[1]AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, December 13th, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed condominium residential development (up to 15 units) on 109, 115 & 119 S Tremont St.

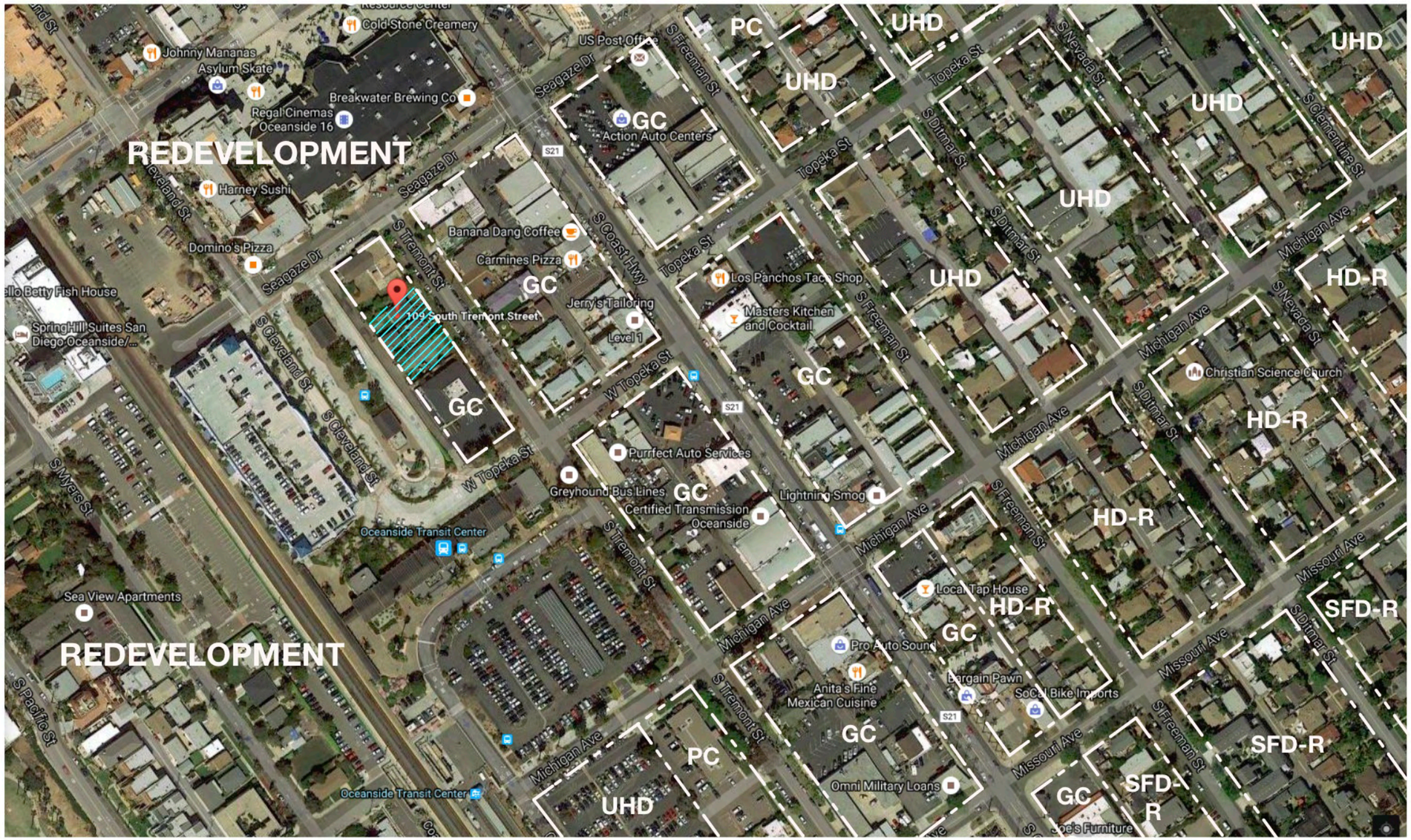
Zoning: OP (Office Professional)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 147-273-02, -03 & -04
Contact Person: John Schiess, Architect
Tel.: (760) 680-6225
Email: john@jcsarchitect.com

2. 9:30 - 10:30 a.m. Proposed Foss Lake Preserve habitat restoration and rehabilitation of fresh water marsh swales

Zoning: OS (Open Space)
Land Use: Open Space
Neighborhood Area: North Valley
Assessor Parcel Number: 122-050-11
Contact Person: Jayme Timberlake, Dudek
Tel.: (760) 479-4290
Email: jtimberlake@dudek.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.*



REGIONAL MAP

LEGEND

GC	GENERAL COMMERCIAL
UHD	URBAN HIGH DENSITY
PC	PROFESSIONAL COMMERCIAL
HD-R	HIGH DENSITY RESIDENTIAL
SFD-R	SINGLE DETACHED RESIDENTIAL

JCSA oceanside
2003 South El Camino Real
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john@jcsarchitect.com

ISSUED FOR DEVELOPMENT CONFERENCE: 11.08.16
Date

TREMONT DEVELOPMENT
109, 115, 117
S. TREMONT ST.
OCEANSIDE, CA

Sheet Title
REGIONAL MAP
SCALE: NOT TO SCALE

SK5
Sheet No.

Tremont Development

Narrative

The **Tremont Development** is driven by a market need for single floor living, large expansive ocean views and access to the beach. The privately owned homes feature floor plans customized to meet buyer's specific interests. Local developments offer similar homes but are located in large scale developments outside of urban areas and away from urban amenities.

The **Tremont Development** offers boutique condominium living in a walk to everything location – Walkscore of 92 "Walker's Paradise where daily errands do not require a car" according to the popular website!

Development Features

- Located within the urban fabric of an established community
- Walking distance to coffee shops, restaurants, shopping, and the multiple rapid transit lines
- Limited to a maximum of 15 homes
- Unique architectural details that evoke a 1920's Art Deco aesthetic
- Privately owned auto garage spaces, 24 spaces total
- Privately maintained development
- Customizable interior floor plans
- Bike storage
- LEED certified design is planned
- The private secured lobby and garage area
- Ground floor commercial space
- Vegetated roof

Development Allowances Requested

- Conditional Use Permit is required because of the Use classification
- Allowance is requested for 6 parking spaces pursuant to a strict reading of section 2702
- Allowance for building height of 10 feet

Development Allowances Rationale

The development team has positioned this building so as to take advantage of its location within the urban fabric. It's Walk Score and adjacency to rapid transportation makes this development ideal for future residents looking to inimize their use of automobiles. As such, the allowances requested above are balanced by the, while not yet officially designated, Transit Overlay District site specific features. An approval for this development opens the door for future smart growth, transit oriented developments in this district.

development process

It is our expectation that The **Tremont Development** will follow the following approval process.

- Staff Review on December 13, 2016 with comments from City Staff
- Revise plan pursuant to City comments
- Developer will hold neighborhood and stake holder informational presentations to answer questions and address concerns about the development January 2017 – February 2017m
- Meet with and submit any documentation to any governmental agency having jurisdiction
- Re-submittal of all necessary documents for Conditional Use Permit
- Follow the guidance of City Planning Staff related to the entitlement process
- Receive entitlement approvals May 2017
- Submmit for building and other related permits June 2017
- Coordinate with local historic agency so as to move the two beach cottages that are currently on the property
- Start the construction process by August 2017

Included in this package are the following documents:

1. Concept Site Plan and Floor Plans
2. Concept 3D elevations
3. Building front elevation
4. Zoning Analysis chart
5. Vicinty Map
6. Regional Map

Respectfully Submitted,

John Schiess

John Conrad Schiess Architect, Ltd.
CA License C35759

DEVELOPMENT ZONING ANALYSIS

- Project Name: **Tremont Development Oceanside**
- Project Address: **109, 115, 117 South Tremont**
- number of Units: **15**
- Building Area: **8,862**
- Lot Area: **15,000 SF**
- Lot Coverage: **59%**

