

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, September 6th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

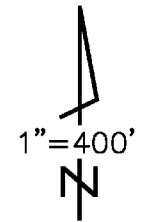
1. 9:30 - 10:30 a.m. Proposed adult residential facility for special needs and a senior apartment community (two separate developments) on a 4.73 acre parcel located at the northeast corner of Douglas Drive and Hwy 76
- Zoning: CS-L-H (Special Commercial Limited- Historic Overlay)**
Land Use: Special Commercial
Neighborhood Area: San Luis Rey
Assessor Parcel Number: 160-020-54
Contact Person: Brian Harmatz
Tel.: (714) 815-9069
Email: brian.harmatz@gmail.com
2. 10:30 - 11:30 a.m. Proposed 99,500 sq. ft. three story concrete tilt-up office building and associated site improvements (including a three level parking structure) on a previously graded, 4.22 acre vacant site at the northwest corner of Ocean Ranch Blvd. and Maritime Way
- Zoning: IL (Limited Industrial)**
Land Use: Limited Industrial
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 160-572-20, -21, -22, & -27
Contact Person: Jason Huber
Tel.: (949) 588-2270
Email: jmhuber@stirlingdev.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.*

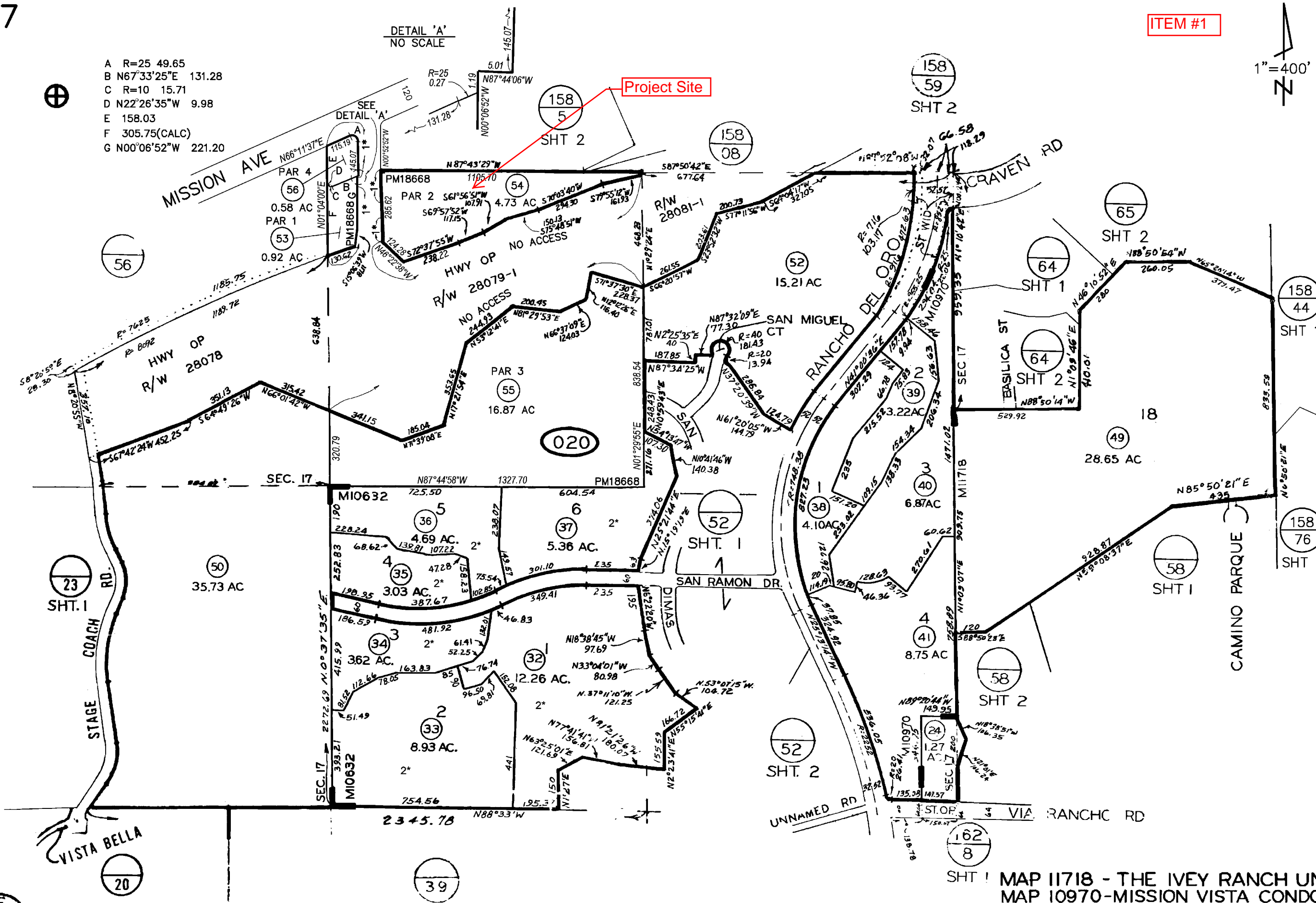
12/04/06 JAM



- A R=25 49.65
- B N67°33'25"E 131.28
- C R=10 15.71
- D N22°26'35"W 9.98
- E 158.03
- F 305.75(CALC)
- G N00°06'52"W 221.20

DETAIL 'A'
NO SCALE

Project Site



CHANGES				
BLK	OLD	NEW	YR	CUT
020	7E RCLD	11	70	2240
	11	12EOP	70	4930
	9	13EOP	71	1197
	5	15B-050-30	71	689
	13	14-16	71	2156
	12	17E1B	74	2328
	8	13E1ND	74	4851
	19	20E21	75	2547
	15	22E23	76	626
	10, 28	24 26	76	1573
	20	27E28	76	2693
	17E1B	45E1C CHANGE	79	5794
	28	350-410	80	1116
	74, 4	75E32	82	142
	29			
		100-160		
		123-15	83	2360
	31	32-37	84	25
	22	38-41	85	98
	26	42-44	85	2545
	21	45E1D	87	4744
	3, 4, 17, 18, 19, 20	45E1E	87	184
	24	SAME	87	4789
