

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 1st, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed hotel on a 12,000 sq. ft. site at the northeast corner of Topeka St. and Tremont St.

Zoning: C2 (General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 147-272-09 & -10
Contact Person: Eric Munoz
Tel.: (760) 692-4011
Email: emunoz@hofmanplanning.com

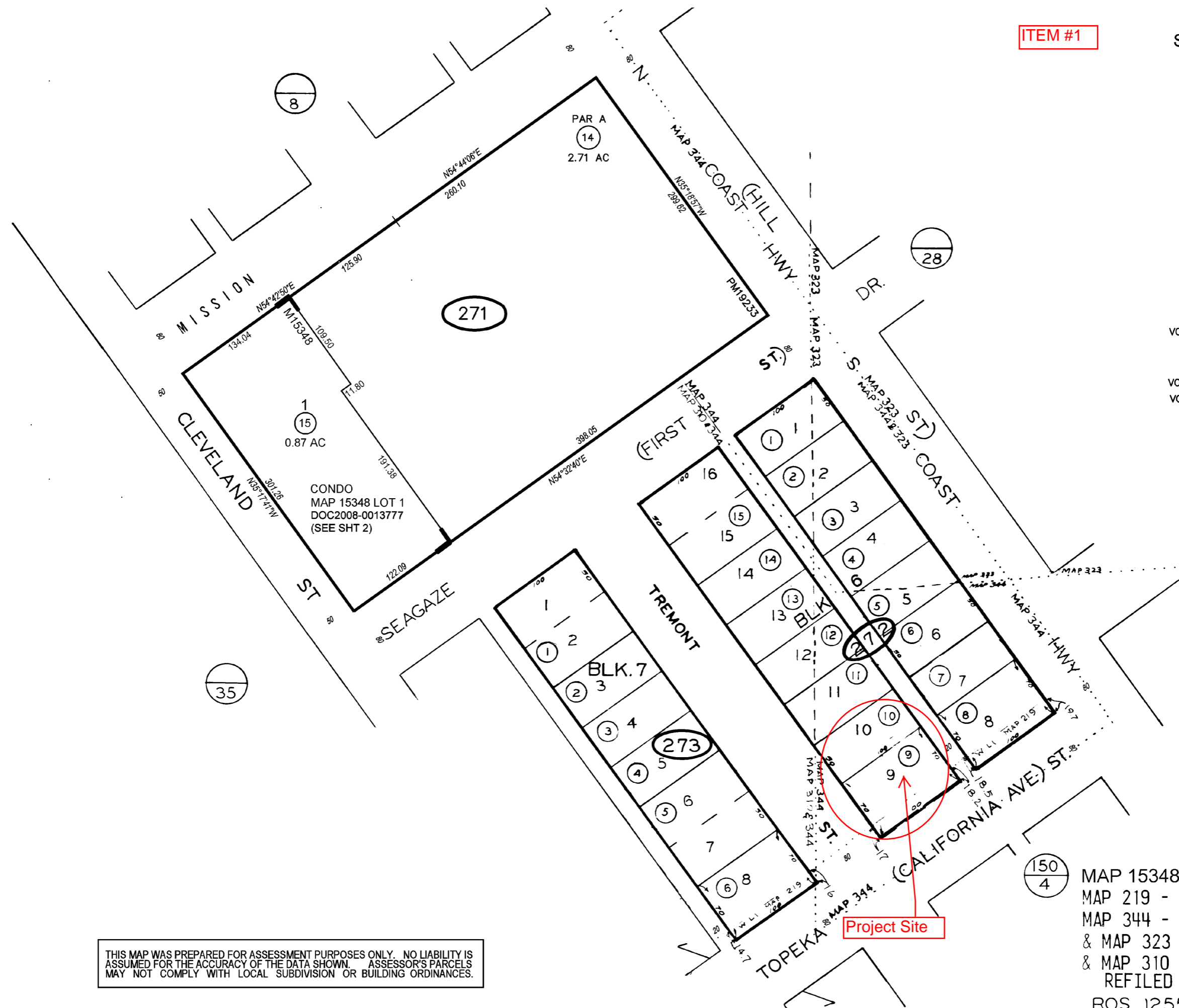
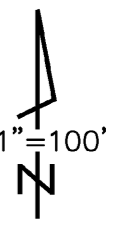
2. 10:30 - 11:30 a.m. Proposed senior affordable townhouses and stacked flats (40 units) on a 7-acre site between Foussat Rd. and Fowles St.

Zoning: RS (Single-Family Residential)
Land Use: Single-Family Detached Residential
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-100-47
Contact Person: Alexa Washburn
Tel.: (949) 394-7996
Email: awashburn@nationalcore.org

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.*



06/12/08 ARS

CHANGES

BLK	OLD	NEW	YR	CUT
273	10 & 11	13	79	2510
273	7-9, 12 & 13	10, 11, 12, 13	79	3404
271	1-6 & 11, 12, 13			
VOID	274	1-10	14 & 15	00 1155
		-271-1-6, 11-13		
271	-274-1-10	14 & 15	00	1155
VOID	271	14, 15 & ST CLSD	16 & 17	02 1301
VOID	271	14 & 15	16 & 17	02 1301
		16 & 17	KILL	02 1128 CORR.
271	15	SAME & CONDO	09	528

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.

WM
7-11-69

MAP 15348 - OCEANSIDE PIER VIEW
MAP 219 - BRYANS ADD - BLKS 6 & 7
MAP 344 - A. J. MYERS ADD
& MAP 323 - HORNES ADD
& MAP 310 - OCEANSIDE LOCKLING
REFILED BLKS 5-8
ROS 12553, 13183

Surf Breezes Hotel - NE corner of Topeka/Tremont, Oceanside CA
Developers Conference Meeting: 9.30 AM February 1, 2017
Zone Change, Development Permit, and Coastal Development Permit

The project site is located at the NE corner of Topeka/Tremont near downtown Oceanside, and east across the street from the Oceanside Transit Center. The site area is 12,000 square feet and consists of two lots with existing apartment units which would be demolished and re-developed with the proposed hotel use.

The project team has done extensive research of city codes, policies and standards including a Developer's Conference meeting with staff on November 1, (where initial staff support to process a zone change for the site was communicated) and follow-up meetings with city staff and front counter research.

The site is located in the city's Coastal Zone with a zoning designation of C2 - General Commercial.

A Zone Change is proposed from C2 to VC - Visitor Commercial which allows hotels as a permitted use.

The project is depicted on the attached exhibits and contains the following elements which reflect the team's research and assessment of staff input, development standards and engineering standards:

- 45 licensed units are proposed for the hotel use; one of which is the manager's suite/unit
- 45 parking spaces are required and 46 are proposed via subterranean and at-grade parking
- The existing entrance along the Tremont frontage is proposed to remain for access to a down ramp for the site's subterranean level of parking; additional at-grade access off the rear (east) alley is proposed
- The ramp has been designed with a 15% max gradient with 6% grade break point in response to city input secured by the team
- Hotel office, lobby, and common areas are located at the ground level along the Tremont and Topeka corner frontages for pedestrian activation with the public streets and sidewalks
- The project is proposing subterranean encroachments into city right-of-way along both the Tremont and Topeka frontages: this will allow for parking space delivery to the project site and we have received initial input of staff consideration for this concept; our research has revealed no city infrastructure impacts on either street and we understand that the project would assume the necessary liability and legal requirements to implement these encroachments
- The project features a roof deck amenity; the project in general has been designed for compliance with the proposed VC zone re: coverage, setbacks, height and parking
- Project architecture has not been developed at this time given the focus on site plan design and compliance with parking and other city standards based on the proposed zone change to VC
- After staff comments to the attached site plan, the team will address other project elements including traffic, hydrology, and water quality/stormwater compliance
- In addition to comments on the zone change, hotel use and site plan, the team would also appreciate staff input regarding: (a) likely level of environmental review (we are assuming a Negative Declaration or perhaps a Mitigated Negative Declaration vs. EIR), and (b) listing of entitlements necessary and approval process/final decision-maker including clarification if a general plan and/or local coastal program amendment approved by CA Coastal Commission would be required given the proposed zone change to VC

Jan 17, 2017 - 4:46pm. D:\Dropbox (Larimer Design)\Larimer Design Team Folder\Projects\2016\16013--Surf Breezes Hotel\DWG\01 Concept\Architectural\SBH-01 Cover Sheet.dwg

SURF BREEZES HOTEL

*128-132 S TREMONT STREET AND 404-408 W TOPEKA STREET
OCEANSIDE, CALIFORNIA*

*Assessor's Parcel Numbers
147-272-0900 & 147-272-1000*

SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT SUMMARY & VICINITY MAP
3. CONCEPTUAL FLOOR PLAN--PARKING LEVEL PI
4. CONCEPTUAL FLOOR PLAN--GROUND FLOOR
5. CONCEPTUAL FLOOR PLAN--SECOND & THIRD FLOOR
6. CONCEPTUAL FLOOR PLAN--FOURTH FLOOR
7. CONCEPTUAL FLOOR PLAN--ROOF PLAN
8. CONCEPTUAL SITE SECTION
9. 3D MASSING STUDIES
10. 3D MASSING STUDIES