- Date: November 9, 2016
- Prepared By: John Conrad Schiess Architect

ZONING DATA

ITEM	SECTION	REGULATIONS	ALLOWED / REQUIRED	PROVIDED	ALLOWANCE
Zone District	land use plan	O-P District			none
Allowable Uses	1506 CUD	appartments less than 20 = R3	**appartments**	condominiums	**CUD**
Min. Lot Area	1704	minimum lot area per unit	**10,000 sf**	15,000 sf	none
Allowable Height Max.	1709 (b)	building height from grade to roof	**45' plus 10' with CUP**	55'	none
Setbacks Min.					
Front	1701	front yard set back	**15'**	15'	none
Rear	1703	rear yard setback	**20'**	20'	none
Side	1702	side yard setback	**5'**	6.83'	none
Max Lot Coverage	1707	building footprint / lot area	**60%**	59%	none
Lot Depth	1708	minimum lot depth	**100'**	100'	none
Parking	2702	2 spaces per dwelling unit	**32**	26	**variance for 6**
Density	1705	one unit per 1,000 sf of lot area	**1,000 sf per unit**	1,000 sf per unit	none
other requirements		landscape 15%		provided	none

FRONT + SIDE VIEW

JCSA oceanside

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TREMONT DEVELOPMENT
109, 115, 117
S. TREMONT ST.
OCEANSIDE, CA

Sheet Title
CONCEPT 3D MODEL

SK1
Sheet No.

REAR + SIDE VIEW

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TREMONT DEVELOPMENT
109, 115, 117
S. TREMONT ST.
OCEANSIDE, CA

Sheet Title
CONCEPT 3D MODEL

SK2

Sheet No.

FRONT ELEVATION

jcsa oceanside
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Sheet Title
FRONT ELEVATION

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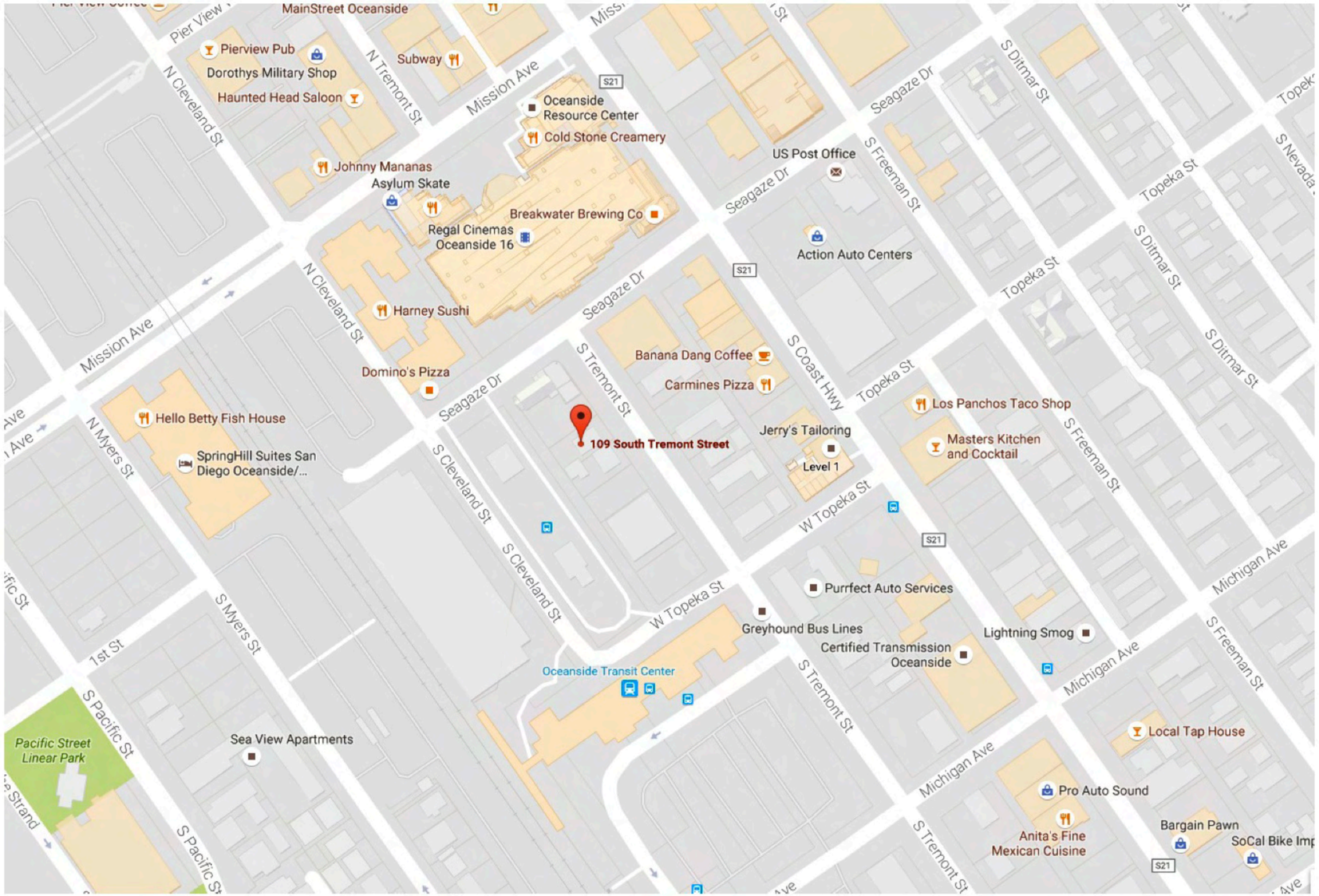

VICINITY MAP

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Sheet Title
VICINITY MAP
SCALE: NOT TO SCALE

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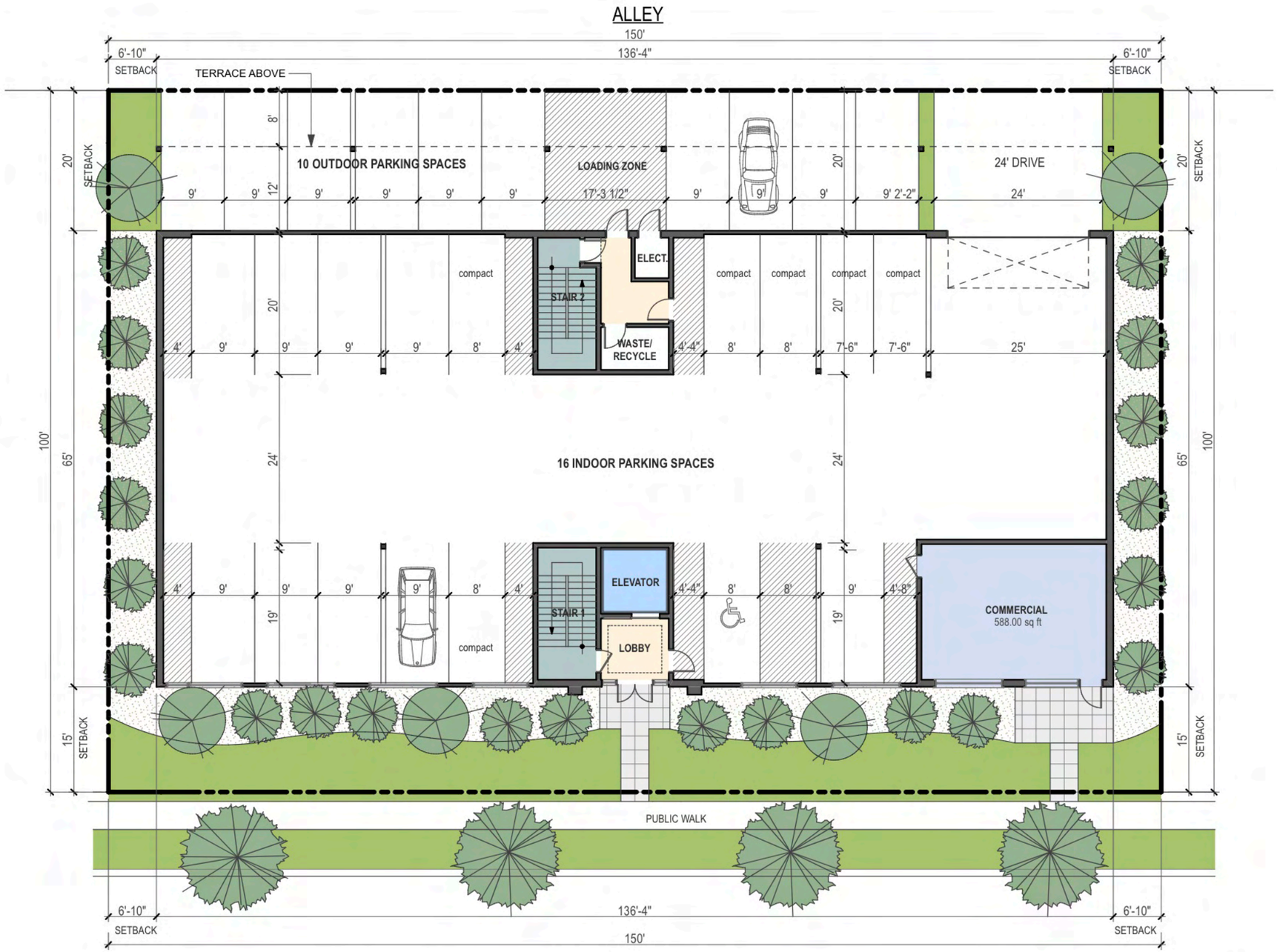
Sheet No.



