

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

Tuesday, November 15th, 2016, 8:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed 57 lot residential subdivision of an approximately 16 acre lot near Mission Ave and Butler St.

**Zoning: RE-B (Residential Estate B)**  
**Land Use: Estate B Residential**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 146-140-22**  
**Contact Person: Jack Nestor**  
**Tel.: (760) 840-0595**  
**Email: [jacknestor359@gmail.com](mailto:jacknestor359@gmail.com)**

2. 9:30 - 10:30 a.m. Proposed residential development (32 townhomes) on a vacant parcel at the northeast corner of Old Grove Rd and Frazee Rd.

**Zoning: CL (Limited Commercial)**  
**Land Use: General Commercial**  
**Neighborhood Area: San Luis Rey**  
**Assessor Parcel Number: 158-101-28**  
**Contact Person: Adam Smith (Sheldon Development, LLC)**  
**Tel.: (949) 777-9400**  
**Email: [adam@sheldongrp.com](mailto:adam@sheldongrp.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.*





Property:  
Vacant Land  
APN 146-140-22-00  
Mission Avenue  
Oceanside, CA 92054



An Oceanside Resort Style Community



The proposed Ocean Palms Villas residential development looks to be a part of Oceanside's revitalization and enhancement of the Coast Highway corridor. Every aspect of the proposed Ocean Palms Villas development will give thought to the city's historic and coastal location, and looks to enhance the current parcel of land for both the people of Oceanside and its guest, and be representative of the city's energy and persona.

Ocean Palms looks to be a forward thinking single or multi use, or mixed use development to include 57 lots at 6000sf for a total of 342,000sf on 16.14 acres. This will allow an additional 372,000sf for Roads, Green Belts Etc. , that act to compliment, and enhance surrounding and future developments. Ocean Palms Villas will be a private gated community that features modern design and a unique urban style. State of the art building and design elements will lend to a modern cosmopolitan flair, that captures the iconic beach side lifestyle of Oceanside, California.

All houses will offer eco conscious materials and choices like solar, reclaimed wood, total fill insulation and other green home design elements. A focus on making each house energy efficient, water conscious, using these green building materials along with focusing on renewable energy will offer an exciting sustainable community just four blocks from the beach.

Ocean Palms Villas will be an upscale development that satisfies growing housing needs and the shifting demographic in Oceanside, while respecting the environment through all phases on development. It looks to capture a sense of cohesiveness between its urban design and Oceanside's 128, year history as a beachfront community and its spirit.

We are open to dialog and guidance from the City as to choosing single or multi family or mixed use development, fits within the framework of the general plan and the vision of the development of the Coast Highway corridor, as we would like this project to be a synergy between existing and future development.