Conceptual Site Yield Analysis

01 FEBRUARY 2017



815 J STREET, SUITE 302
SAN DIEGO, CA 92101
T: (619) 591-8600
WWW.LARIMERDESIGN.COM

SURF BREEZES HOTEL
*S Tremont and W Topeka Streets
Oceanside, California*

SURF BREEZES PLACE, LLC
7957 BEVIN LANE
EL CAJON, CA 92021

SITE DEVELOPMENT SUMMARY

ADDRESS: 128-132 S TREMONT STREET AND 404-408 W TOPEKA STREET
OCEANSIDE, CALIFORNIA

APN: 141-272-0900 & 141-272-1000

SITE AREA: 12,000 SF (0.28 AC)

CURRENT ZONING DESIGNATION: C-2 (GENERAL COMMERCIAL)
PROPOSED ZONING DESIGNATION: V-C (VISITOR COMMERCIAL)

PROPOSED ALLOWABLE FAR: NOT RESTRICTED
ALLOWABLE BUILDING AREA: NOT RESTRICTED
PROPOSED BUILDING AREA: 37,980 SF (3.11 FAR)

PROJECT DESCRIPTION:
PROPOSED FOUR-STORY, 45-LICENSED UNIT (LU) HOTEL WITH AMENITY ROOF DECK, ADMINISTRATIVE OFFICES, AND AT-GRADE AND SUBTERRANEAN PARKING GARAGES.

BUILDING AREA SUMMARY

• FOURTH FLOOR	9,100 SF
• THIRD FLOOR	9,100 SF
• SECOND FLOOR	9,100 SF
• GROUND FLOOR	10,680 SF
• PARKING LEVEL P-1	14,170 SF
• TOTAL PROPOSED BUILDING AREA:	52,150 SF
• TOTAL ENCLOSED BUILDING AREA ABOVE GRADE:	37,980 SF
• AMENITY ROOF DECK	4,225 SF

PARKING SUMMARY

VEHICLE PARKING REQUIRED: 45 SPACES
• HOTEL: 45 LICENSED UNITS x 1.0 SPACES/LU

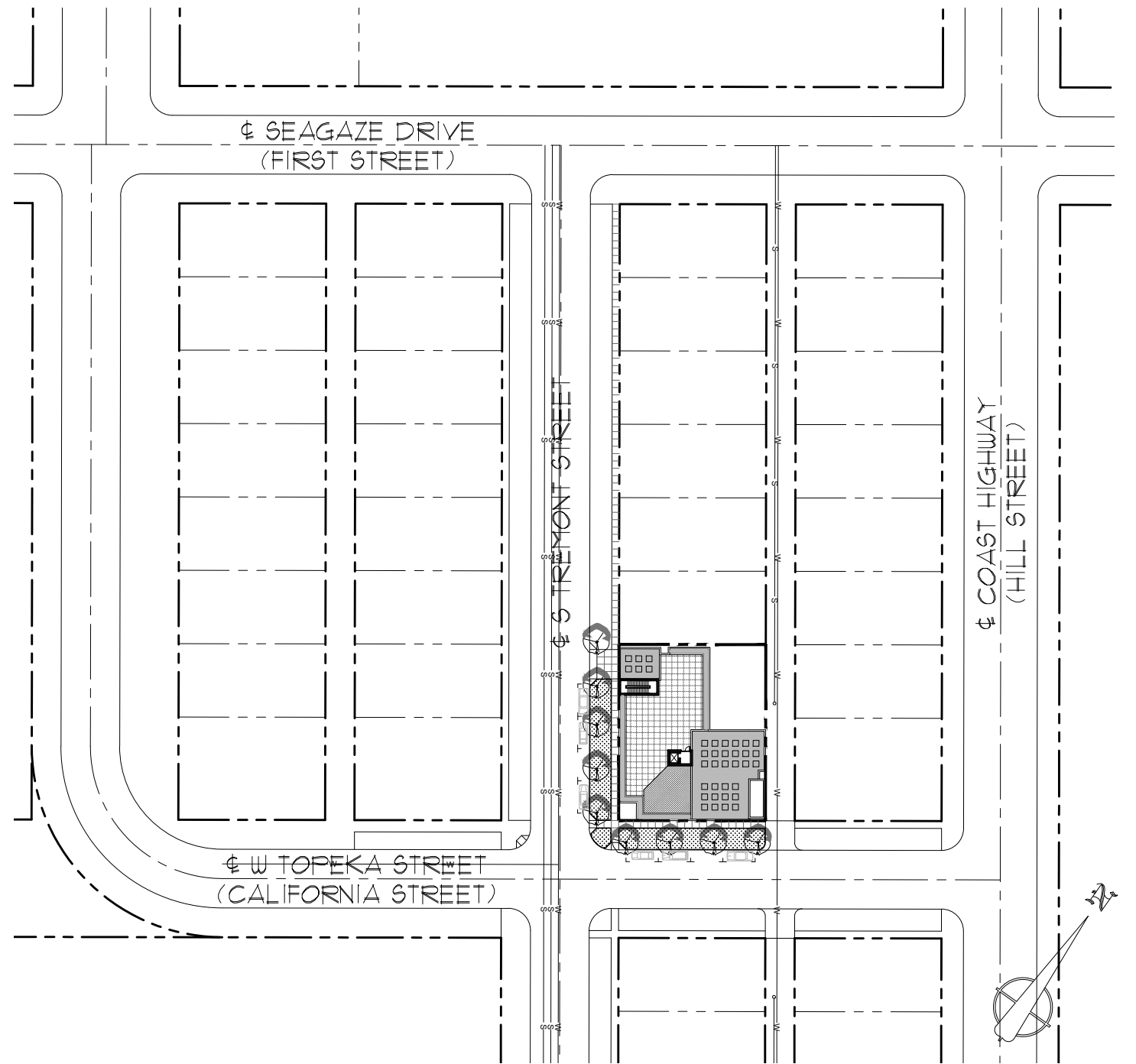
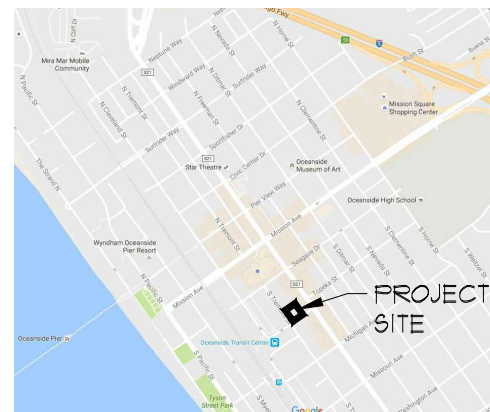
VEHICLE PARKING PROVIDED: 46 SPACES
• MANAGER'S PRIVATE GARAGE: 2 SPACES
• GROUND LEVEL (ALLEY): 10 SPACES
• PARKING LEVEL P-1: 34 SPACES

ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

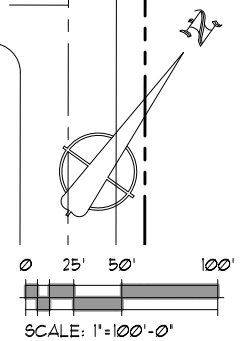
VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE
VAN ACCESSIBLE PARKING PROVIDE: 1 SPACE

