the lowest jobs-to-housing ratio’s in the San Diego region. To address this **jobs-to-housing imbalance**, the City prepared an economic development “dashboard” in 2008 that includes policies for maintaining the City’s existing inventory of commercial and industrial land, **encouraging high-paying industry clusters** such as biotech and environmental sciences, and increasing the City’s share of regional tourism market.”*

3. This project is consistent with the City’s goals in serving the needs of Oceanside’s increasing number of elder citizens.

The HED SECTION II: *“As of 2010, approximately 13% of the City’s population was age 65 or older. According to SANDAG’s growth forecast, the county’s senior population (65+) is expected to be the fastest growing age group”*

4. This project is consistent with the City’s goals by directly serving the special needs of the elderly and persons with disabilities, creating a unique home environment that’s enjoyable and enriching for people who need 24 hour care, and creating an alternative to the institutional type skilled nursing facilities currently operating that are designed and organized around operational efficiency and the tasks of the caregivers, instead of enriching the lives of our elders.

The HED SECTION II, Table II-14 “41.3% of persons aged 65 and over live with disabilities”

With a hearing difficulty	19.2%
With a vision difficulty	7.6%
With a cognitive disability	11.6%
With an ambulatory difficulty	23.9%
With a self-care difficulty	8.7%
With an independent living difficulty	20.1%