Modern Mediterranean Design



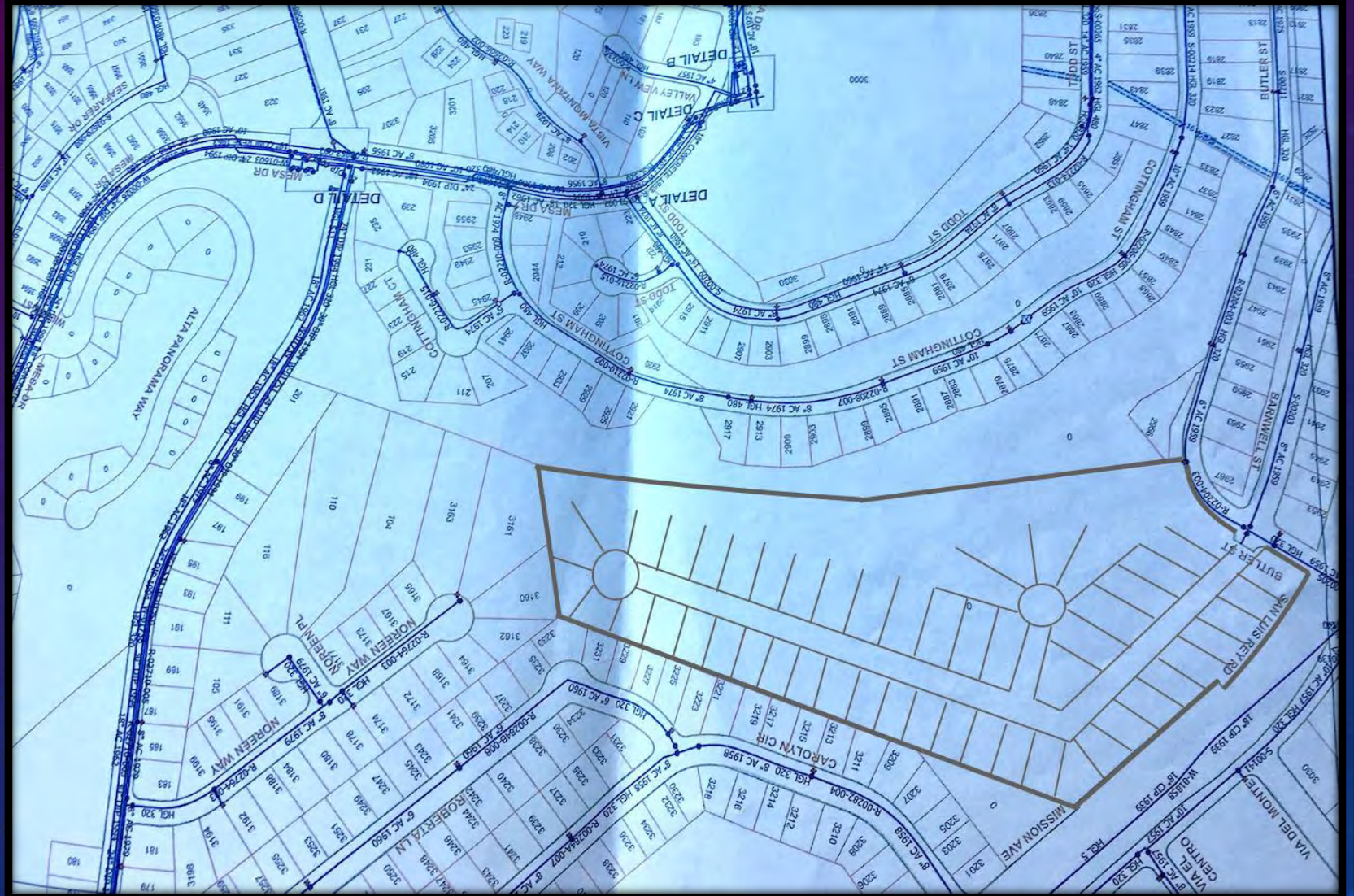
Villa style Homes



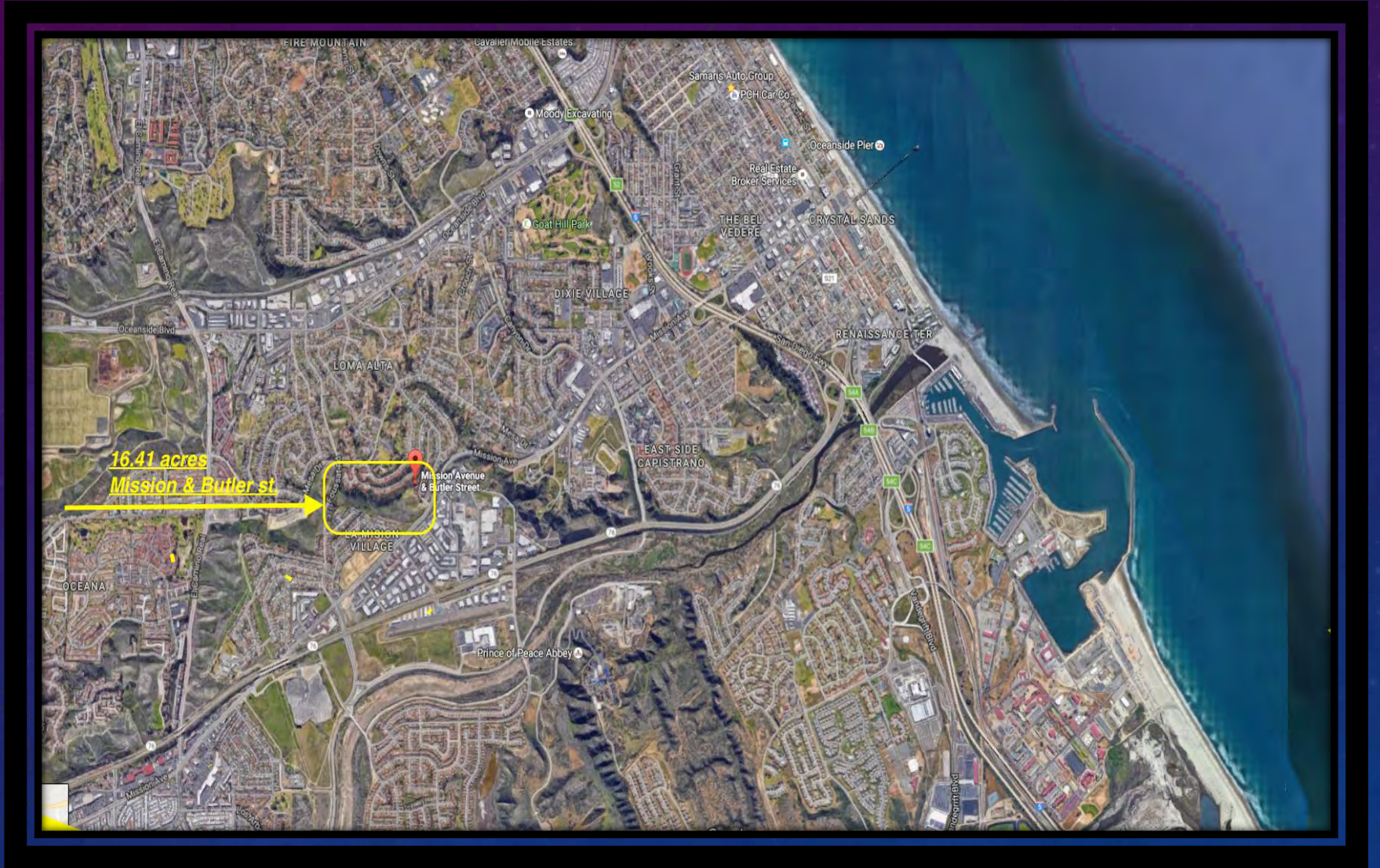
## Craftsman Style Homes

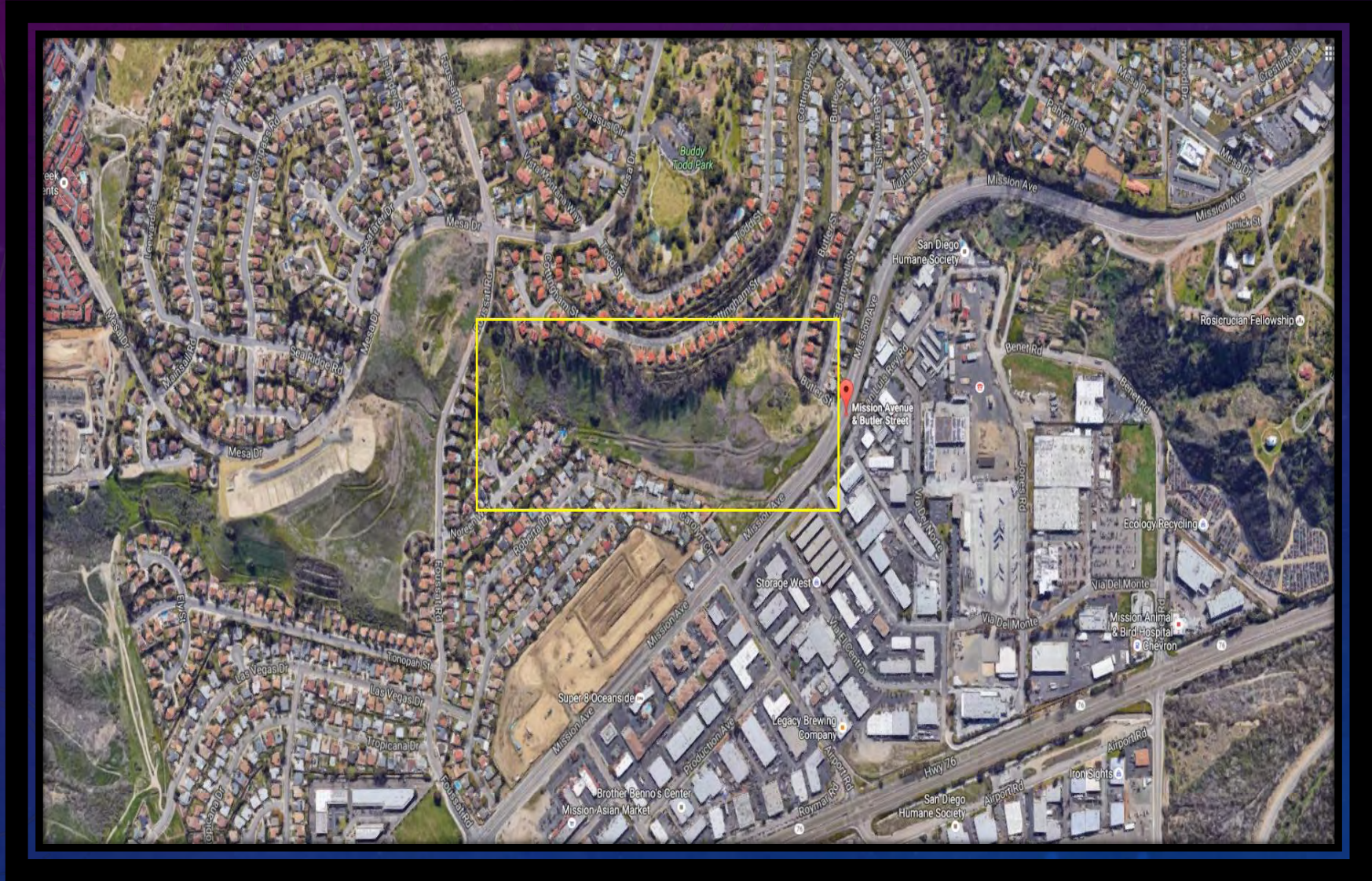


Concept 1



Concept 2









Eco Friendly Homes









October 21, 2016

Ms. Tiffany Chen  
Planner  
City of Oceanside  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

Re: Vacant Land at Northeast Corner of Old Grove Road & Frazee Road

Dear Ms. Chen:

Please accept this letter as our project description for our Developers Conference scheduled for November 15, 2016.

**DESCRIPTION:** Developer intends to seek a General Plan Amendment, Zone Amendment and Tentative Map to allow the construction of 32 townhomes on a vacant parcel at the northeast corner of Old Grove Rd and Frazee Rd. The community will consist of a mixture of two and three-story single-family homes.

**APN:** 158-101-28

**LOT SIZE:** 2.76 acres (gross)

**CURRENT ZONING:** CL (Limited Commercial)

**PROPOSED ZONING:** RM-C (Medium-Density Residential/15.1 – 20.9 DU/Acre)

**PROJECT LOCATION:** The site is a triangular-shaped parcel located at the northeast corner of Old Grove Road and Frazee Road. It is bordered by vacant City-owned property to the north, Frazee Road to the east and south, and Old Grove Road to the west. Surrounding land uses include: vacant residential and open space land to the north; single-family homes on small lots (under 4,000 sf) across Frazee Road to the east (RM-A zoning); and the River Ranch North neighborhood, consisting of single-family homes on small lots to the south and west (PD-15).

**DEVELOPMENT SUMMARY:** The neighborhood will consist of a mixture of two and three story row townhomes. The two-story homes will be located along Old

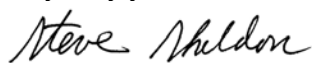
Grove and Frazee and will feature plans offering 3 bedrooms/2.5 bathrooms or four bedrooms/2.5 bathrooms and range in size from 1,450 – 1,500 square feet. The three-level homes will be located along the northern border of the property in order to minimize view impacts on nearby homes. These plans will feature three bedrooms/ 2.5 bathrooms or three bedrooms/3.5 bathrooms and will range from approximately 1,400 to 1,600 square feet. The community will include multiple open space recreation areas and 16 guest parking spaces.

QUESTIONS/ISSUES: We are particularly interested in receiving feedback regarding the following:

1. Site plan considerations related to slope easement along southwest and southeast border of property (86-379244 O.R.).
2. Potential for vacation of a portion of the 1904 County road easement along northern border, which City retained for water and sewer infrastructure purposes.
3. Any specific traffic concerns impacting site design (ingress/egress) due to nearby elementary school.

We have included location maps, a proposed site plan, floor plans and elevations for discussion purposes during the Developers Conference. Please notify our office if additional information is required prior to our meeting.