FUEL-EFFICIENT PARKING REQUIRED (CALGREEN): 4 SPACES
EV CHARGING STATIONS REQUIRED (CALGREEN): 2 SPACES

VICINITY MAP



VICINITY PLAN



Site Development Summary and Vicinity Map

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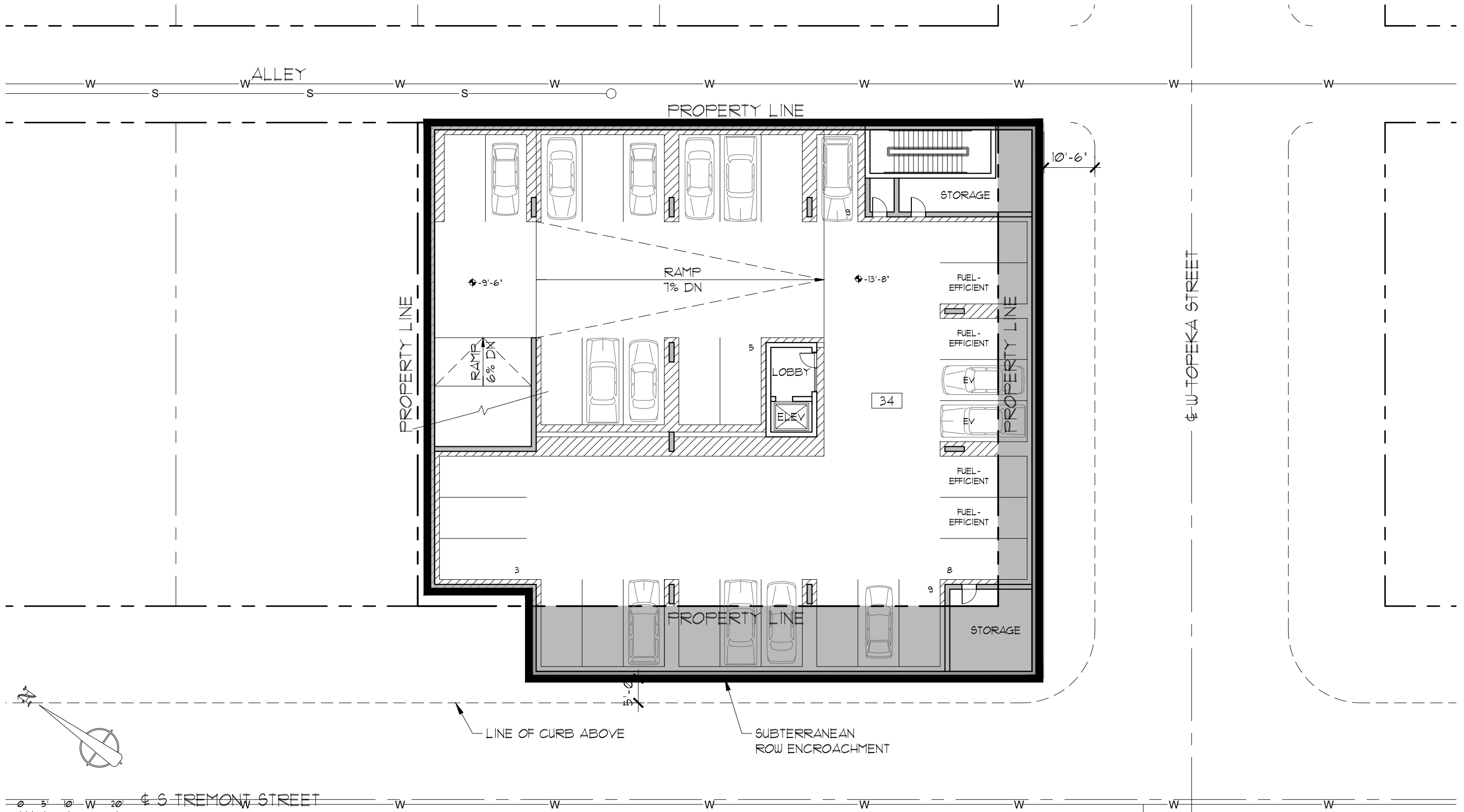
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S Tremont and W Topeka Streets
Oceanside, California

SURF BREEZES PLACE, LLC
7957 BEVIN LANE
EL CAJON, CA 92021

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Conceptual Floor Plan--P1

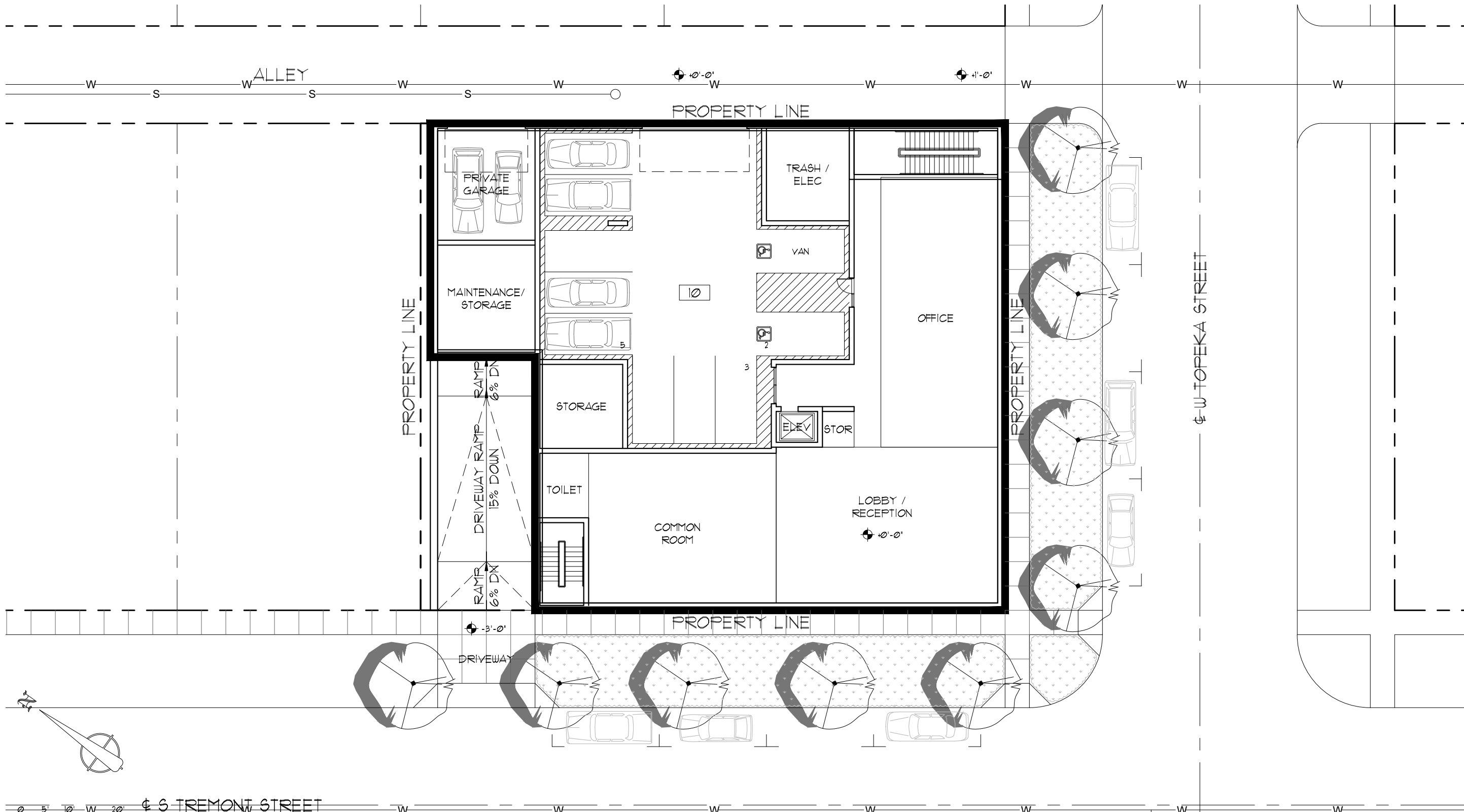
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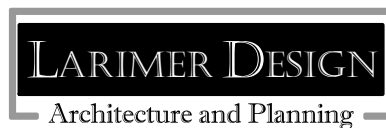
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Conceptual Floor Plan--Ground Level