PROPOSED SITE PLAN

SITE DATA

LOT SIZE:	150' X 100'
LOT AREA:	15,000 SQ FT
BUILDING:	8,862 SF
IMPERVIOUS:	11,737.17 SG FT
PERVIOUS:	3,262.83 SQ FT
VEGETATED ROOF:	954.08 SQ FT
PARKING:	26 SPACES

SET BACKS:

FRONT	15'-0"
REAR	20'-0"
SIDE	6'-10"
SIDE	6'-10"

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TREMONT DEVELOPMENT
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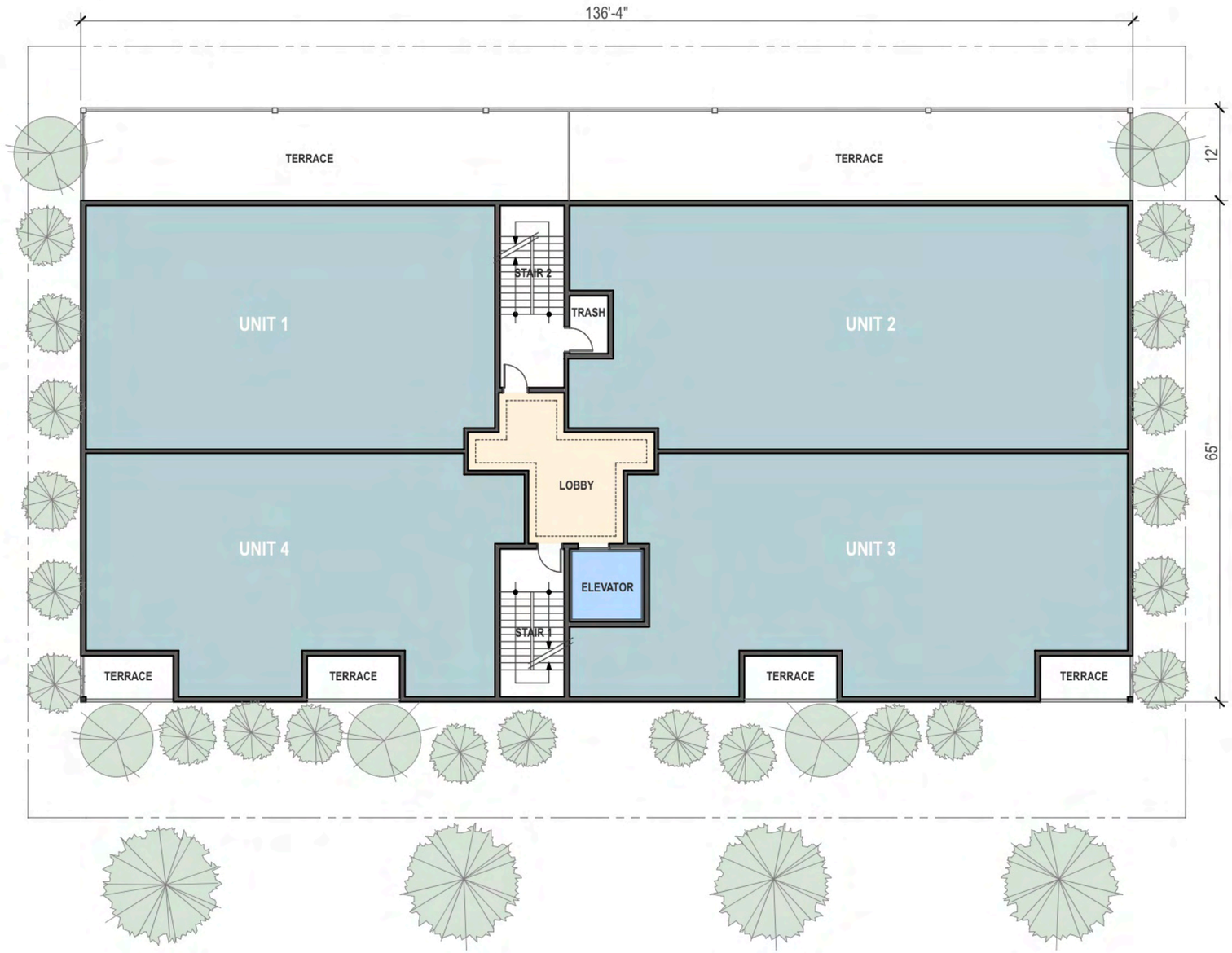
Sheet Title
PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SK6
Sheet No.



PROPOSED 2ND FLOOR

JCSA oceanside
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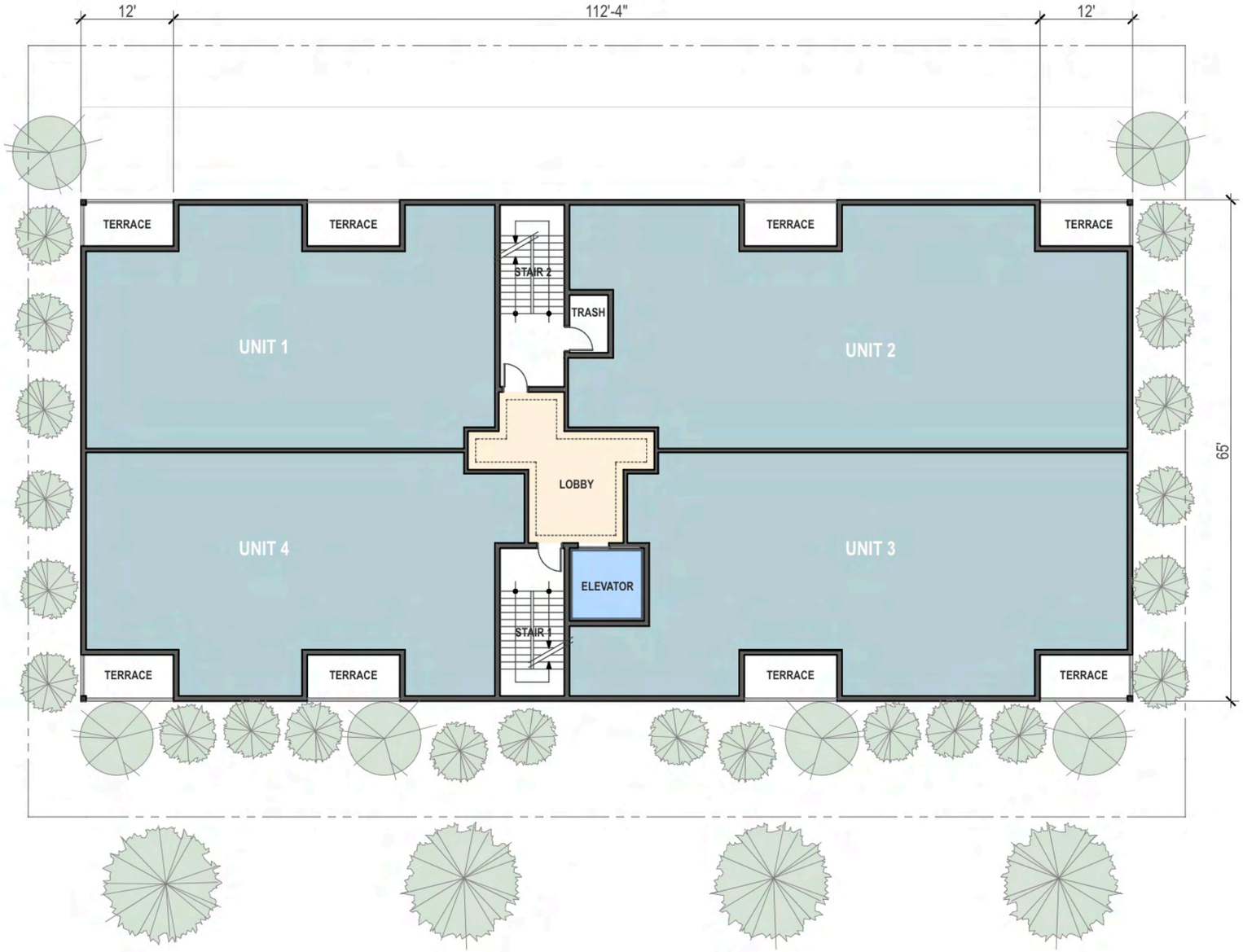
Sheet Title
FLOOR PLAN
SCALE: 1/16" = 1'-0"