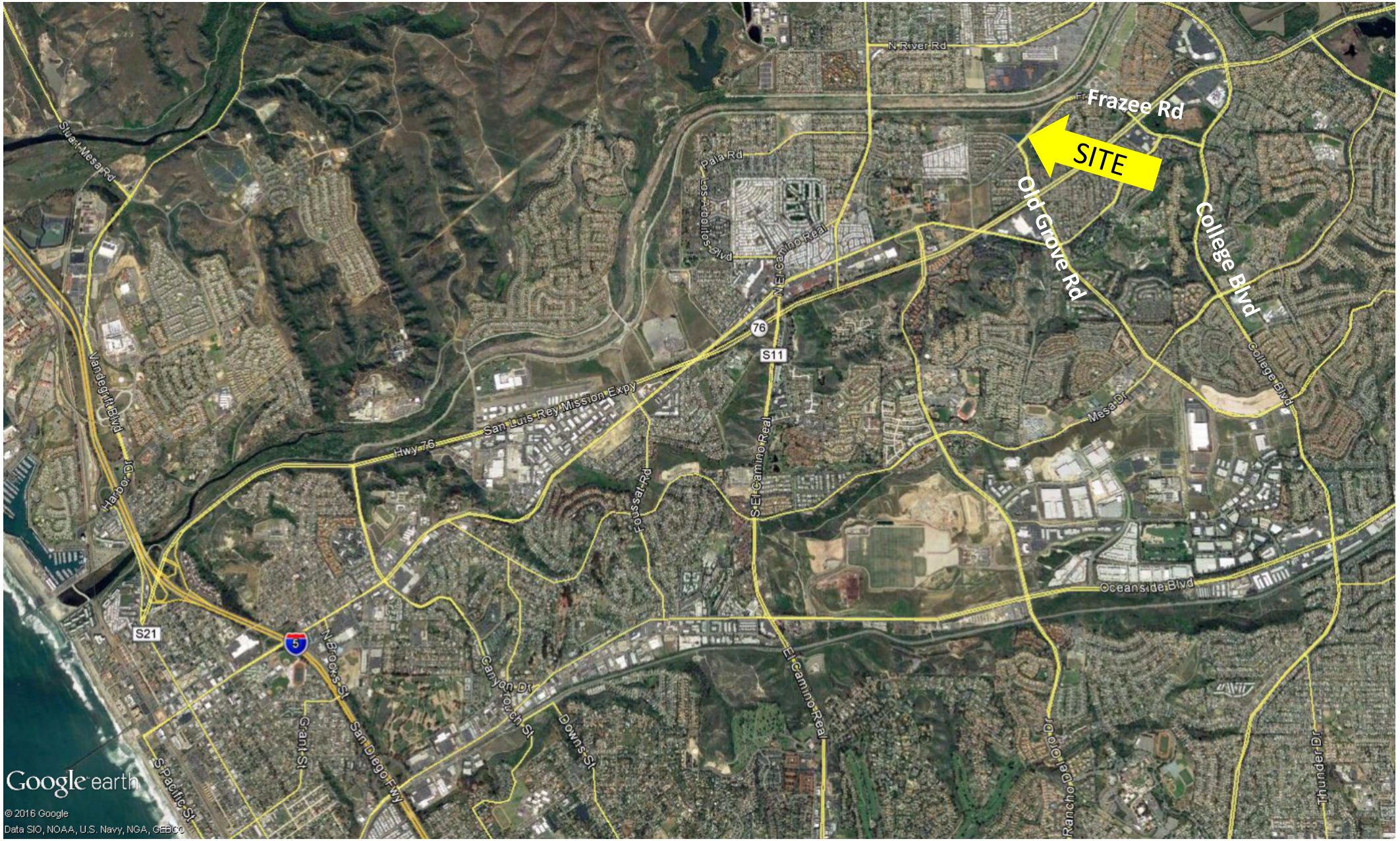
Very truly yours,



Stephen R. Sheldon  
CEO, Sheldon Development, LLC

Enclosures

# Old Grove & Frazee Rd - Location



Google earth

© 2016 Google  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

# Old Grove & Frazee Rd – Nearby Amenities



**Mance Buchanan Park**  
29 acres  
.6 miles

**Cesar Chavez  
Middle School 6-8**  
< .5 miles

**Nichols Elementary K-5**  
< .25 miles

**San Luis Rey River Trail**

**SITE**

**Walmart**

**VONS**  
Ingredients for life..



**CVS  
pharmacy**

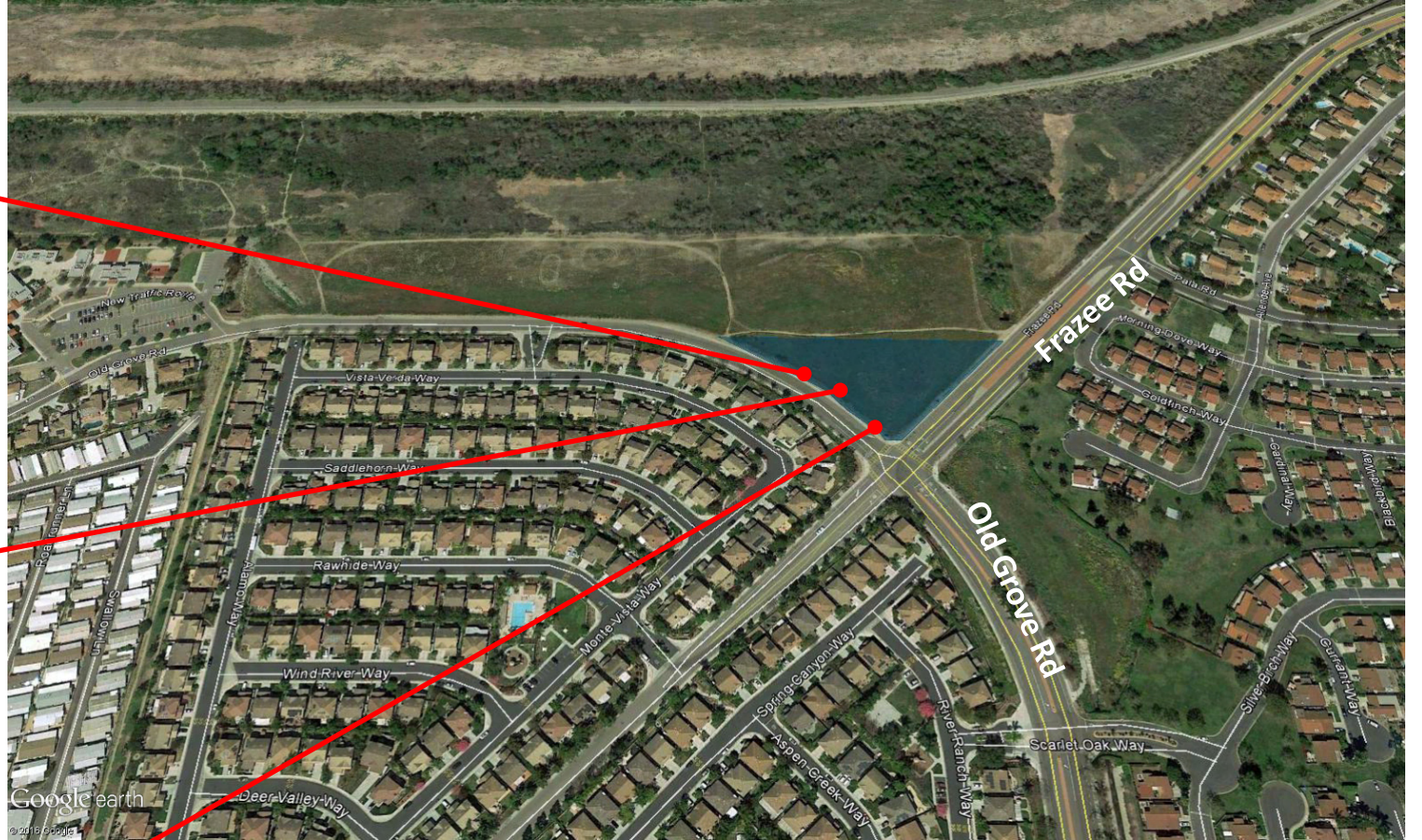
**IN-N-OUT  
BURGER**