	43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54	45E1F	87	248
	46E47	48E49	88	1918
	43	86-88	89	139
	42	PG. 53	92	13
	30E 20	SAME	92	4667
	45	50E HWY OP	97	1211
	21	51E HWY OP	97	1212
	30	52E HWY OP	97	1213
	51 & 560-08	53-56	02	1105
	32-37	CONDO	07	680

1* NO ACCESS
 2* CONDO
 RIVEROAKS AT RANCHO HERMOSA
 DOCS 86-274652 & 06-193360
 (SEE SHTS 2 & 3)

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 11718 - THE IVEY RANCH UNIT NO. 3
 MAP 10970 - MISSION VISTA CONDOMINIUMS
 MAP 10632 - RANCHO HERMOSA UNIT 2 (CONDM)
 SEC 16 - T11S-R4W - POR NW 1/4
 SEC 17 - T11S-R4W - POR N 1/2
 ROS 1624, 4128, 6590, 6765, 16513

Oceanside Developer's Conference

Project Description - Synergglenn Community

APN: 160-020-54-00 (Jones Ranch)

4.73 acre parcel of land, located behind Albertson's grocery store; north of Highway 76, south of Mission Avenue, and East of Douglas Drive.

Synergglenn Community Inc. is a 501c3 nonprofit entity, proposing to build and develop two neighboring communities on one parcel. The primary project will be an Adult Residential Facility for Special Needs. A high functioning, non-medical facility supporting a vibrant, active, and high quality of life for adults with special needs (i.e. Down Syndrome, Autism, Cerebral Palsy, etc). The neighboring project will be apartments for active seniors (55+).

The senior apartment community will consist of 60, 1-2 bedroom units. The special needs community will be 48 single room units that have access to sport courts, activity rooms, and cafeteria. Synergglenn has a unique vision for the historic Jones Ranch to become a "Community within the Community of Oceanside." We believe that housing for both Special Needs and active Senior communities should be safe, local, and affordable. The demand for both types of housing in North San Diego County is on the rise and the trend will continue for the foreseeable future.