DESIGN CONCEPT

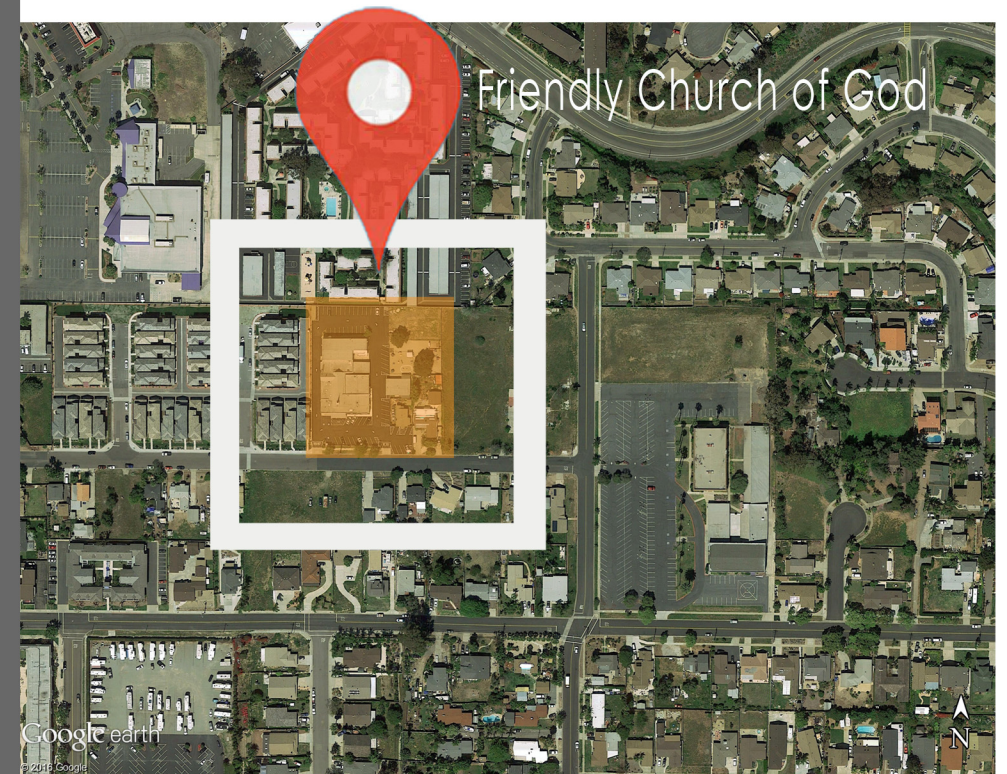
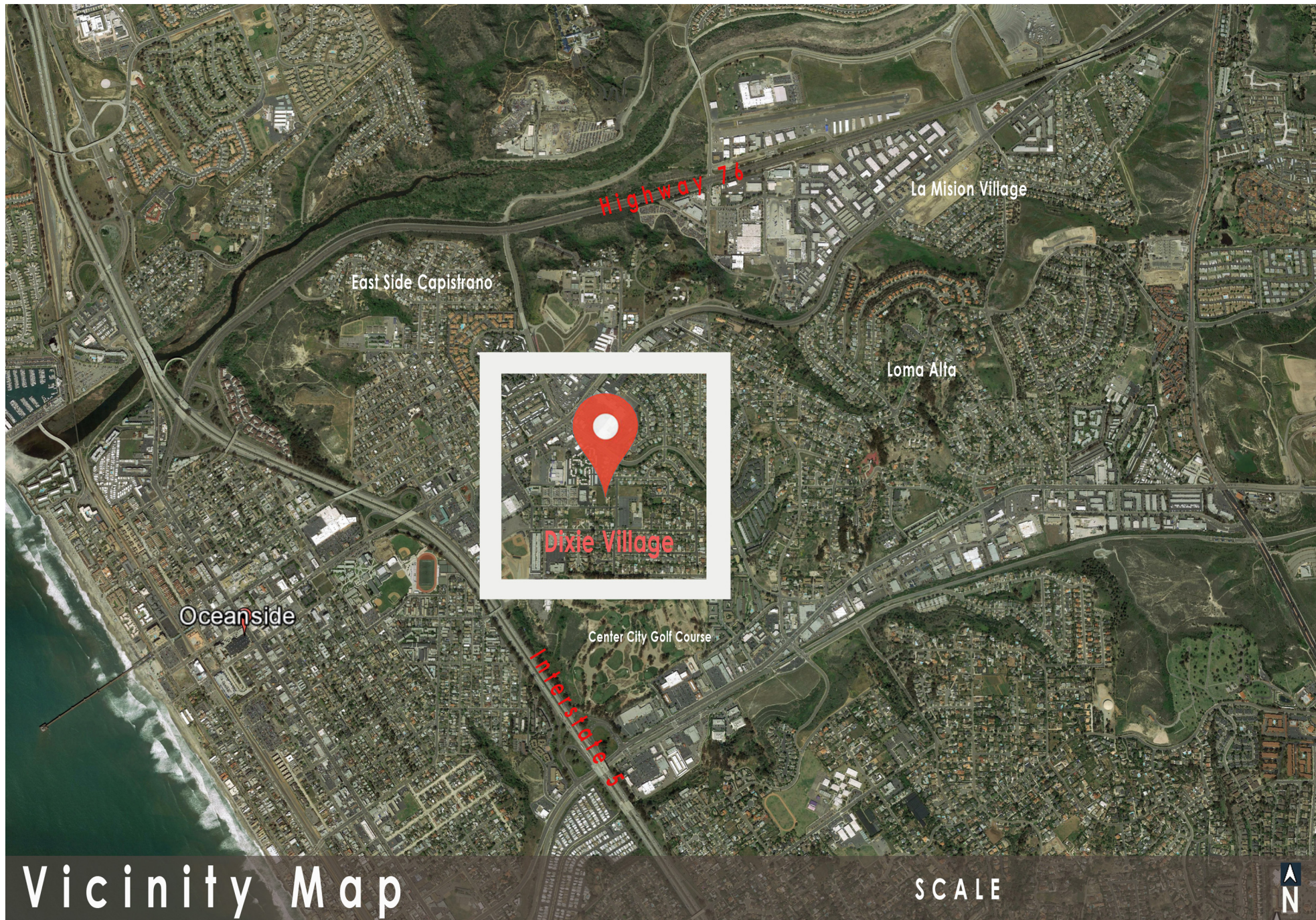
Create an environment where care recipients can enjoy an excellent quality of life and care within a residential setting in buildings that look and feel like homes. Provide a setting that blends with the surrounding neighborhood character, is similar to the environment they are coming from (single family homes) while ensuring that care recipients will be protected, sustained and nurtured.

SITE DESIGN

Designed as a private enclave of four buildings that reflect an estate-like environment. Design oriented the buildings around a central courtyard that hides parking from surrounding streets and utilizes garages. The project provides safe and efficient access, with loading & unloading areas within the site, while maintaining an atmosphere of security, and utilizes building forms that optimize solar energy potential and provide natural shading.

NEIGHBORHOOD CHARACTER

Each building has its own architectural style and individualized landscaping to enhance the look and feel that reinforces a non-commercial character and creates a sense of community.