**24  
HOUR  
FITNESS**

**LOWE'S**  
Home Improvement Warehouse

**Ralphs**

# Old Grove & Frazee Rd – Property Information

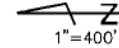


Property Information	
APN:	158-101-28
Size:	2.763 Acres
Land Use:	GC-General Commercial
Zoning:	CL-Limited Commercial

# Old Grove & Frazee Rd – Assessor's Parcel Map

07

158-10

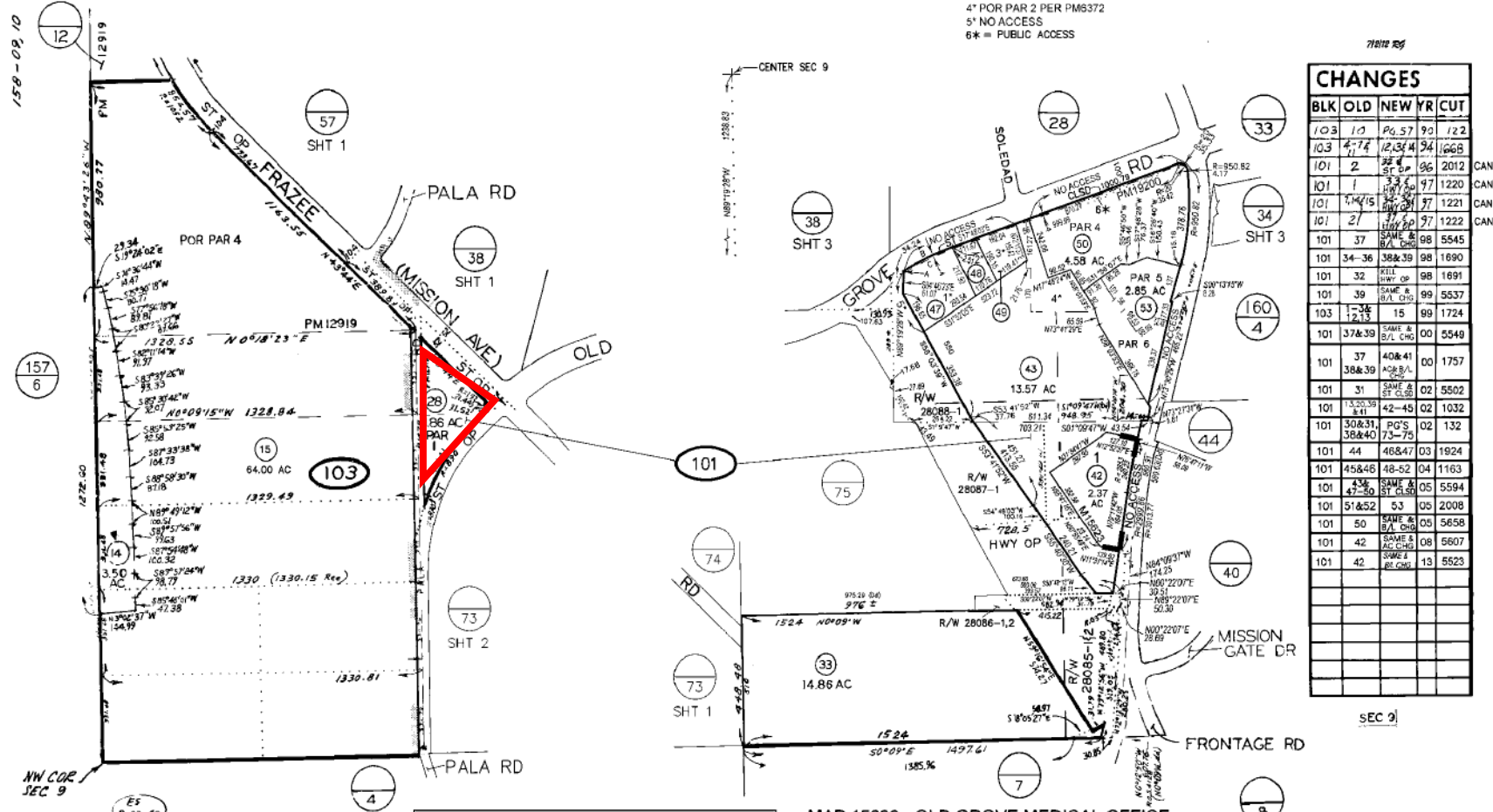


A N56°25'07"E 4.00  
 B R=954.27 262.83  
 C R=950.27 259.22

1\* PAR 1 PER PM19200 1.61 AC  
 2\* PAR 2 PER PM19200 0.54 AC  
 3\* PAR 3 PER PM19200 0.57 AC  
 4\* POR PAR 2 PER PM6372  
 5\* NO ACCESS  
 6\* = PUBLIC ACCESS