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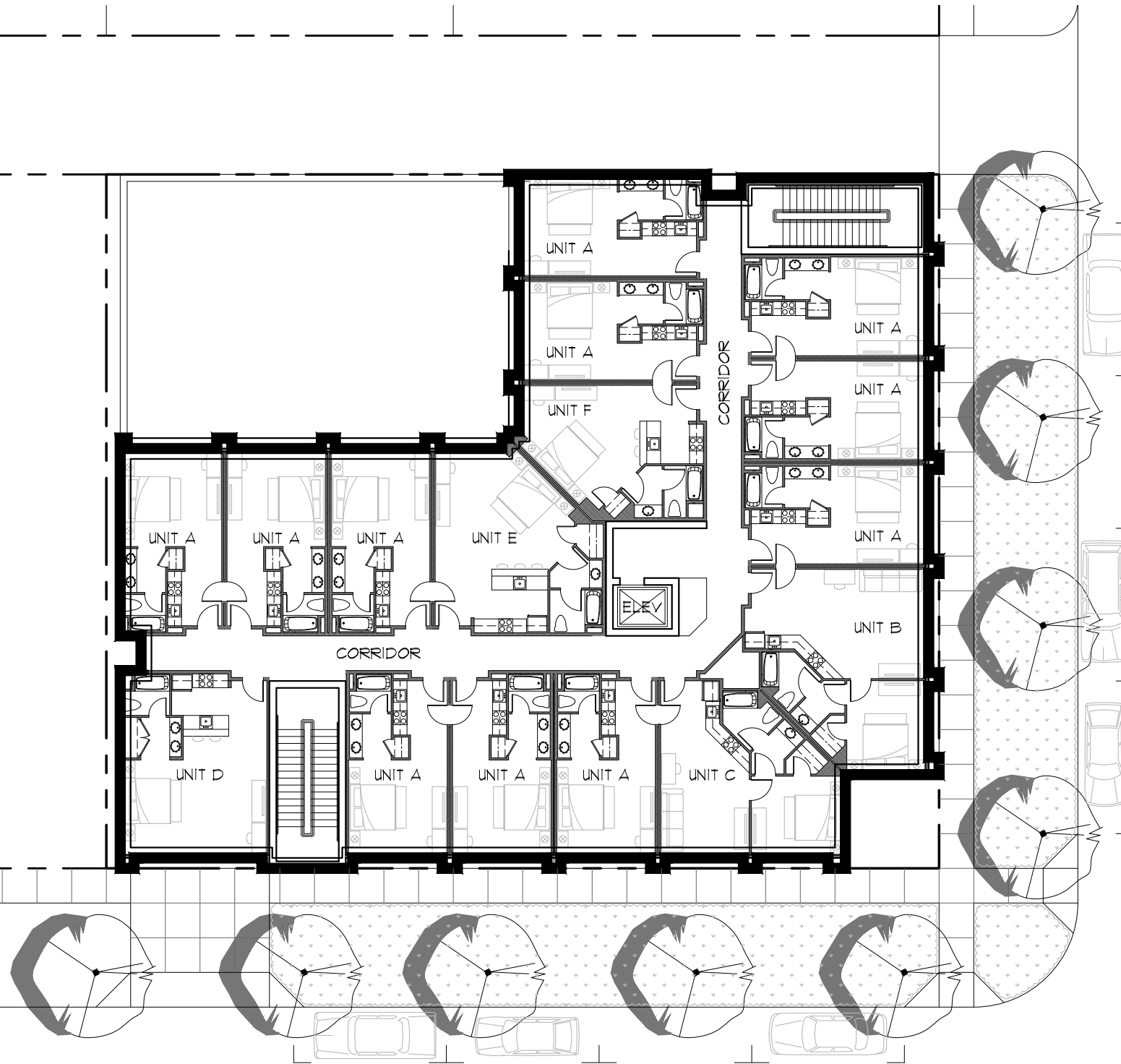
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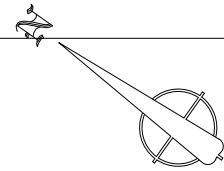
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ALLEY



W TOPEKA STREET

S TREMONT STREET



Conceptual Floor Plan--2nd & 3rd Floors

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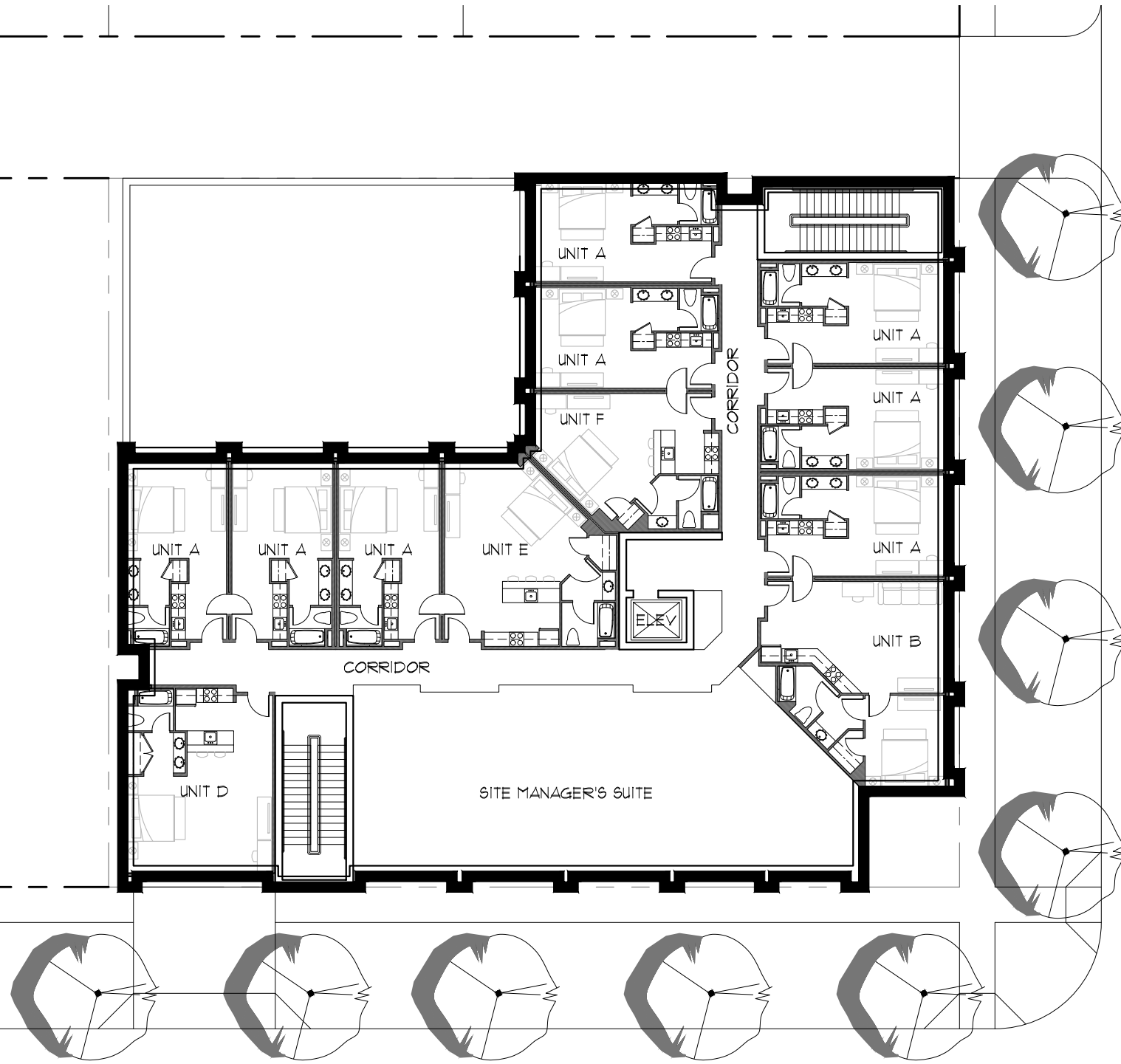
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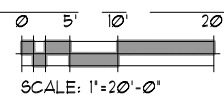
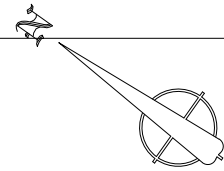
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ALLEY



W TOPEKA STREET

S TREMONT STREET



SCALE: 1"=20'-0"

Conceptual Floor Plan--4th Floor

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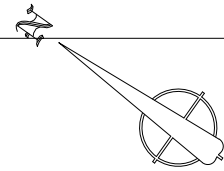
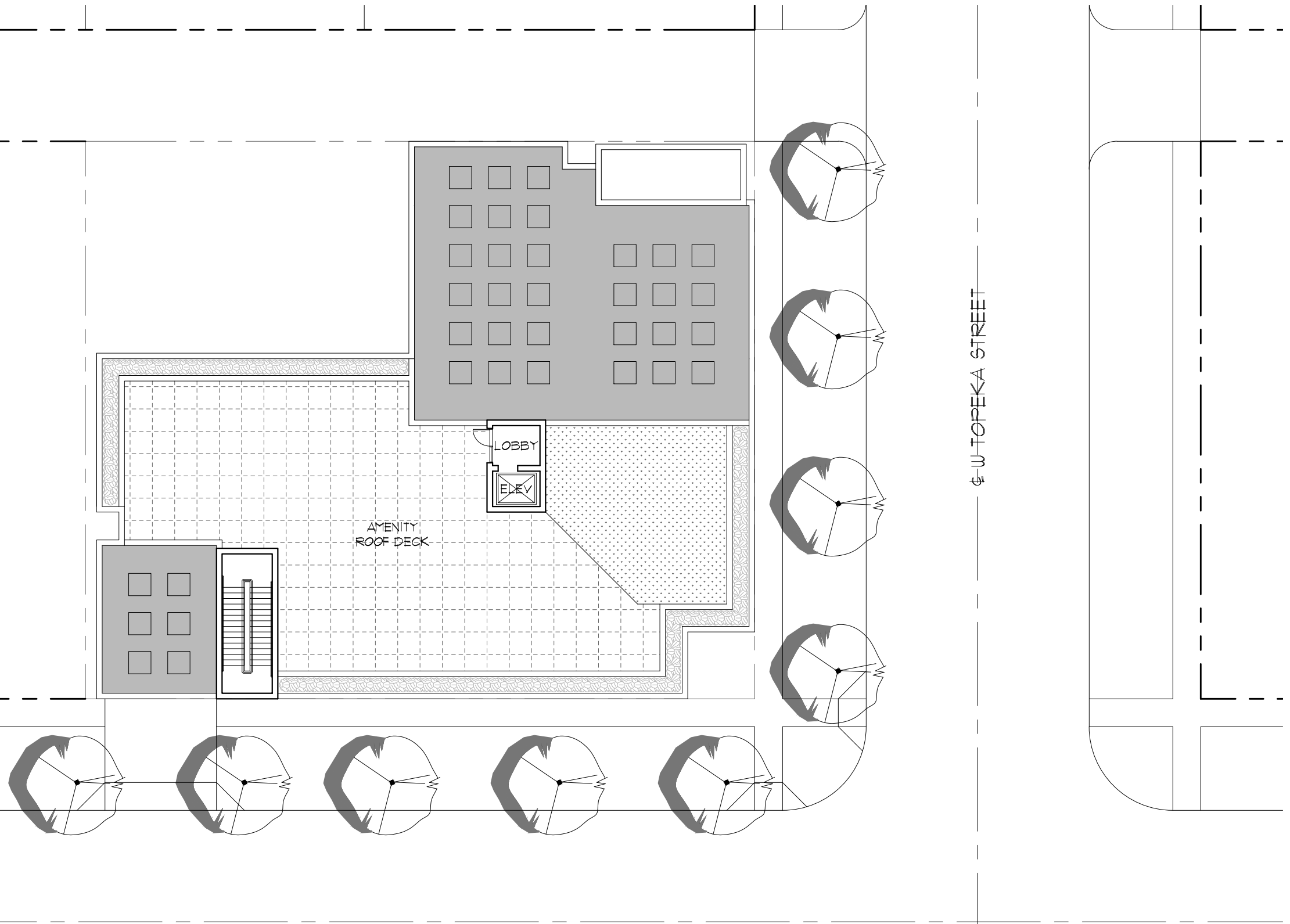
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ALLEY