Based on our past experience of building the Glennwood House in Laguna Beach, which houses 50 adults with special needs, we have seen the incredibly positive impact it has on the quality of life for its residents, as well as the meaningful relationships built with the local senior community. The Glennwood House was the first of its kind and is a proven model of success, garnering visitors from all over the country interested in replicating the facility. We believe this next project is a perfect match for joining and contributing to the Oceanside community. Both the Jones Family and their representative are supportive of our endeavors.

Presented by:

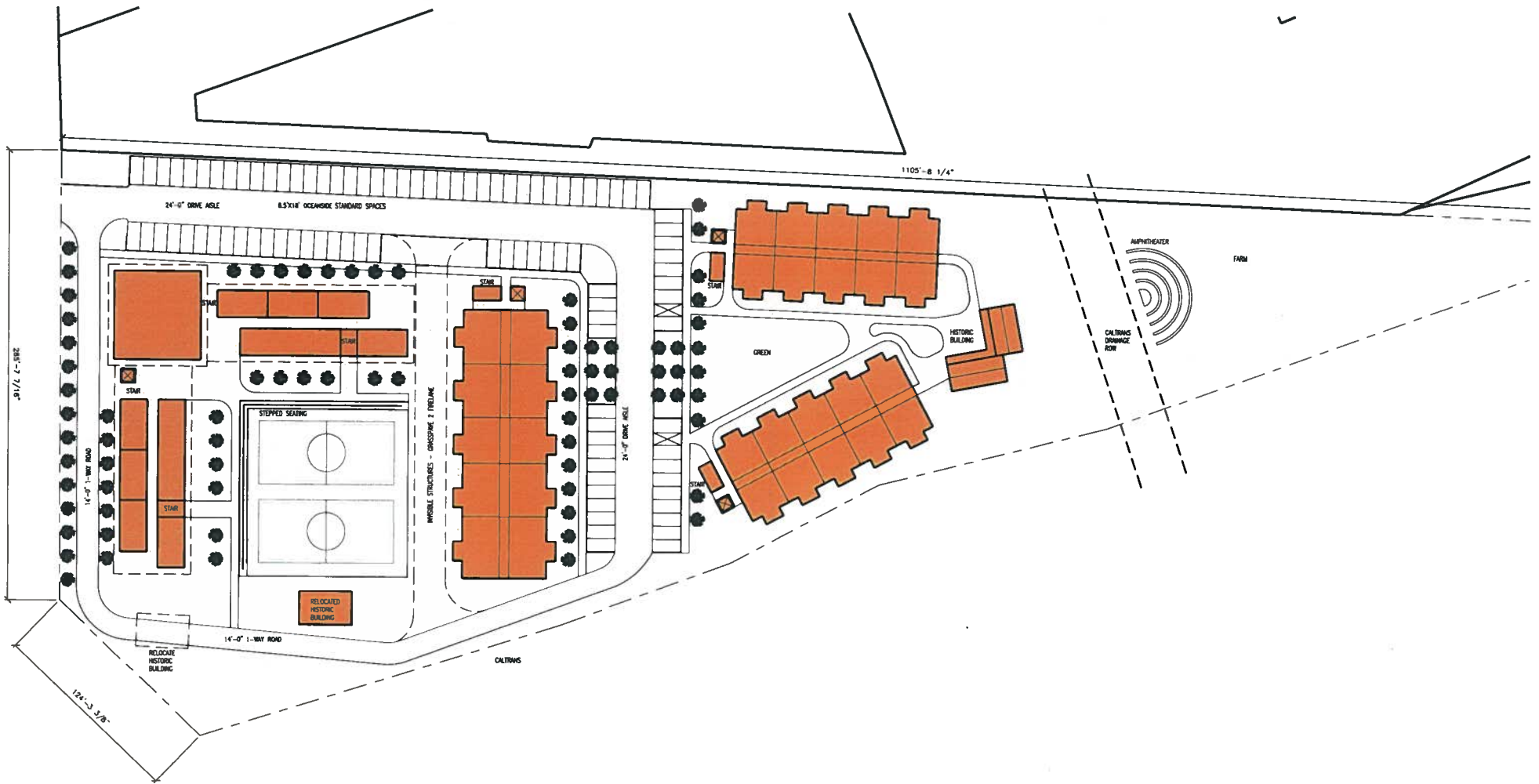
Brian Harmatz
Broker
Landmark Realtors
714-815-9069
brian.harmatz@gmail.com