71812 20

CHANGES				
BLK	OLD	NEW	YR	CUT
103	10	20, 57	90	122
103	4-74	12, 34	94	1665
101	2	27, 57	96	2012
101	1	33, 6	97	1220
101	1, 4, 16	37, 38	97	1221
101	27	17, 50	97	1222
101	37	SAME & B/L CHG	98	5545
101	34-36	38&39	98	1690
101	32	KILL HWY OP	98	1691
101	39	SAME & B/L CHG	99	5537
103	1-3&4	15	99	1724
101	37&39	SAME & S/L CHG	00	5548
101	37	40&41	00	1757
101	38&39	40&41	02	5502
101	31	SAME & S/L CHG	02	1032
101	13, 20, 39	42-45	02	1032
101	30&31, 38&40	73-75	02	132
101	44	46&47	03	1924
101	45&46	48-52	04	1163
101	47-50	SAME & S/L CHG	05	5594
101	51&52	53	05	2008
101	50	SAME & B/L CHG	05	5658
101	42	SAME & S/L CHG	08	5607
101	42	SAME & RE CHG	13	5523



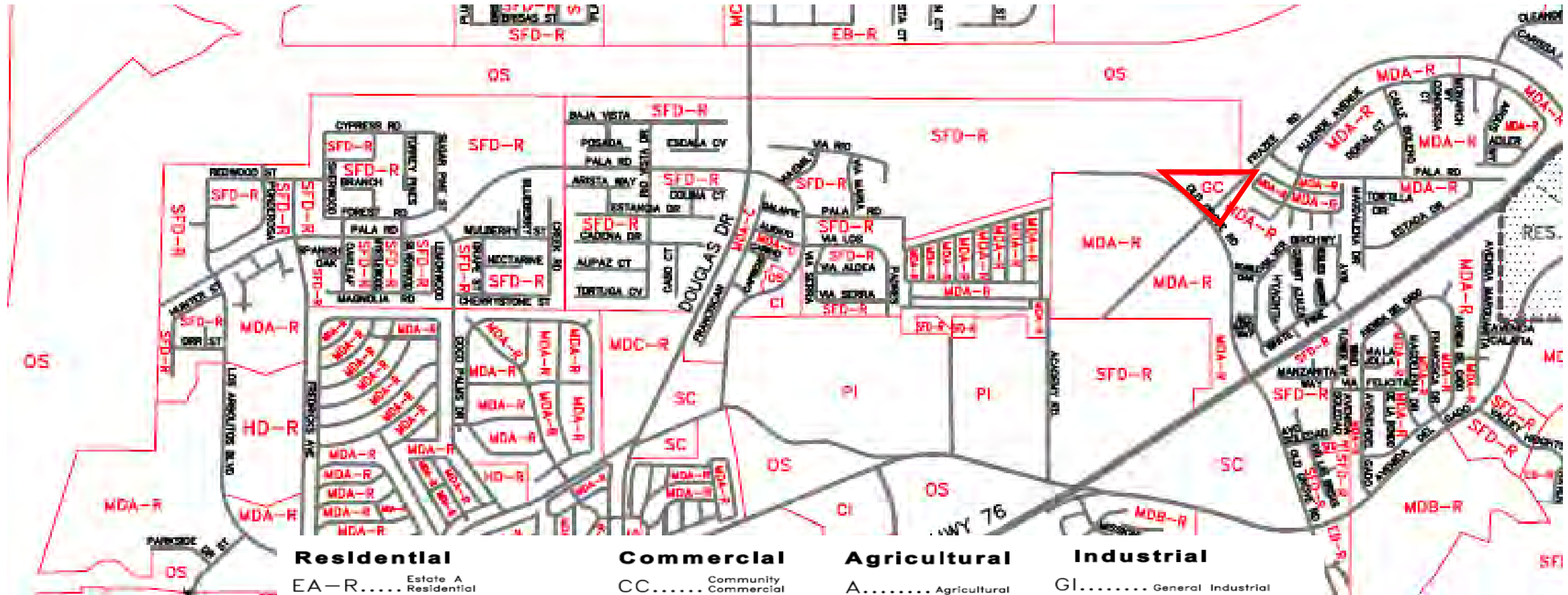
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 15623 - OLD GROVE MEDICAL OFFICE  
 SEC 9 - T11S-R4W - W 1/2  
 ROS 2976, 15161, 16766, 16970

ES 9-23-69  
 SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 158 PAGE 10

# City of Oceanside Land Use Map

Old Grove & Frazee Rd – Land Use



## Residential

- EA-R..... Estate A Residential
- EB-R..... Estate B Residential
- SFD-R... Single Family Detached Residential
- MDA-R.. Medium Density - A Residential
- MDB-R.. Medium Density - B Residential
- MDC-R.. Medium Density - C Residential
- HD-R.... High Density Residential
- UHD-R.. Urban High Density Residential

## Commercial

- CC..... Community Commercial
- NC..... Neighborhood Commercial
- GC..... General Commercial
- SC..... Special Commercial
- PC..... Professional Commercial