0 5' 10' 20' S TREMONT STREET
 SCALE: 1"=20'-0"

Conceptual Roof Plan

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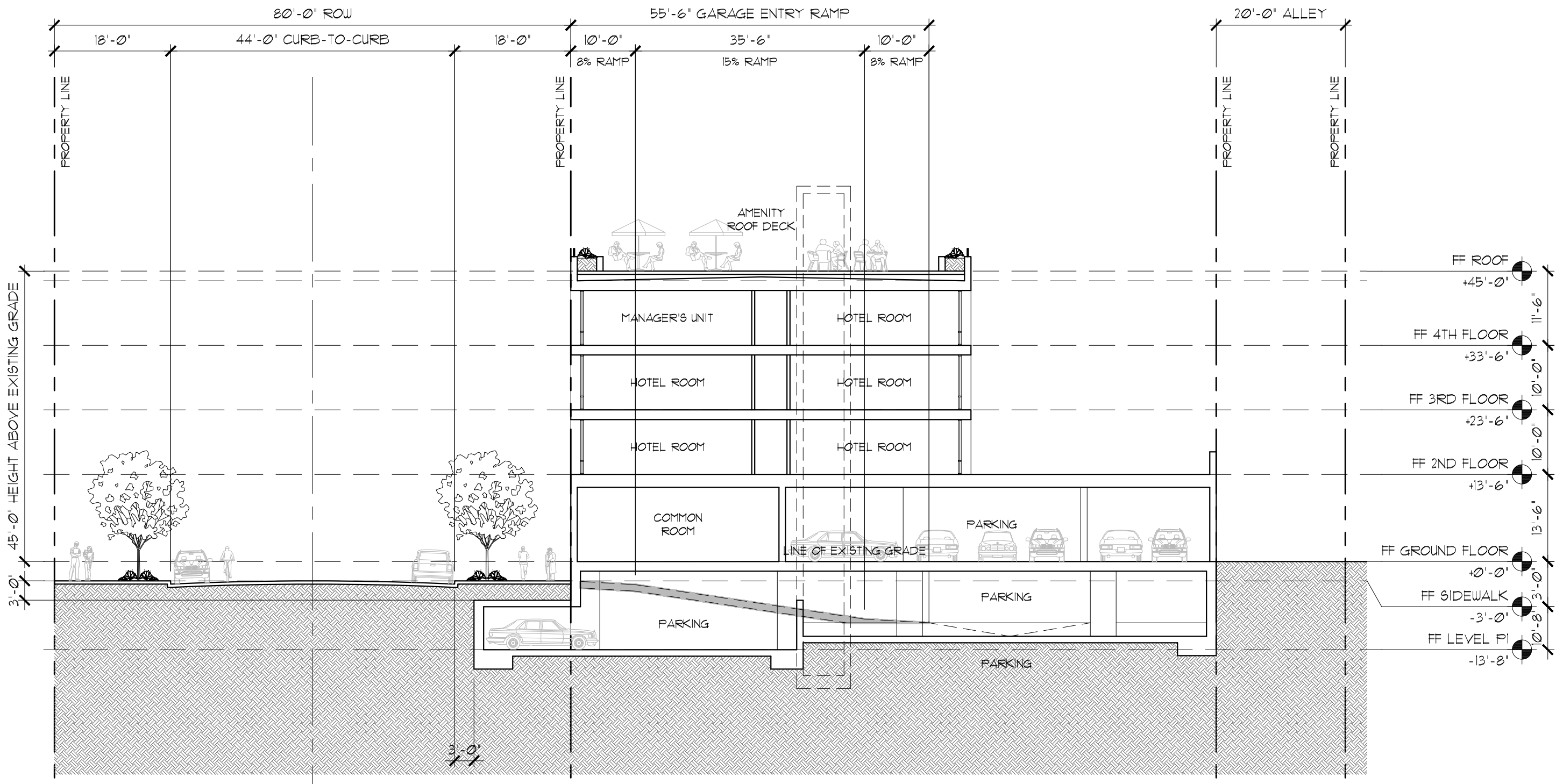