Randy Larson
President
Synergglenn Community Inc.
949-899-4970
randy@larsonriskmanagement.com

Jim Tanner
Architect
TannerHect Architecture
619-233-9111
jtanner@TannerHect.com

Listing Broker and Jones Family representative:

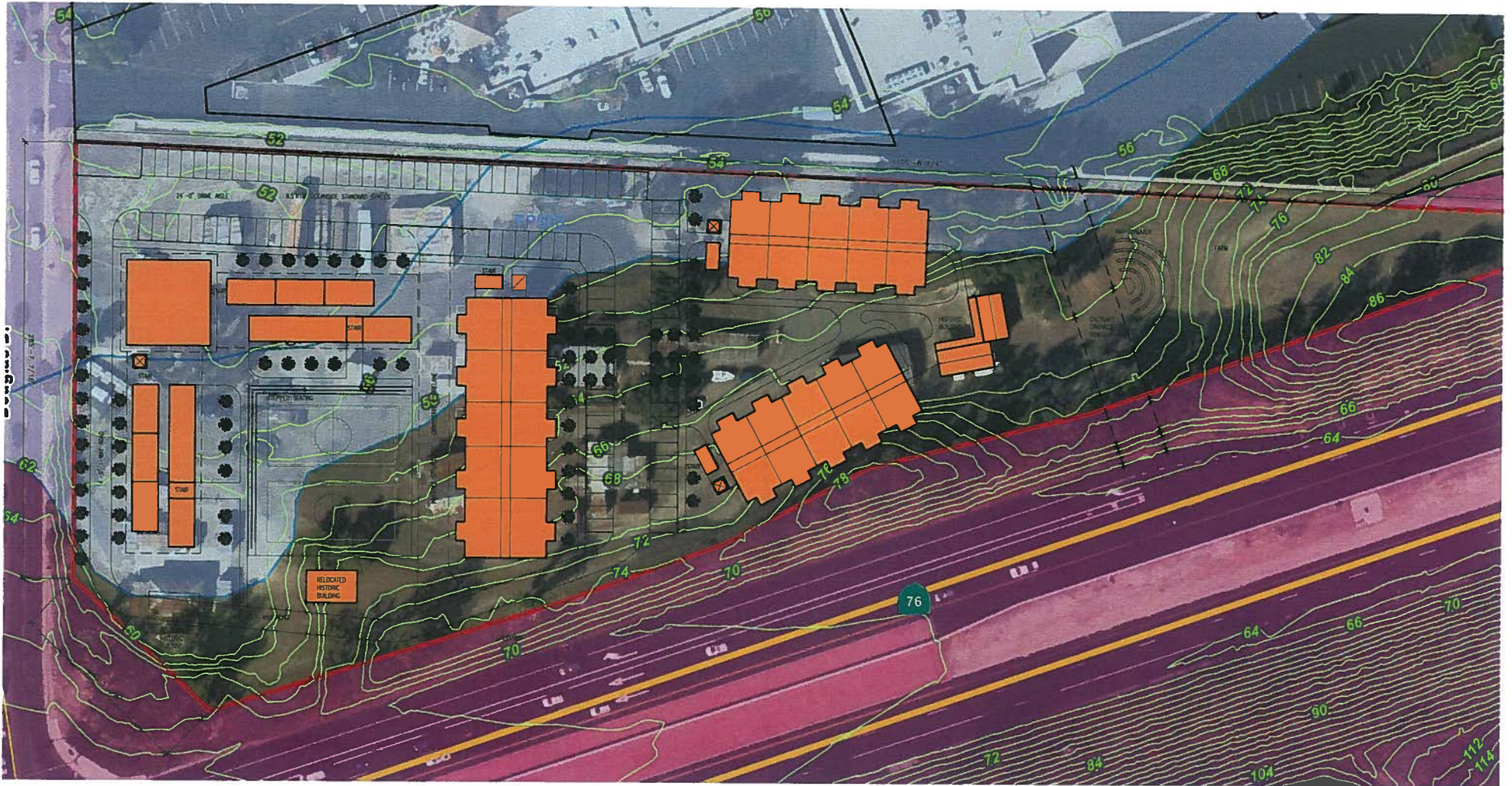
Mia Worley
Prime Investors Corp
760-688-9077
MiaWorley1@gmail.com