## Open Space

- OS..... Open Space

## Agricultural

- A..... Agricultural

## Institutional

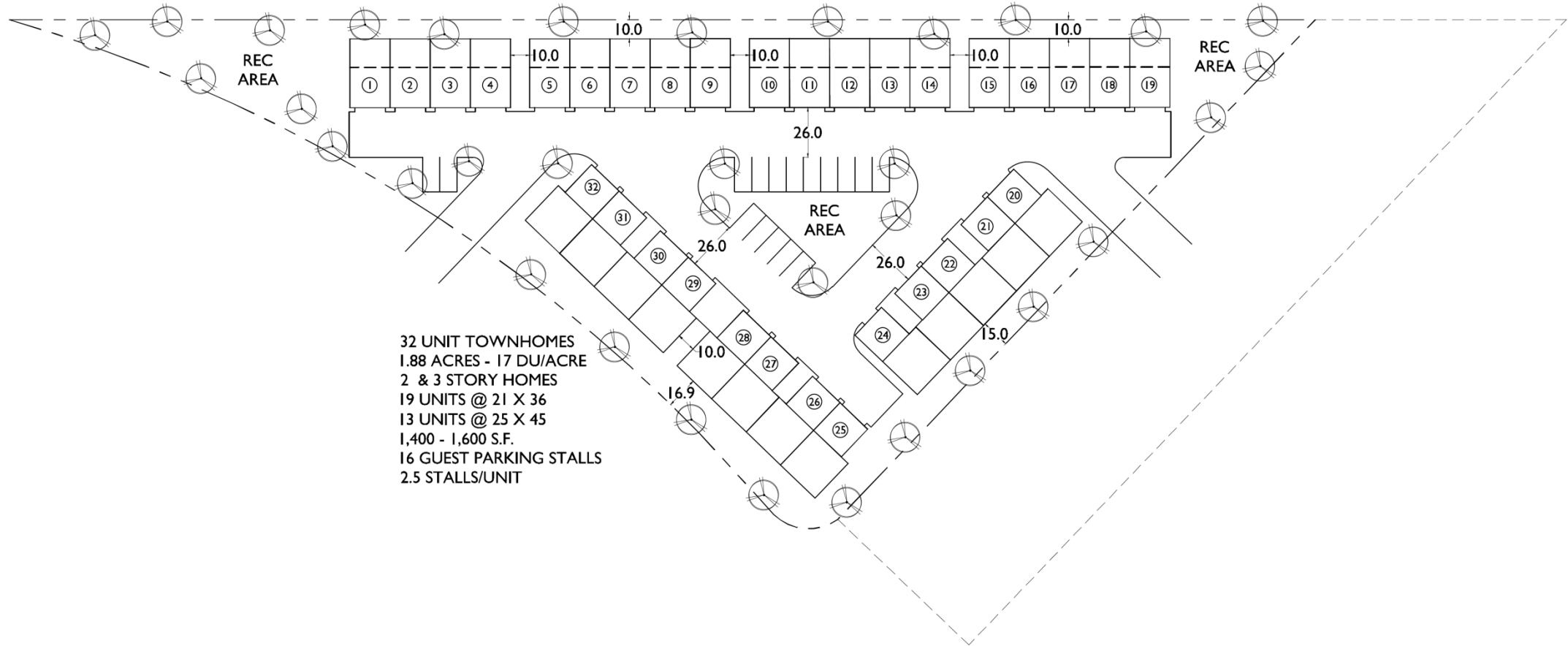
- CI..... Civic Institutional
- PI..... Private Institutional

## Industrial

- GI..... General Industrial
- LI..... Light Industrial
- RP-I.... Research Park Industrial



# Old Grove & Frazee Rd –Conceptual Site Plan

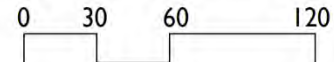


**32 UNIT TOWNHOMES**  
 1.88 ACRES - 17 DU/ACRE  
 2 & 3 STORY HOMES  
 19 UNITS @ 21 X 36  
 13 UNITS @ 25 X 45  
 1,400 - 1,600 S.F.  
 16 GUEST PARKING STALLS  
 2.5 STALLS/UNIT

## OLD GROVE - FRAZEE 32 TOWNHOMES

## CONCEPTUAL SITE PLAN

OCTOBER 10, 2016



## Old Grove & Frazee Rd –Proposed Floor Plans & Elevations



TYPICAL SIDE ELEVATION



FRONT ELEVATION

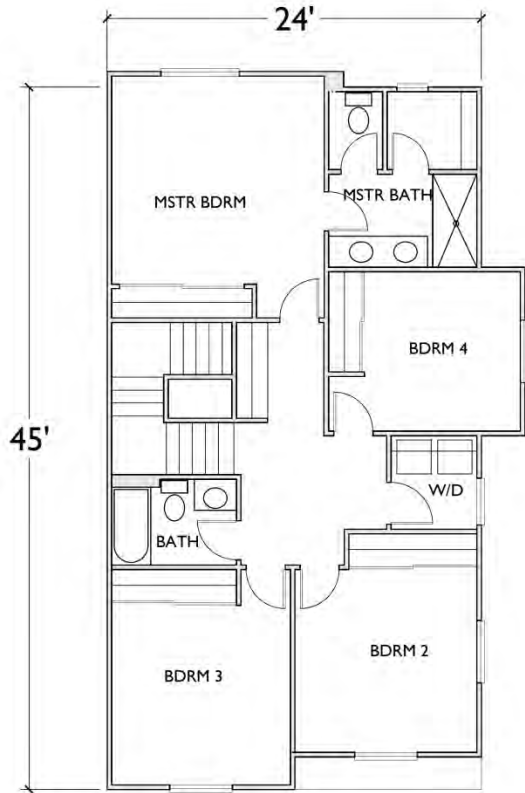
### ELEVATION NOTES

- 1 ROOF : CONCRETE TILE  
COLORS - (BROWN OR SLATE RANGE)
- 2 WALLS : SAND FINISH STUCCO  
COLORS - (OMEGA NO. 10, 14, 236 OR 414)
- 3 COMPOSITE RAILINGS  
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 4 WOOD TRELLIS  
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 5 DECORATIVE OUTLOOKERS RESAWN  
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 6 FASCIA : 2 X 6 RESAWN WOOD  
COLORS - (FRAZEE CL 2986A OR CL 3175A)
- 7 TRIM : FOAM WITH STUCCO OVER  
COLORS - (FRAZEE CL 2986A OR CL 3175A)