SK7
Sheet No.



PROPOSED 3RD-4TH FLOOR

JCSA oceanside
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Sheet Title
FLOOR PLAN
SCALE: 1/16" = 1'-0"

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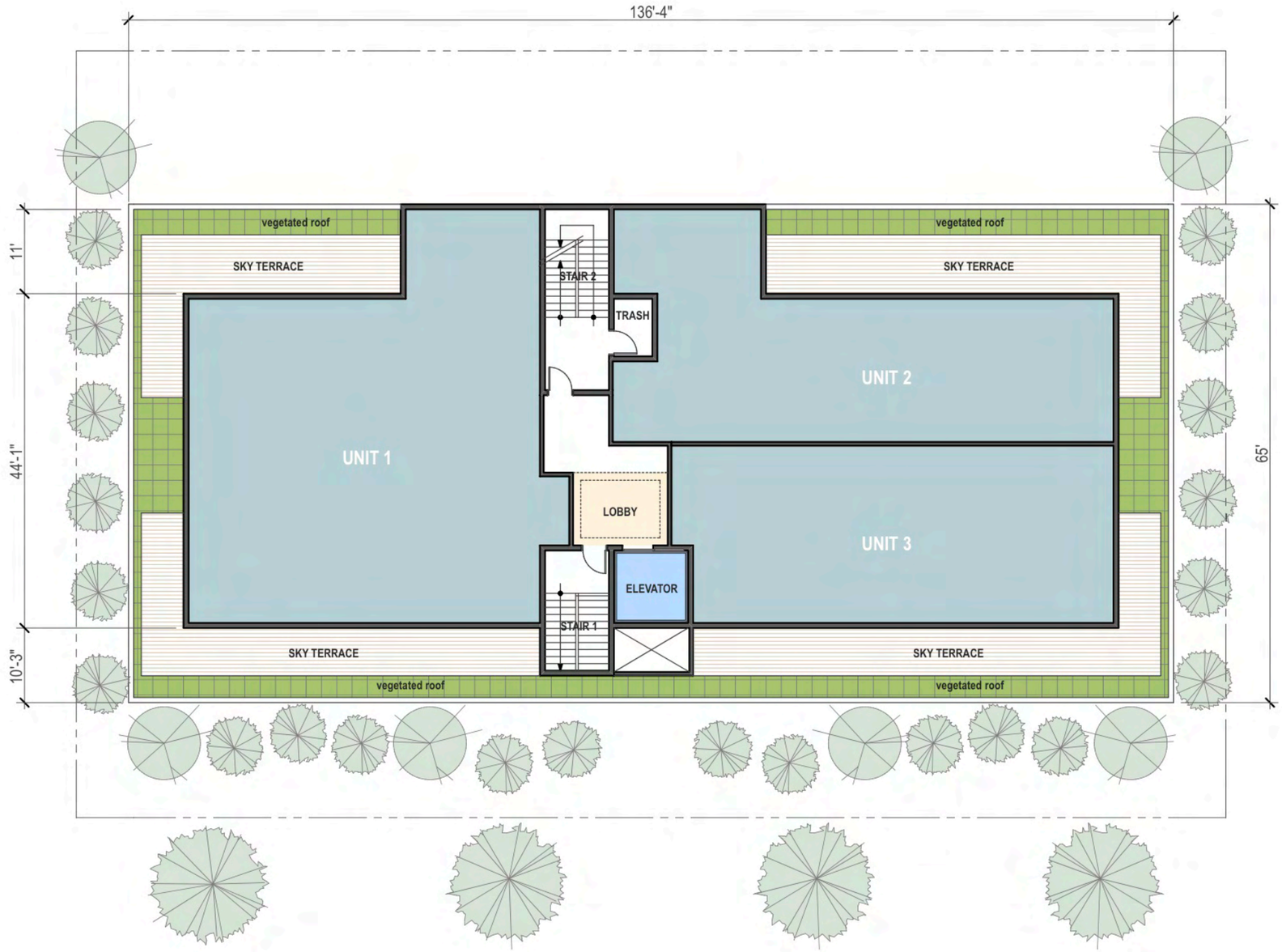

PROPOSED PENTHOUSE

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OCEANSIDE, CA

Sheet Title
FLOOR PLAN
SCALE: 1/16" = 1'-0"

SK9
Sheet No.

07

122-05.06

ITEM #2

122 - 05

1"=800'

N

DETAIL 'A'
SCALE 1"=200'

DETAIL 'B'
NO SCALE

DETAIL C -NO SCALE

1* 760-187-03 POR

1* OPEN SPACE

Project Site

11/18/09 RG

CHANGES

BLK	OLD	NEW	YR	CUT	
USE	PAR	# TNEXT			
050	6	7 & OP	73	6527	
	4	8 & 9 TG ONLY			
	4 & 5	9-13 & OP	77	4353	CANC
	3	14 & 15	77	4370	CANC
	12	16 & 17	78	1908	
	TENTATIVE BACK	YEARS			
	1, 2, 10	21 & 22	80	2567	
	7	23-25	84	3135	RC
	17	26 & PG. 36	85	281	
	25	27-29	86	1340	RC
	21	30 & 31	87	1850	
	31	PG 40	88	50	
	13, 26 & 021-06	32-34 & ST. W/O	88	1197	
	16	35 & AC. & M. CHG.	88	1778	
	33	PGS. 41 & 42	89	283	
	11	SAME & ST. OP.	89	4811	
	32	KILL HWY OP	93	2017	
	28	36 & -080-64 POR -021-08	93	2333	
	29				
	35	KILL HWY OP	94	1125	
	34	KILL HWY OP	94	1375	
	15 & 22	37	99	1839	
	24	PG 43	00	211	
	36	38 & 39	02	1634	
	23 & 38	POR PG 47	02	96	
	39	-021-13	02	10030	
	30	SAME & OP SP	02	5651	
	14	SAME & CONS ESMT	10	5564	

UFL 12-5-68

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 122 PG 05

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 32 - T10S-R4W
POR SEC 33 - T10S-R4W - ROS 652, 3123
POR SEC 5 - T11S-R4W

Project Description

Project Name: Foss Lake Preserve Restoration

APN: 122-020-1100

Applicant:

Center for Natural Lands Management

Contact: Mr. Markus Spiegelberg, San Diego Regional Preserve Manager
mspiegelberg@cnlm.org
619.295.4953

Agent: Ms. Jayme Timberlake, Dudek
jtimberlake@dudek.com
760.479.4290

Introduction/Background:

Foss Lake is a pond and marsh system located in northern San Diego County. As a result of hydrologic modifications due to agriculture beginning in the mid-1900s and residential development on the adjacent slopes and upper watershed from 1980-2000, the site's native historic cismontane alkali marsh habitat has gradually been replaced by year-round standing water in constructed agricultural ditches and freshwater marsh areas. The freshwater marsh areas consist largely of monotypic stands of cattails (*Typha latifolia*), which has displaced the native, higher functioning cismontane alkali marsh and southern willow scrub. The density of the cattails has impeded drainage through the site and trapped sediment, resulting in Foss Lake becoming a source of mosquito vector issues and thereby a public health concern.