ARCHITECT
tannerhecht
 114 Pennsylvania Avenue
 San Diego, CA 92103
 jordan@tannerhecht.com
 tel: 619.253.9111

SYNERGLENN OCEANSIDE - PRELIMINARY SITEPLAN 7/21/2017
PROJECT OCEANSIDE
 DOUGLAS DRIVE
 OCEANSIDE, CA
PROJECT NUMBER: 1612.BD
SHEET
 SCALE: 1" = 60'-0"
 REF: APN 160-020-54-00

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ARCHITECT
tannerhecht
 514 Farmington Avenue
 San Diego, CA 92102
 janner@tannerhecht.com
 tel: 619.233.0111

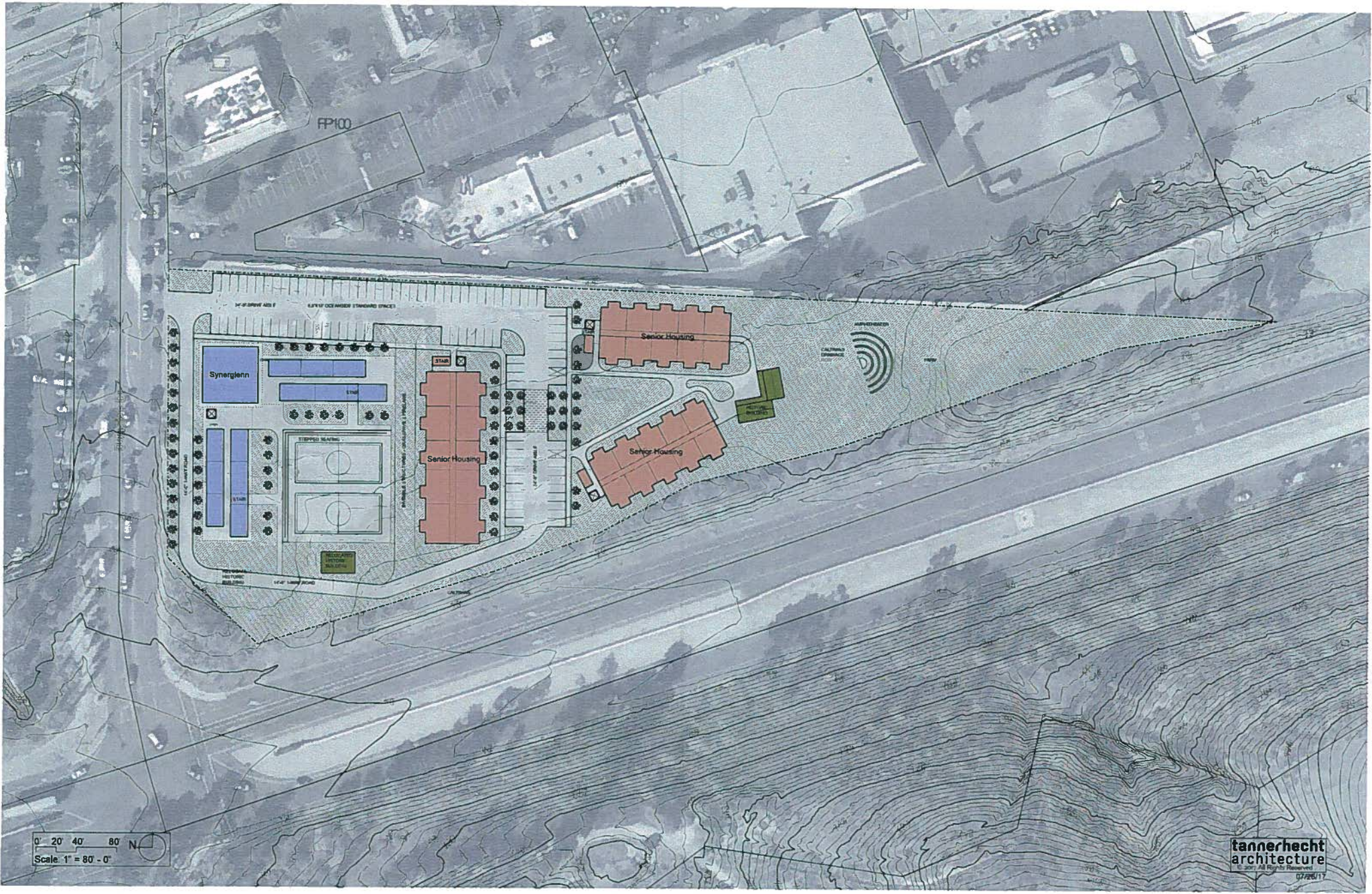
SYNERGLENN OCEANSIDE - PRELIMINARY SITEPLAN 7/21/2017
PROJECT OCEANSIDE
 DOUGLAS DRIVE
 OCEANSIDE, CA
 PROJECT NUMBER: 1612.BD
 SCALE: 1" = 60'-0"
 REF: APN 160-020-54-00
SHEET