REAR ELEVATION

Old Grove & Frazee Rd –Proposed Floor Plans & Elevations

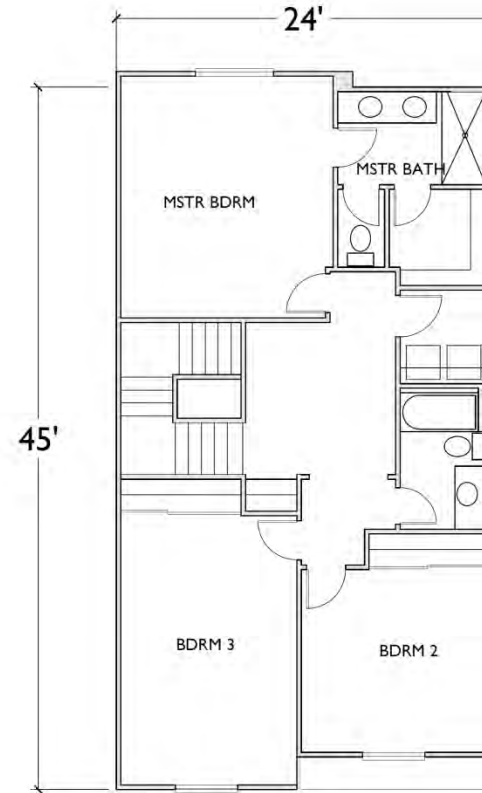


SECOND FLOOR

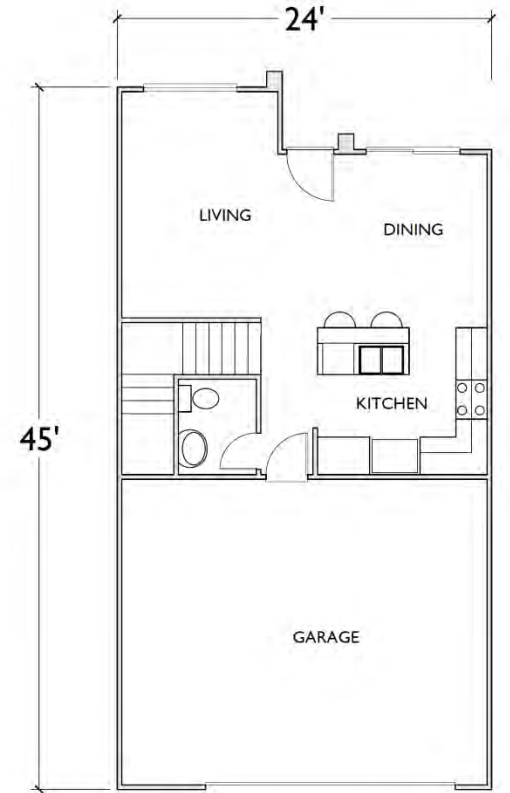


FIRST FLOOR

**PLAN 1: 1,500 SF**  
**4 BD/2.5 BA**



SECOND FLOOR



FIRST FLOOR

**PLAN 2: 1,450 SF**  
**3 BD/2.5 BA**



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

# Old Grove & Frazee Rd –Proposed Floor Plans & Elevations



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

## MATERIAL SCHEDULE

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINE
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHelf
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



FRONT ELEVATION



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

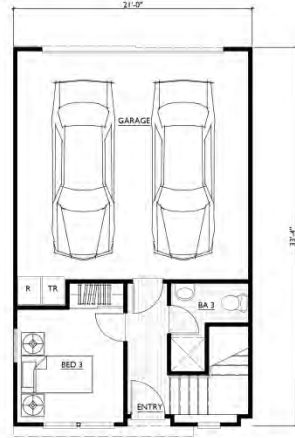
# Old Grove & Frazee Rd –Proposed Floor Plans & Elevations



THIRD FLOOR

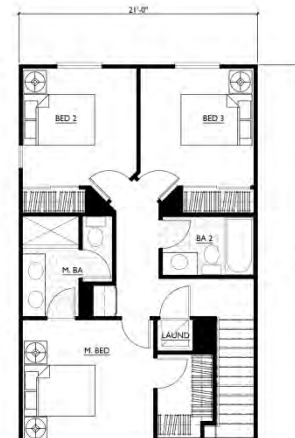


SECOND FLOOR



FIRST FLOOR

**PLAN 3: 1,378 SF**  
**3 BD/3.5 BA**



THIRD FLOOR

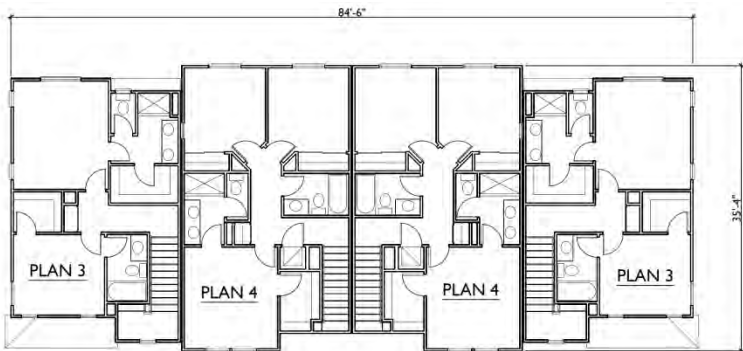


SECOND FLOOR

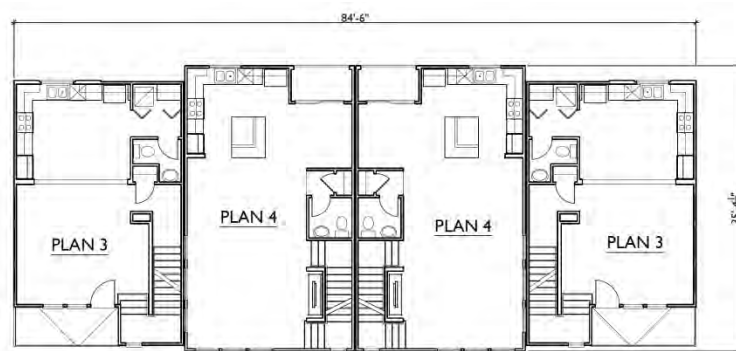


FIRST FLOOR

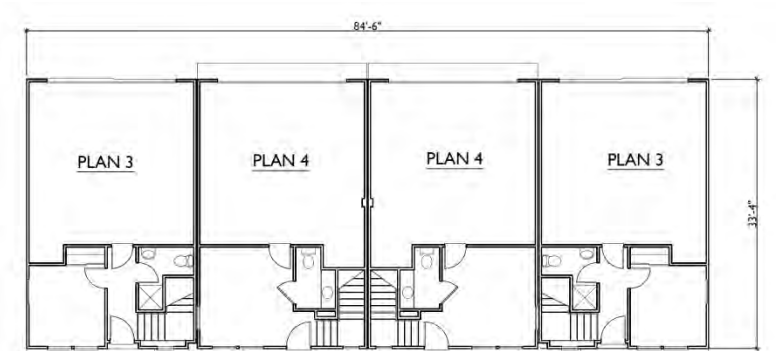
**PLAN 4: 1,584 SF**  
**3 BD/2.5 BA**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198