The approximately 65-acre Foss Lake property comprises off-site mitigation lands for the Morro Hills development. The project's mitigation plan called for 52.2 acres of preservation of existing waters of the U.S. and 5.7 acres of restoration of freshwater and alkali marsh and southern willow scrub habitat. Center for Natural Lands Management (CNLM) took fee title and accepted management responsibility for the property in 2001. Implementation of the proposed project shall not affect the mitigation areas associated with the Morro Hills development nor impact any areas that were previously restored.

Project Summary:

Project Location. Foss Lake is located in the City of Oceanside in northern San Diego County, California. The project site contains a drainage that is an unnamed tributary to Pilgrim Creek. Pilgrim Creek flows to Windmill Canyon to the west, and then into the San Luis Rey River. Figures 1 and 2 depict the regional and project site location, respectively.

Purpose and Need. The project site currently consists of monotypic cattail stands (Figures 3a and 3b) that promote the development of standing water pools and sustained mud, both of which are sources of vector breeding grounds as identified by the County of San Diego through the Department of Environmental Health's Vector Surveillance and Control Programs. The purpose of the proposed project is to reduce or eliminate the vector problem while concurrently restoring native wetland vegetation communities.

Description of Proposed Project. The project involves habitat restoration of approximately 8.02 acres of alkali marsh and 6.66 acres of southern willow scrub, along with the establishment of 0.75 acre and the rehabilitation of 1.16 acres of braided freshwater marsh swales (Figure 4). Hydrology through the site would be improved through the installation of the braided freshwater marsh channels, through the removal of an approximately 0.75-acre eastern berm that currently bisects the parcel and inhibits hydrologic flow across the floodplain, and through the replacement and upsizing of the under-sized culvert under Douglas Drive.

The restoration design would involve increasing the topographic complexity of the site such that the cattail stands would be converted to southern willow scrub habitat in the higher elevation zones and alkali marsh and freshwater marsh swales in the lower zones (Figure 5). The southern willow scrub plant palette would likely contain mainly willow species (*Salix gooddingii, S. lasiolepsis, S. laevegata*), mulefat (*Baccharis salicifolia*), and saline-tolerant species in the understory such as San Diego marsh elder (*Iva hayesiana*) and spiny rush (*Juncus acutus*). Alkali marsh species would include sedges (*Carex* spp.), yerba mansa (*Anemopsis californica*), saltgrass (*Distichlis spicata*), beardless wildrye (*Elymus triticoides*), spiny rush, and alkali seaheath (*Frankenia salina*).

The proposed restoration design would increase floodplain connectivity by redistributing flow to the broader floodplain. Flows are currently either confined to narrowed channels or ponds in the flat portions of the site, creating the monotypic stands of cattails. Native and imported soil will be placed and finely graded to create narrow flow channels throughout the floodplain. These narrow, braided riparian channels will provide on-grade flow paths to collect and convey floodwater; grading activities shall not involve excavation of channels, but shall instead use fill materials to confine flows. The captured flows will naturally create a hydraulic head that will push the water across the floodplain into the existing southwestern drainage channel and onward to Douglas Drive.

To facilitate flow, elevations within the existing southwestern channel would be restored to an appropriate grade. The elevations within the existing southwestern channel will be restored using cobble stones and/or filter fabric within the low flow points of the channel. Currently, the floodplain does not sustain surface hydrology that connects to the existing drainage channel, so the proposed project would re-establish a floodplain connection to the on-site drainage channel.

To facilitate flow through the site and eventually off-site, improvements to the small 24-inch piped culvert that runs underneath Douglas Drive are needed. The 24-inch culvert currently conveys flows up to the 1-year storm event (Dudek 2016), albeit vegetation and debris appear to be preventing even the 1-year storm from being conveyed off site. The conveyance capacity of the roadway culvert needs to be increased to effectively convey the design storm flowrate from the upstream floodplain. Adding two additional 36-inch diameter RCP pipes parallel to the existing 24-inch pipe would increase the safe storm conveyance capacity to approximately 142cfs, equivalent to a 5-year storm conveyance capacity (Dudek 2016). Additionally, thinning of vegetation and debris removal along the south-north existing channel and at the mouth of the Douglas Drive culvert would need to occur to enable passage of flows.

Potential Environmental Considerations:

Potential Impacts to Waters of the U.S. The proposed restoration areas would largely occur within freshwater marsh wetlands that are currently waters of the U.S., with the exception of the eastern berm which is an upland area. Approximately 13.63 acres of freshwater marsh would be impacted through restoration to alkali marsh, southern willow scrub, and freshwater marsh swales. All areas that are currently wetland would remain wetland waters of the U.S. following restoration. The project would result in a net increase in aquatic resource functions and services. No work is proposed within the existing mitigation restoration areas that were required for the Morro Hills development.

Species Concerns. One special-status plant species reviewed in CNDDB and observed on site is southwestern spiny rush (*Juncus acutus* ssp. *Leopoldii*). Three individuals were observed at the western end of Foss Lake during surveys conducted by CNLM between 2001 and 2014 and are not within the proposed project footprint.

Nine special-status wildlife species or evidence of the species was observed during the 2015 wildlife surveys: least Bell's vireo, yellow-breasted chat, yellow warbler, Cooper's hawk, prairie falcon, white-faced ibis, northern harrier, Belding's orange-throated whiptail, and western pond turtles.

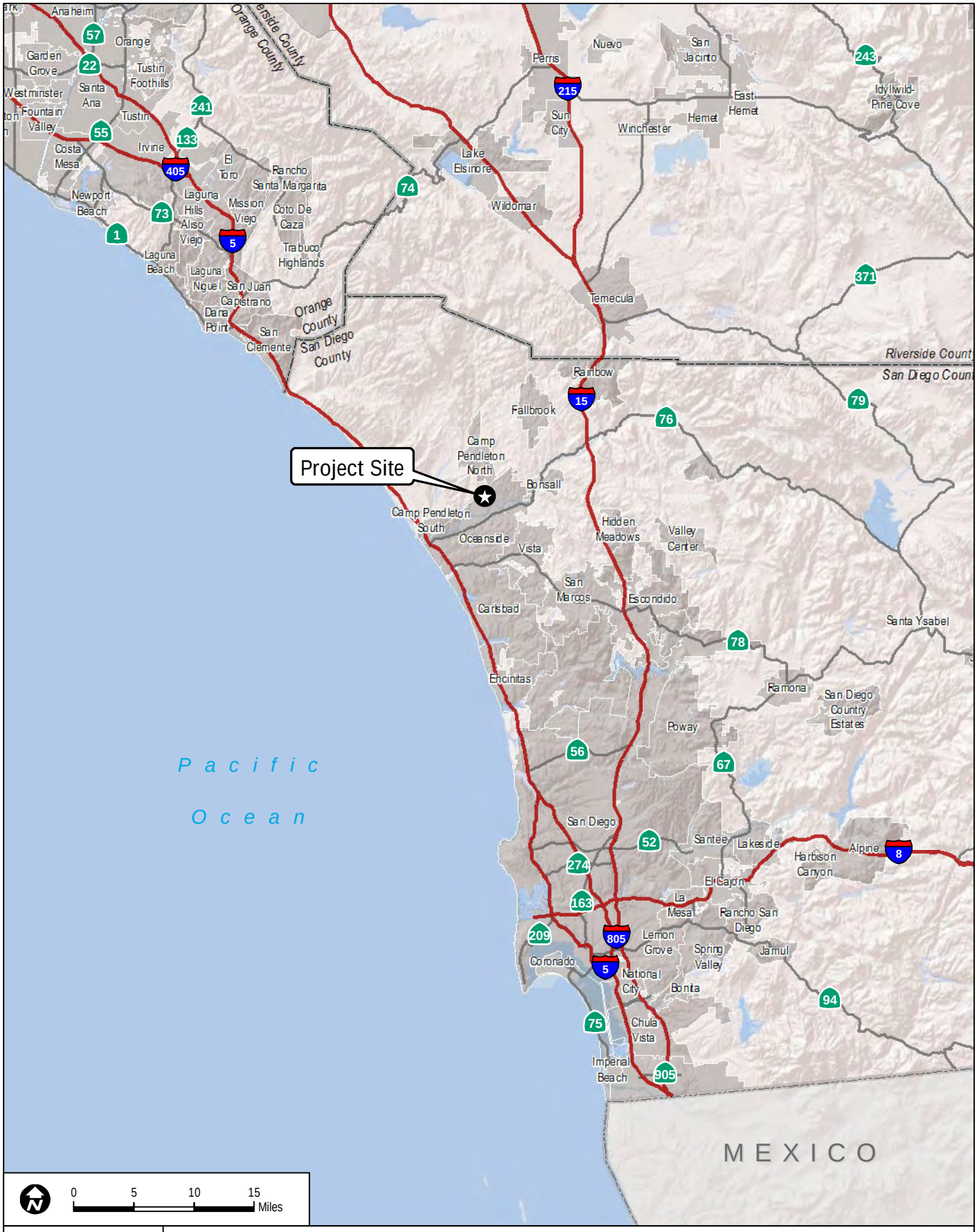
Proposed Federal/State Permitting Strategy:

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (ACOE) requires a permit for impacts to wetlands or waters under ACOE jurisdiction. The project as proposed meets the terms and conditions of ACOE Nationwide Permit (NWP) 27, Aquatic Habitat Restoration, Establishment, and Enhancement Activities, and we believe it can be authorized under this Nationwide. Specifically, NWP 27 authorizes " activities in waters of the United States associated with the restoration, enhancement, and establishment of tidal and

non-tidal wetlands and riparian areas… the installation, removal, and maintenance of small water control structures, dikes, and berms, as well as discharges of dredged or fill material to restore appropriate stream channel configurations after small water control structures, dikes, and berms, are removed;… the installation of structures or fills necessary to establish or re-establish wetland or stream hydrology;… mechanized land clearing to remove non-native invasive, exotic, or nuisance vegetation." Additionally, NWP 27 "authorizes the relocation of non-tidal waters, including non-tidal wetlands and streams, on the project site provided there are net increases in aquatic resource functions and services."

Additionally, a 401 Water Quality Certification pursuant to Section 401 of the Clean Water Act and issued by Region 9 of the Regional Water Quality Control Board (RWQCB), shall be pursued to permit the discharge of materials that could affect a "waters of the state." Pursuant to Section 1602 of the California Fish and Game Code, a permit through the California Department of Fish and Wildlife (CDFW), which regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that support fish or wildlife, shall also be obtained prior to implementation of the proposed project.

Net Increase in Aquatic Resource Functions. The removal of the monotypic stand of cattails and restoration to alkali marsh and southern willow scrub habitat would result in a net gain of wetland functions by increasing wetland diversity and providing increased useable habitat for wildlife species. The project would improve floodplain connectivity and site hydrology. Along with increased biodiversity, the project would result in an enlarged area of special status vegetation. The expanded southern willow scrub area would support special status species such as least Bell's vireo, yellow-breasted chat, yellow warbler, and Cooper's hawk, among others.



DUDEK

8631

FIGURE 1

Regional Map

Foss Lake Restoration Project

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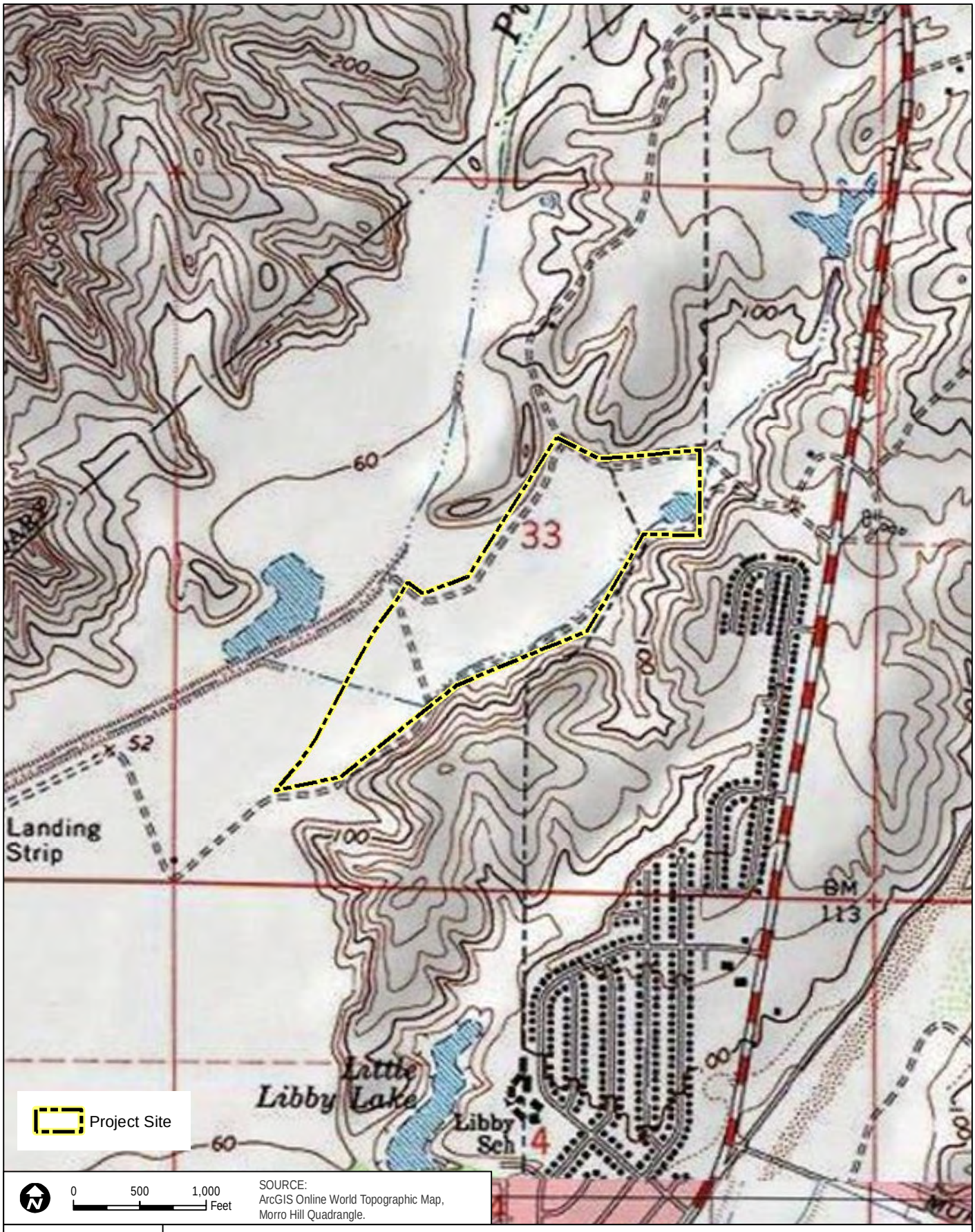