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0 50 100 200 N
Scale: 1" = 200' 0"







tannecht
architecture
2011



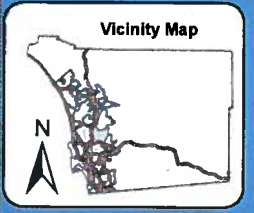

0 20 40 80 N
Scale: 1" = 80' - 0"

tannerhecht
architecture
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07/26/17

APN: 160-020-54-00

- Legend**
-  Subject Parcel
 -  Parcels
 -  Topography (2')
 -  Freeway
 -  Right of Way
 - Flood Plains**
 -  FP100, FP500, FW100

0 25 50 100 Feet
 1 inch = 100 feet

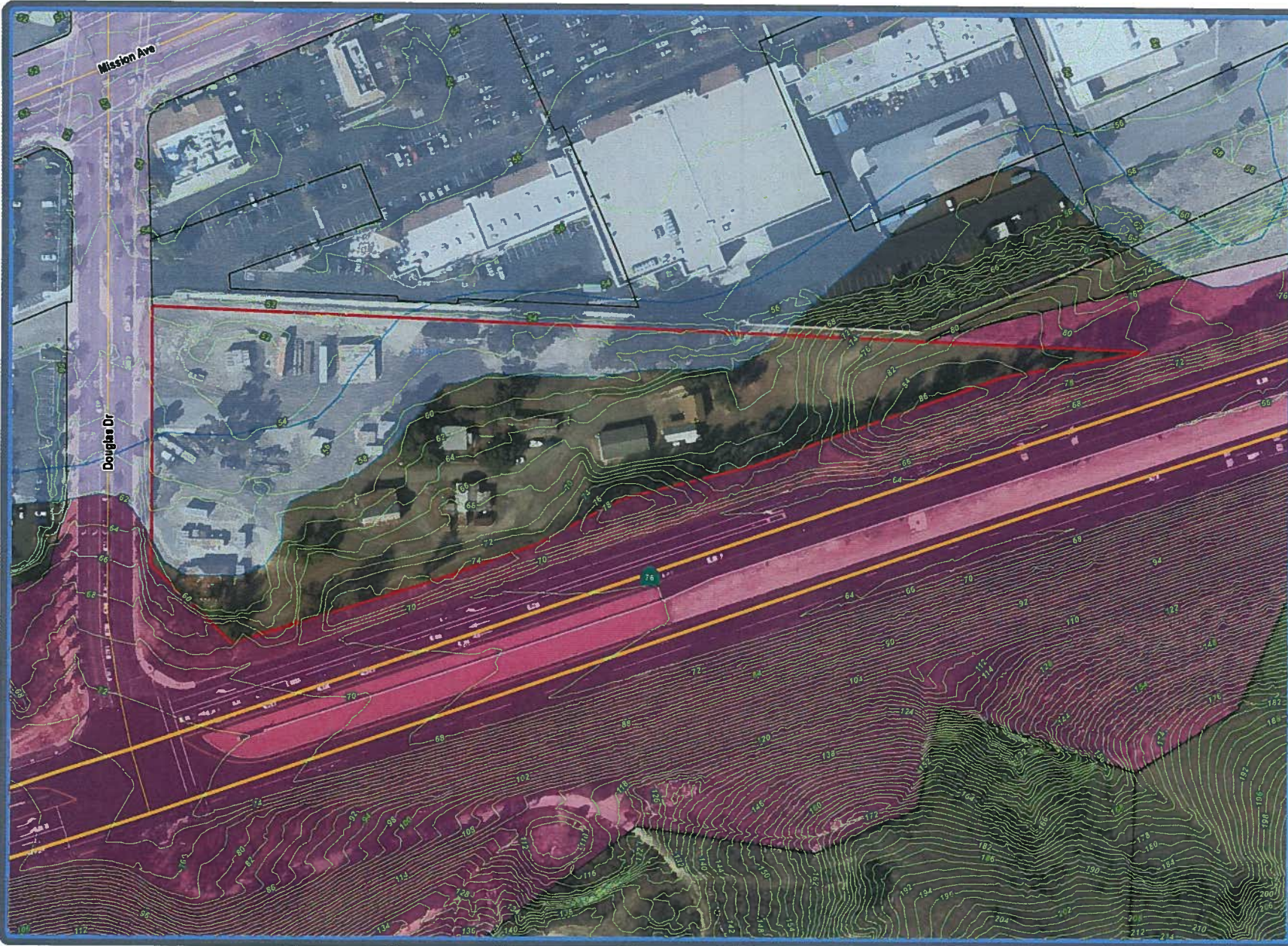
SanGIS
Let's Have San Diego Covered!

Map made exclusively for our client by the
 San Diego Geographic Information Source
 5510 Overland Ave., Suite 230
 San Diego, CA 92123
 (619) 674-7000
 www.sandgis.org