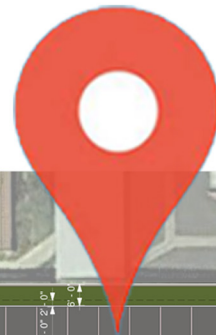


VICINITY MAP

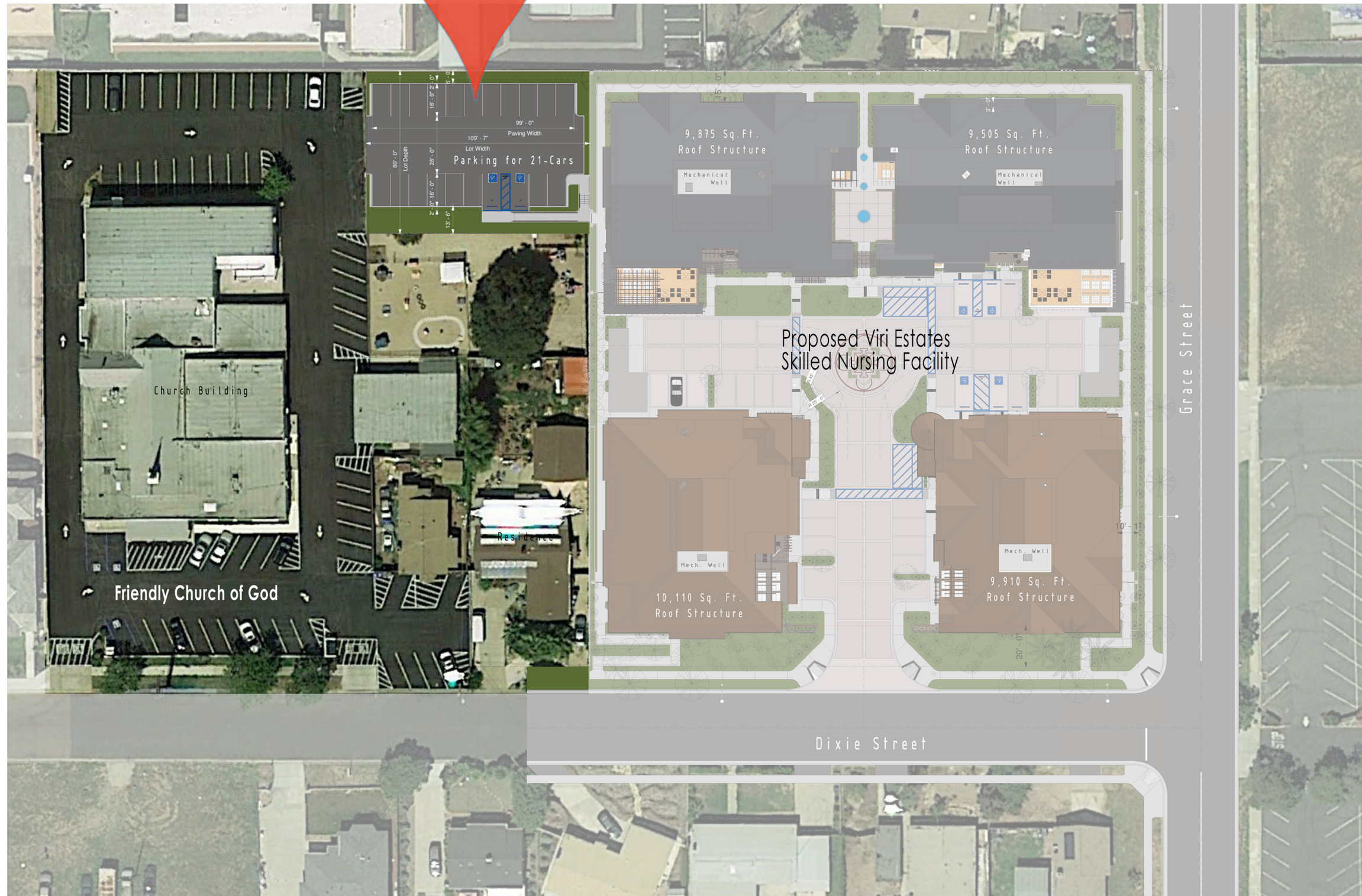


Friendly Church of God

CUP Amendment
 Resolution No. 85-P15 Lots 6&7 of
 Dixie Heights Subdivision, Map No. 1836
 APN # 148-271-11-00