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FIGURE 2
Vicinity Map

Foss Lake Restoration Project

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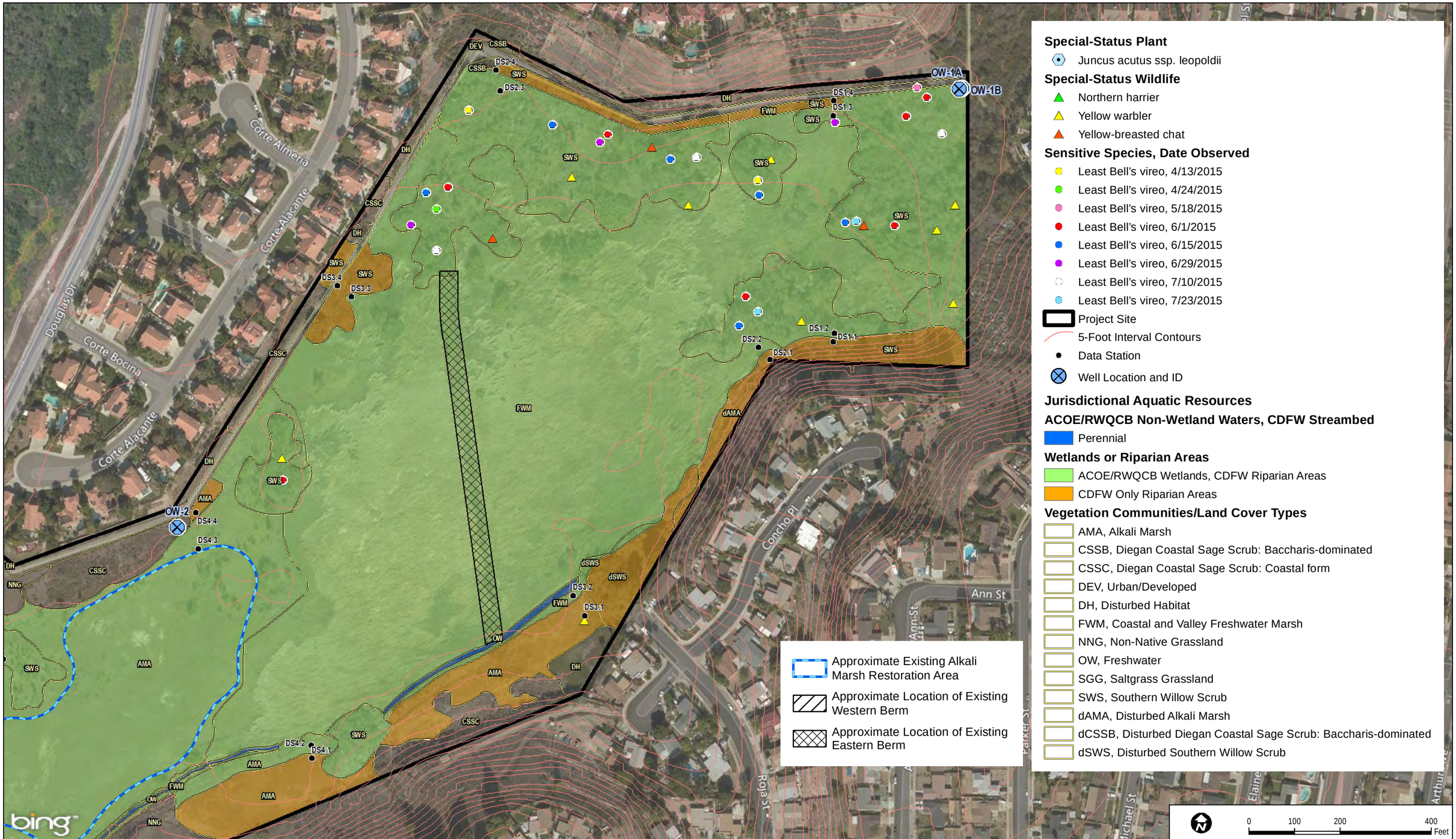

Special-Status Plant

- Juncus acutus ssp. leopoldii

Special-Status Wildlife

- Northern harrier
- Yellow warbler
- Yellow-breasted chat

Sensitive Species, Date Observed

- Least Bell's vireo, 4/13/2015
- Least Bell's vireo, 4/24/2015
- Least Bell's vireo, 5/18/2015
- Least Bell's vireo, 6/1/2015
- Least Bell's vireo, 6/15/2015
- Least Bell's vireo, 6/29/2015
- Least Bell's vireo, 7/10/2015
- Least Bell's vireo, 7/23/2015
- Project Site
- 5-Foot Interval Contours
- Data Station
- Well Location and ID

Jurisdictional Aquatic Resources

ACOE/RWQCB Non-Wetland Waters, CDFW Streambed

- Perennial

Wetlands or Riparian Areas

- ACOE/RWQCB Wetlands, CDFW Riparian Areas
- CDFW Only Riparian Areas

Vegetation Communities/Land Cover Types

- AMA, Alkali Marsh
- CSSB, Diegan Coastal Sage Scrub: Baccharis-dominated
- CSSC, Diegan Coastal Sage Scrub: Coastal form
- DEV, Urban/Developed
- DH, Disturbed Habitat
- FWM, Coastal and Valley Freshwater Marsh
- NNG, Non-Native Grassland
- OW, Freshwater
- SGG, Saltgrass Grassland
- SWS, Southern Willow Scrub
- dAMA, Disturbed Alkali Marsh
- dCSSB, Disturbed Diegan Coastal Sage Scrub: Baccharis-dominated
- dSWS, Disturbed Southern Willow Scrub

- Approximate Existing Alkali Marsh Restoration Area
- Approximate Location of Existing Western Berm
- Approximate Location of Existing Eastern Berm

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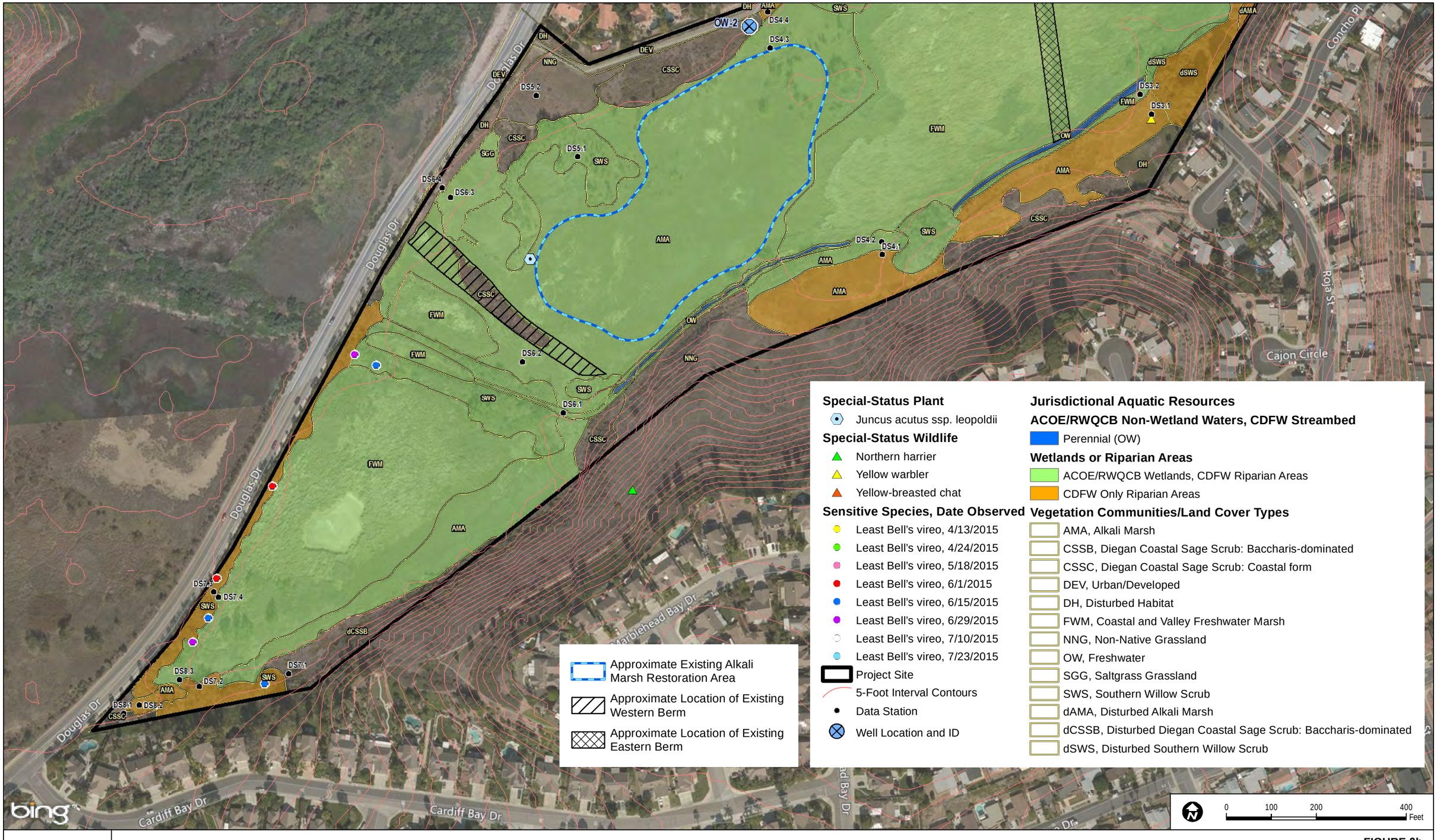
DUDEK