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Conceptual Site Section

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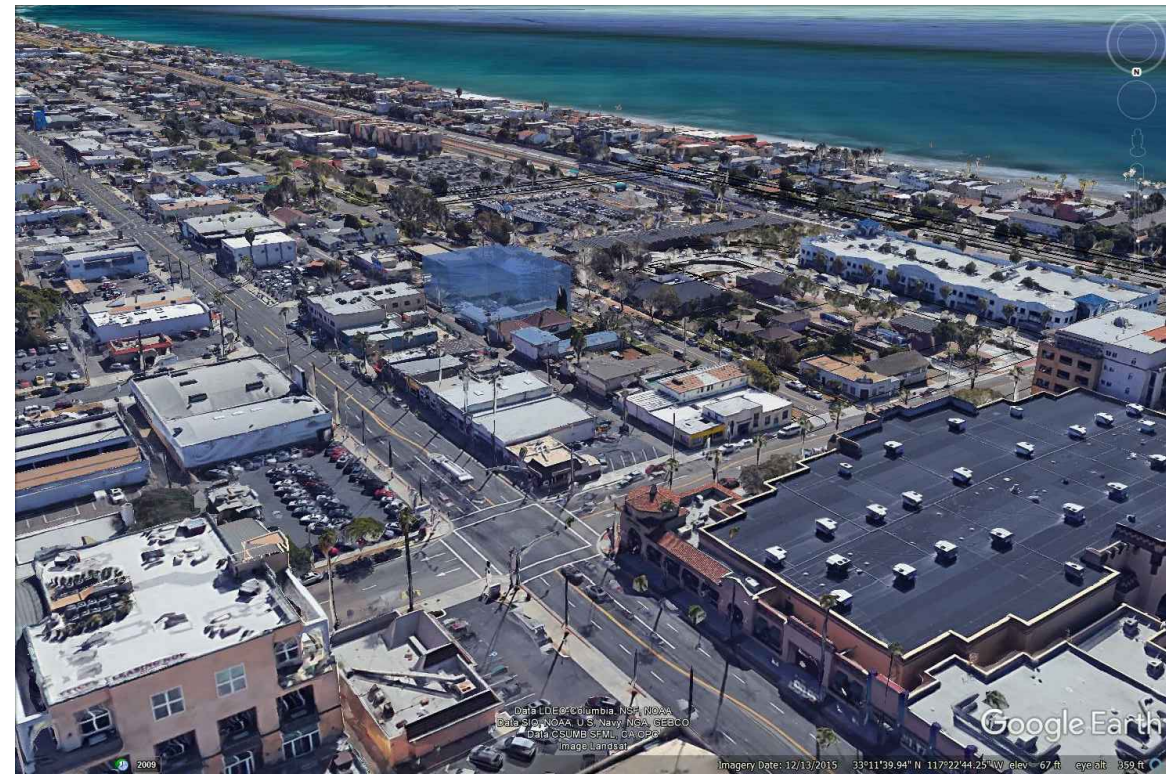
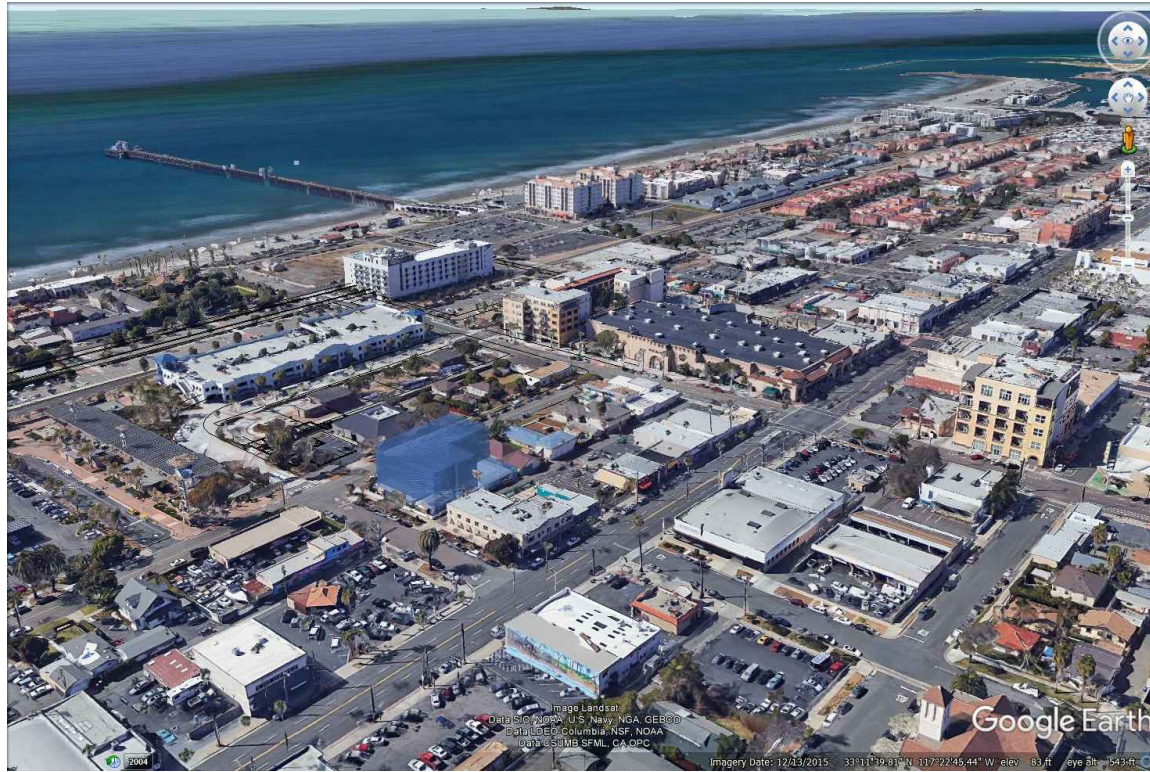


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Conceptual Massing Studies

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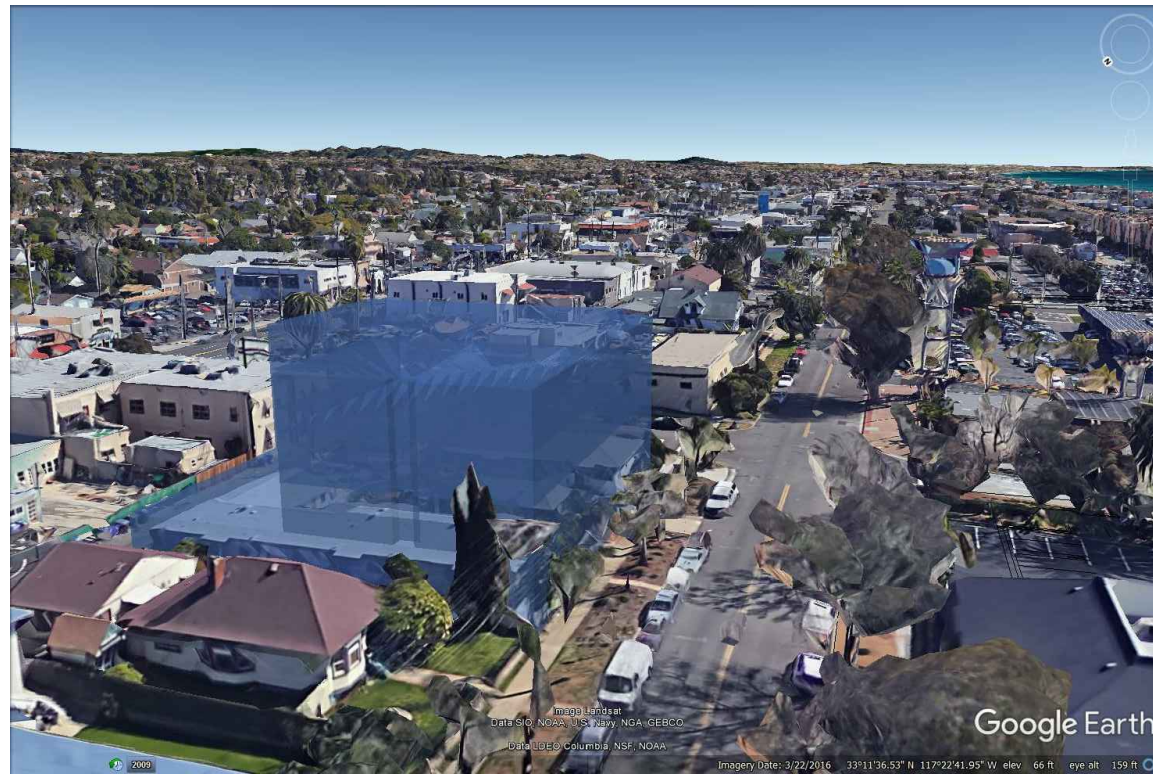
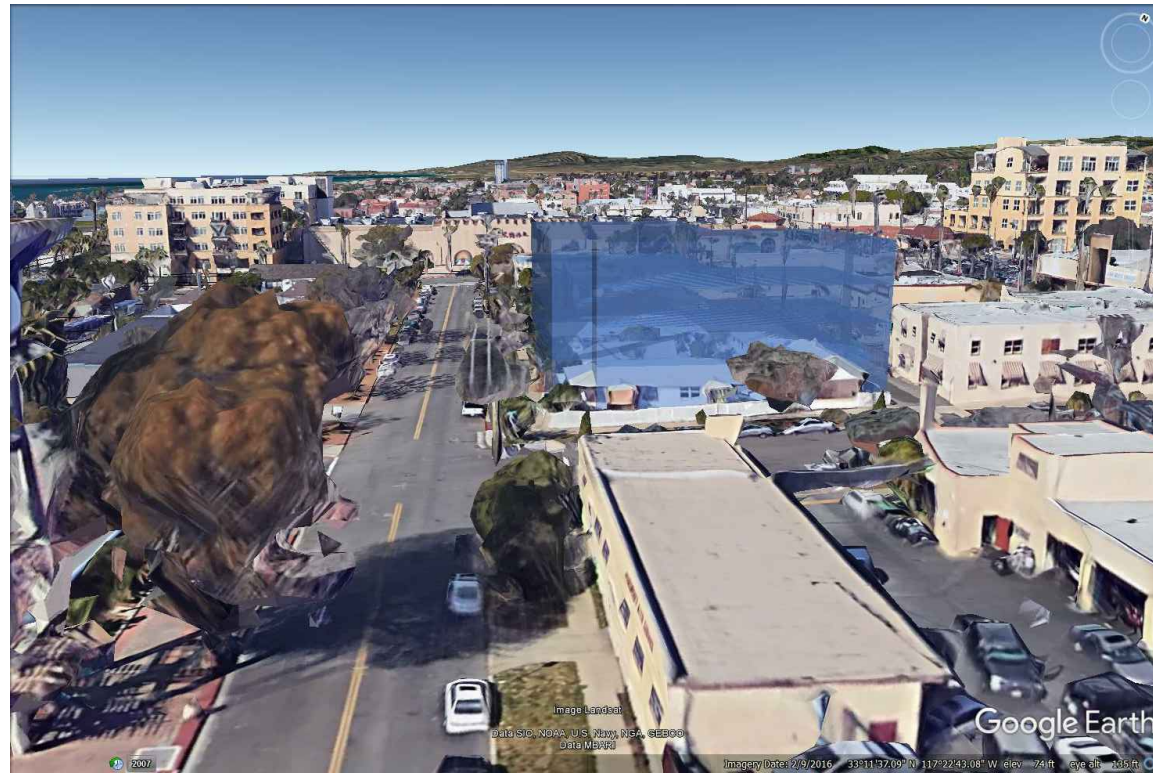


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Conceptual Massing Studies

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Oceanside, California

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December 6, 2016

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

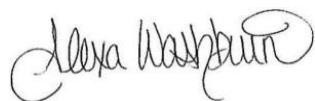
RE: Request for Developer's Conference Meeting

Dear Ms. Chen,

National Community Renaissance of California (National CORE) is requesting a meeting to explore proposed development concepts on a 7-acre project site (Assessor's Parcel Number 149-100-47-00) between Foussat Road on the east, Fowles Street on the west, and in proximity to Mesa Road on the north. We are proposing 40 two-bedroom senior affordable townhouses and stacked flats on the eastern portion of the site (down slope). The townhomes are designed to be two-story at street level and built into the slope. The western portion of the site (top slope) would remain undeveloped open space in order to maintain the view corridors of surrounding homes. 50 structured parking spaces are proposed.