PROPOSED PARKING ANNEX

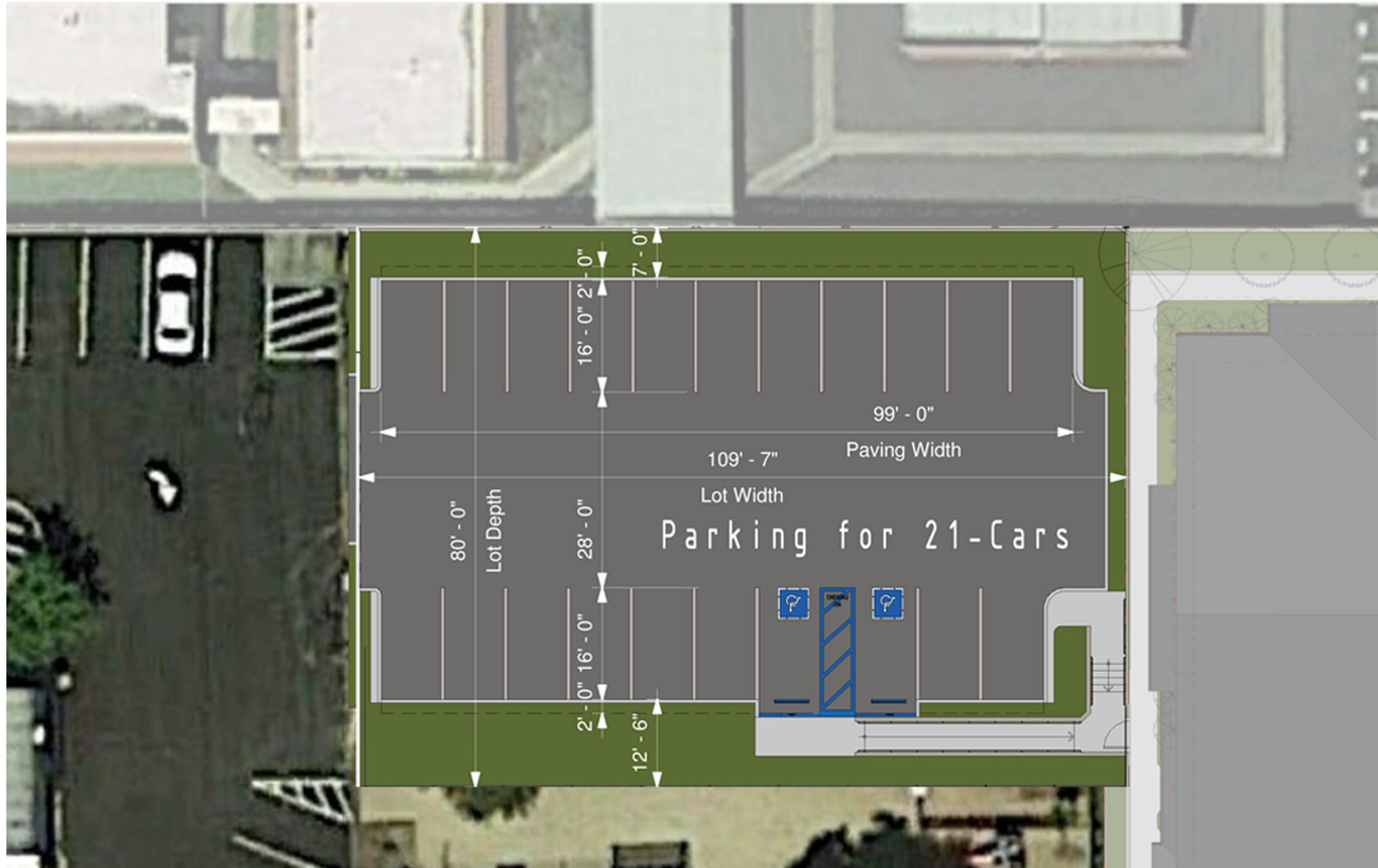


SITE PLAN



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PROPOSED PARKING ANNEX



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