8631

AERIAL SOURCE:
BING MAPPING SERVICE

Foss Lake Restoration Project

FIGURE 3a
Biological Resources Map - Northern Half



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DUDEK

8631

AERIAL SOURCE:
BING MAPPING SERVICE

Foss Lake Restoration Project

FIGURE 3b
Biological Resources Map - Southern Half

Project Site (Source: CNLM)

Vegetation Communities/Land Covers:

- AMA, Alkali Marsh
- CSSB, Diegan Coastal Sage Scrub: Baccharis-dominated
- CSSC, Diegan Coastal Sage Scrub: Coastal form
- DEV, Urban/Developed
- DH, Disturbed Habitat
- FWM, Coastal and Valley Freshwater Marsh
- NNG, Non-Native Grassland
- OW, Freshwater
- SGG, Saltgrass Grassland
- SWS, Southern Willow Scrub
- dAMA, Disturbed Alkali Marsh
- dCSSB, Disturbed Diegan Coastal Sage Scrub: Baccharis-dominated
- dSWS, Disturbed Southern Willow Scrub

DOUGLAS DR

ADD TWO 36-INCH RCP STORM DRAINS ADJACENT TO EXISTING 24-INCH RCP STORM DRAIN

SEE FIGURE 3 FOR SECTION A-A AND SECTION B-B

RESTORATION PLAN

- Approximate Existing Alkali Marsh Restoration Area (5 Ac.)
- Approximate Location of Western Berm
- Construction Access, to be revegetated (0.07 Ac.)
- Berm Removal (0.75 Ac.)
- Proposed Southern Willow Scrub Restoration (6.66 Ac.)
- Alkali Marsh Restoration (8.02 Ac.)
- Proposed Braided FWM Channels (1.91 Ac.)
- Restoration of Existing Channel As-needed (0.50 Ac.)
- Potential FWM Channel (0.06 Ac.)

0 225 450 Feet

AERIAL SOURCE: SANDAG IMAGERY (1-FOOT 2014)

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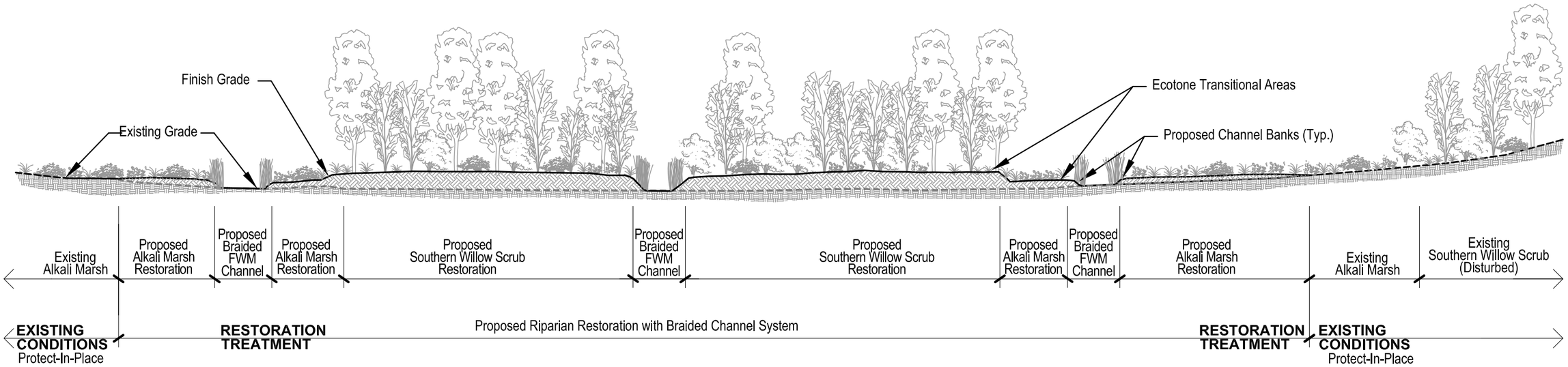
FIGURE 4

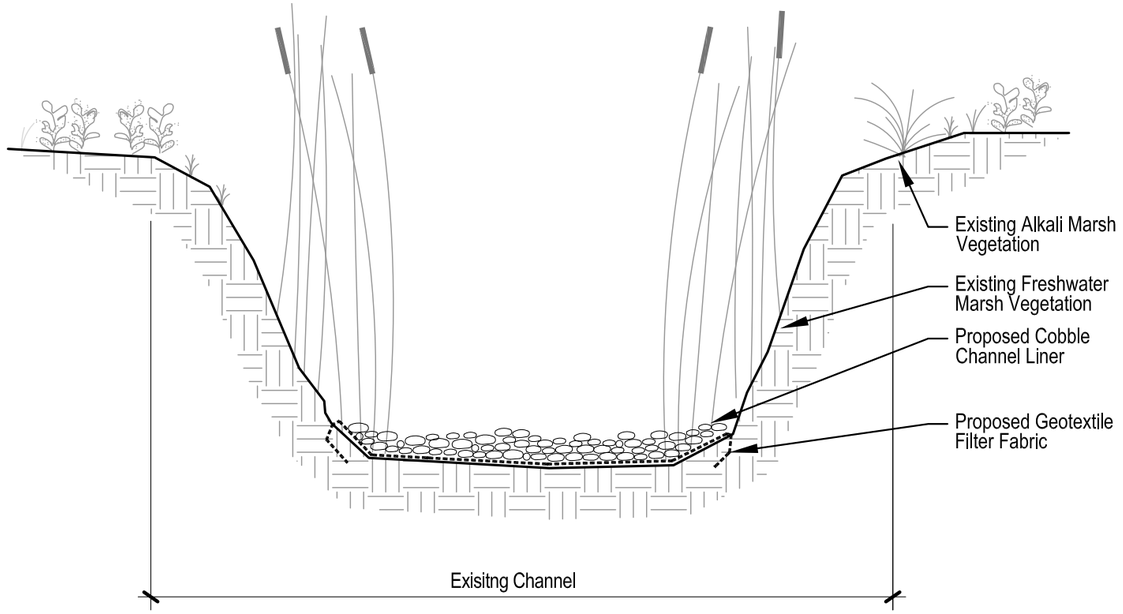
Proposed Project - Braided Riparian

Foss Lake Restoration Project

Document Path: Z:\Projects\j863101\MAPDOC\MAPS\Restor Figs\Restor Fig 2 Proposed Restor.mxd



SECTION A-A: PROPOSED BRAIDED RIPARIAN CHANNELS



SECTION B-B: PROPOSED CHANNEL BED IMPROVEMENTS (TO EXISTING SOUTHERLY CHANNEL)

VERTICAL SCALE 4x HORIZONTAL SCALE

NOTE:
THIS CROSS SECTION IS FOR ILLUSTRATIVE PURPOSES ONLY.
NOT FOR CONSTRUCTION.

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FIGURE 5

Proposed Project Riparian Restoration Channel Cross-Sections

Foss Lake Restoration Project

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