Our initial research indicates that we will need to apply for a General Plan Amendment, Zone Change, modify the existing Tentative Tract Map and possibly enter into Density Bonus Housing Agreement. We look forward to discussing the proposed development concept further with you.

Thank you,

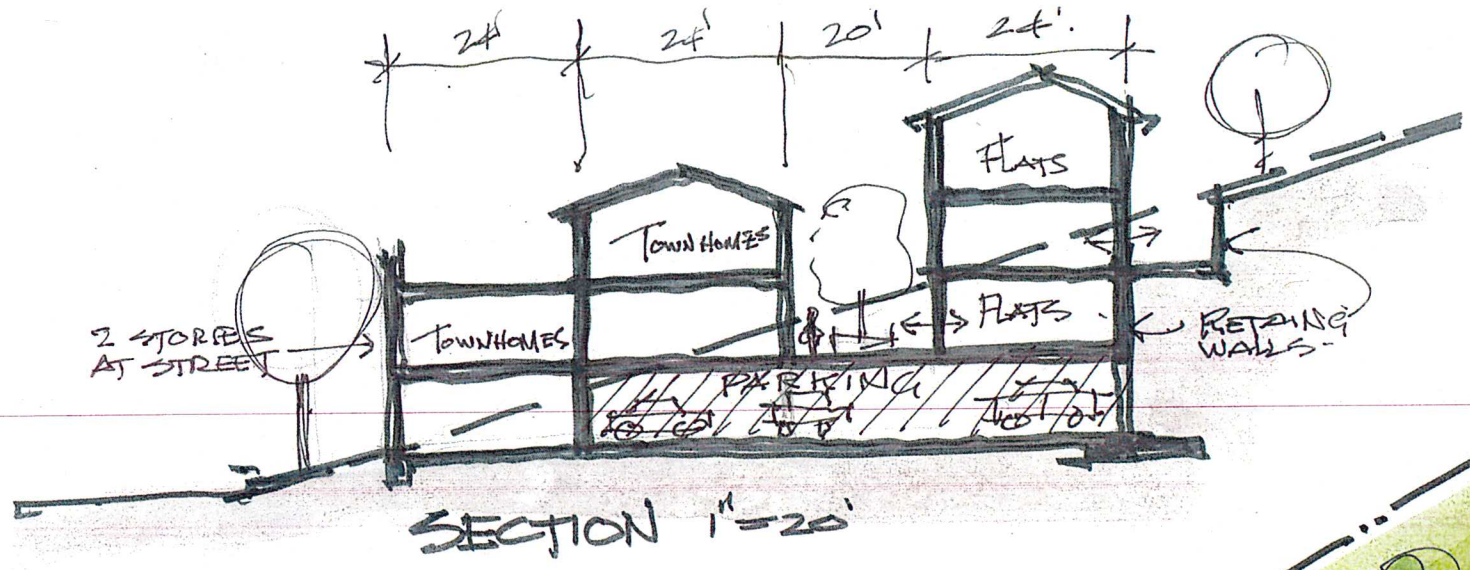


Alexa Washburn
Vice President of Planning

Attachments:

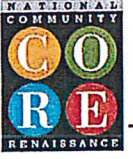
1. Concept site plan and elevation
2. Regional map
3. Vicinity map





PROPOSED
 40 - 2B UNITS
 FLATS AND
 TOWNHOUSES
 52 PARKING SPACES
 IN PARKING STRUCTURE

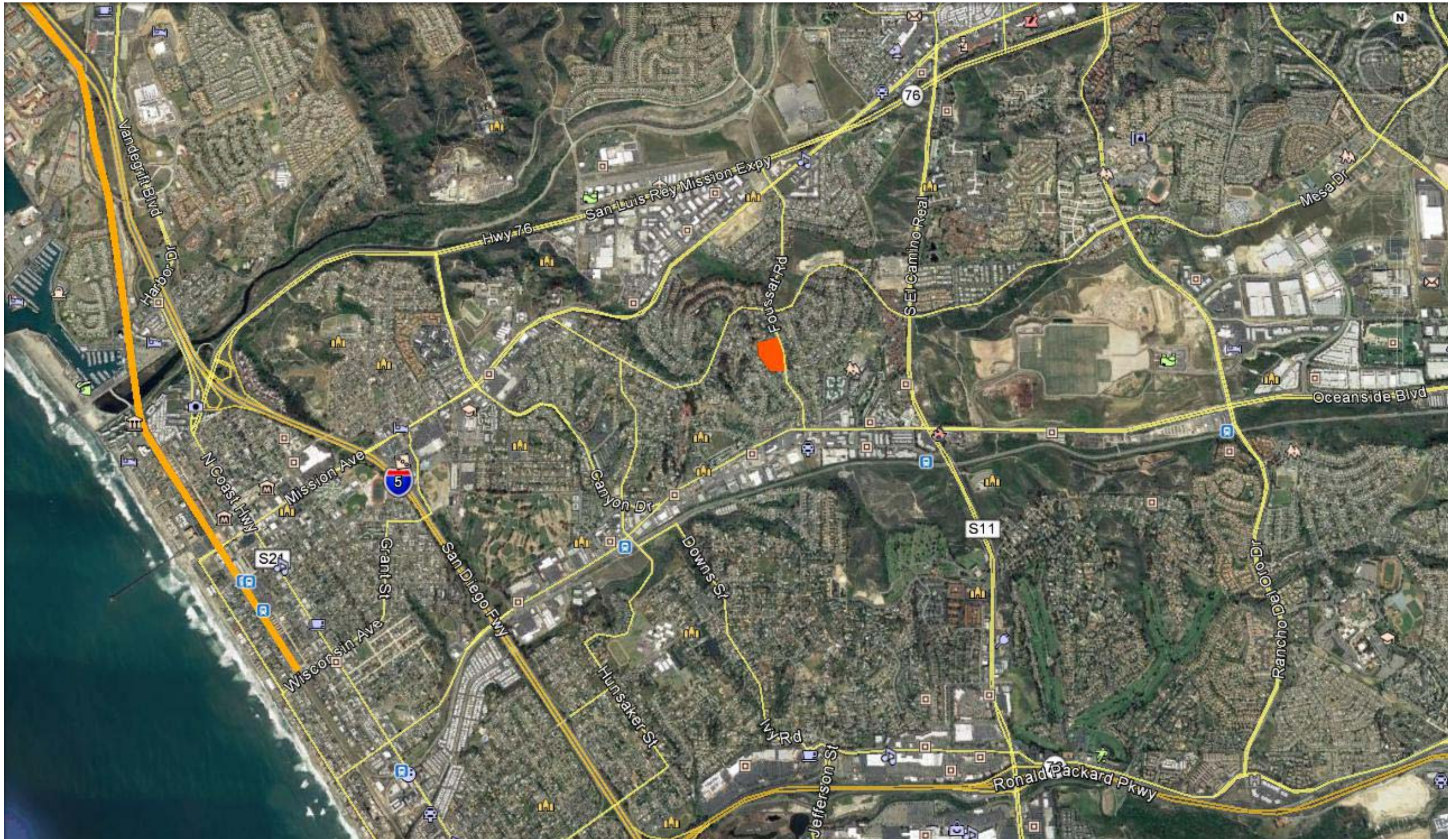
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 design
 group
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 Santa Barbara, CA 93101
 Phone 805 963 8283
 Fax 805 963 8184
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FOUSSAT ROAD - OCEANSIDE

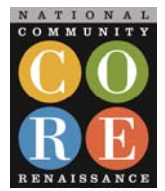
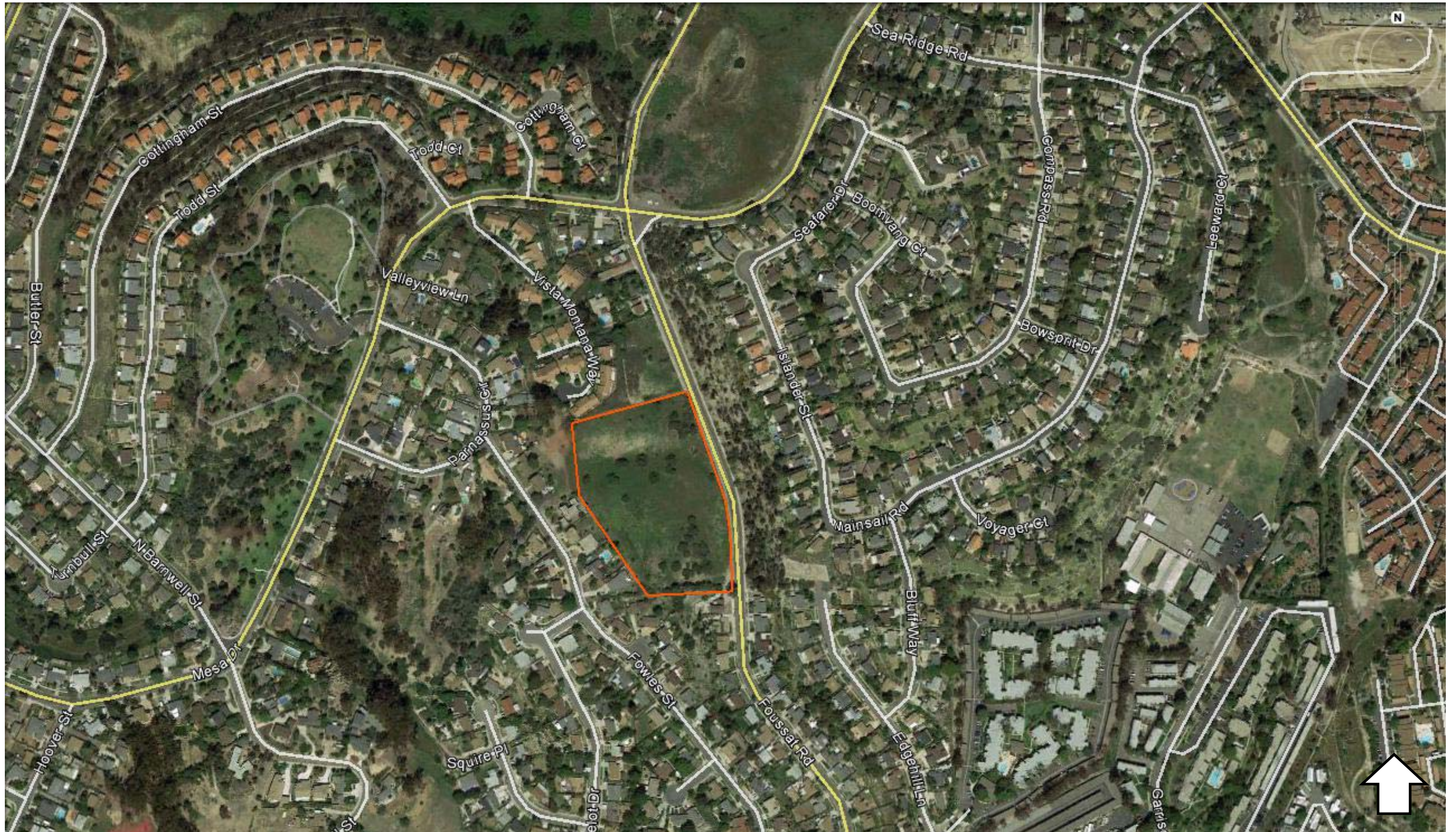
SITE PLAN - SCHEME A A1

11/01/2016



FOUSSAT ROAD AND FOWLES STREET OCEANSIDE CA

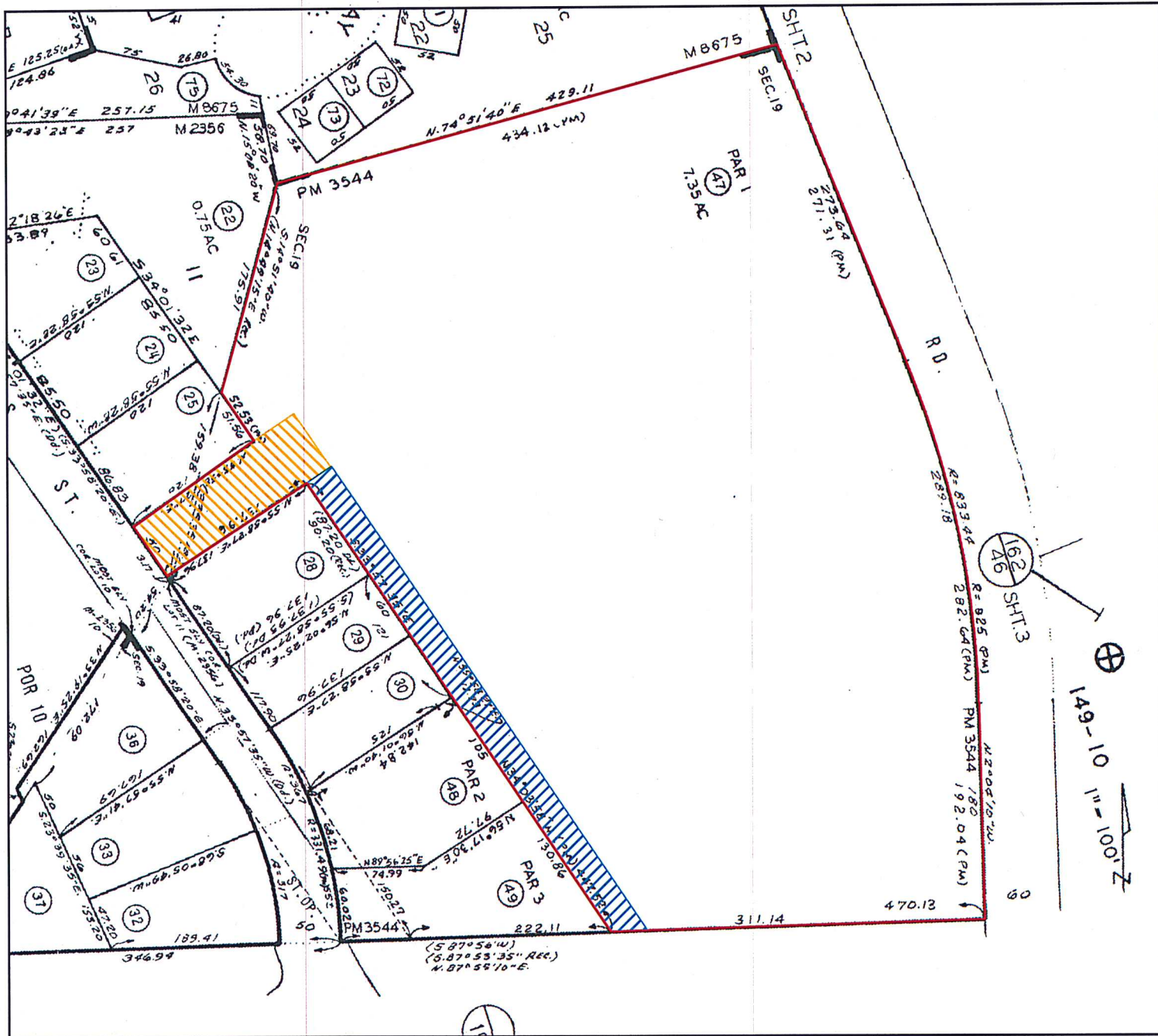
REGIONAL CONTEXT MAP



FOUSSAT ROAD AND FOWLES STREET OCEANSIDE CA

NEIGHBORHOOD CONTEXT MAP

Scale 1 inch = 100.86 feet



Legend

- Property In Question - Fee
- Item No. 2 - Easement for Pipes & Pipelines
In 02/04/1913 Bk595 Pg344 of Deeds
The exact location of the easement cannot be determined and is not plottable
- Item No. 3 - Easement for Right of Way for Road
In Bk14 Pg4 Miscellaneous Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 4 - Easement for Access
In 04/03/1998 Inst 3 98-188732 of Official Records
Affects said portion as described in the document
- Item No. 5 - Easement for View & Equitable
In 04/03/1998 Inst # 98-188733 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 6 - Easement for Access In 04/03/1998
Inst # 98-188735 of Official Records
Affects said portion as described in the document

©2016

Fidelity National Title Company
4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505

Title Order No. : 23087959, Preliminary Report Dated September 26, 2016

Drawing Date : 10/07/2016 - FNF1

Reference :

Assessor's Parcel No. : 149-100-47-00

Property : Vacant Land - Fowles Street, Oceanside, CA

Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : PARCEL 1 OF PARCEL MAP NO. 3544, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, FEBRUARY 5, 1975 AS INSTRUMENT NO. 75-42388 OFFICIAL RECORDS.

Sheet
1 of 1

Archive #