*For reprints, mapping or additional information
 please contact SanGIS.*

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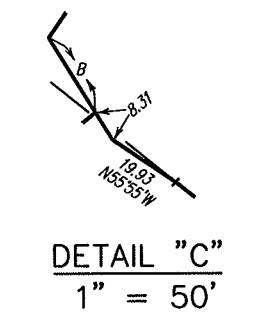
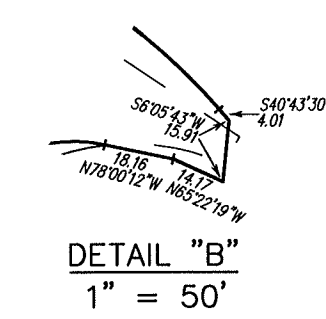
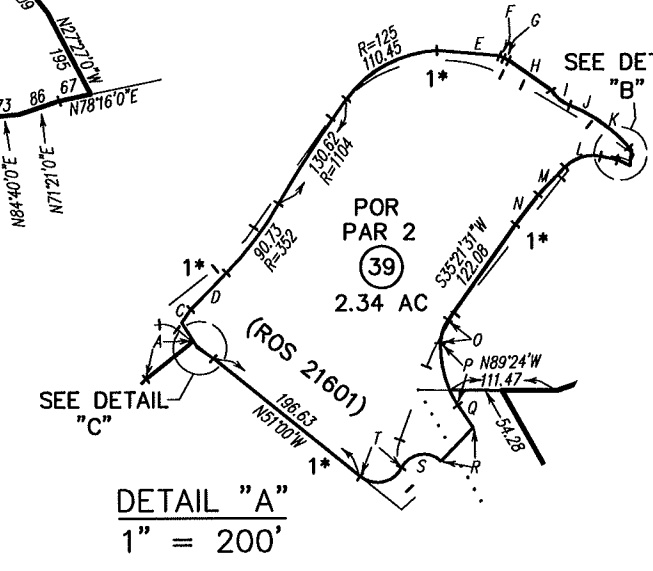
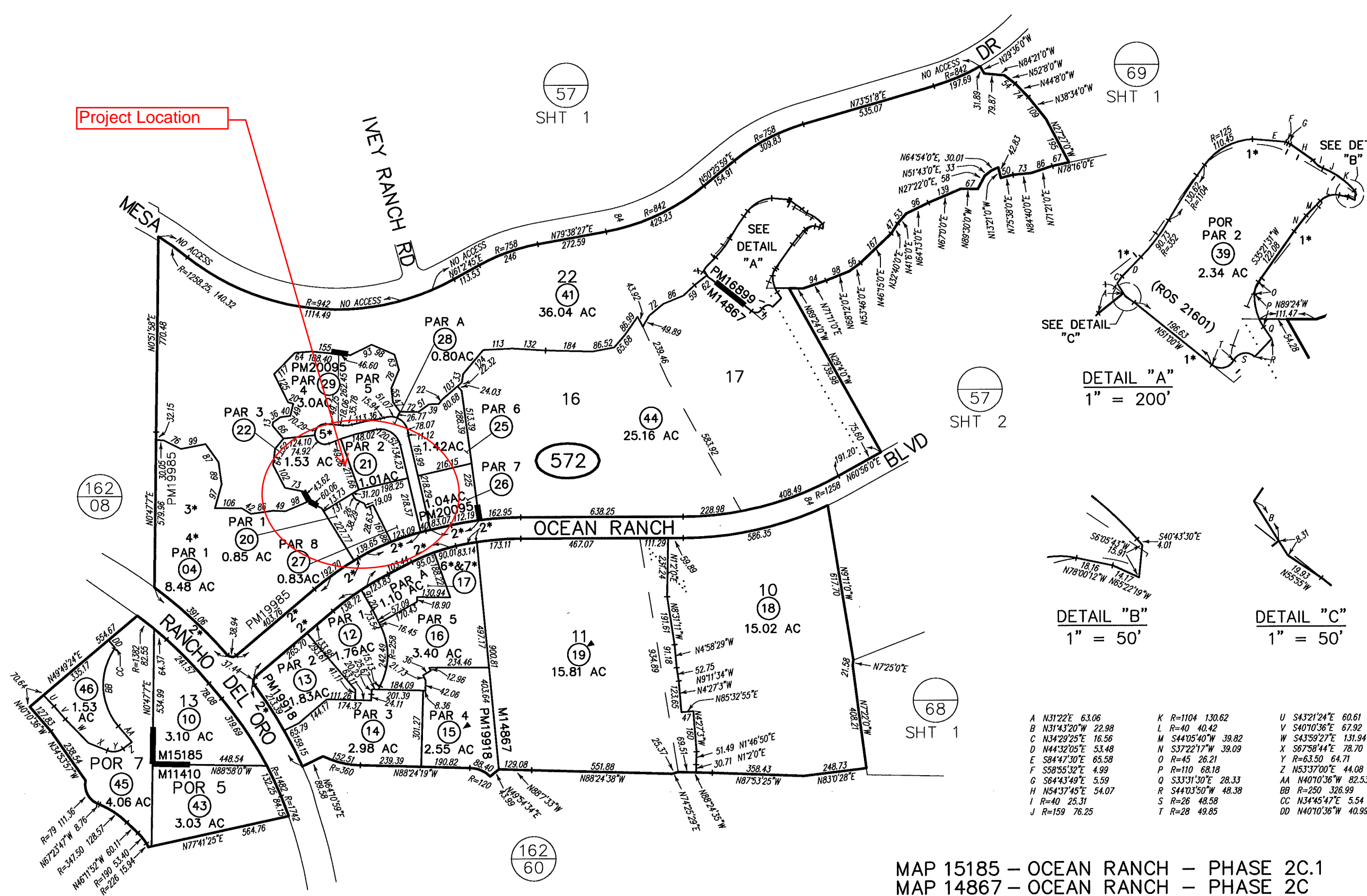
Plot Date: 07/20/17



CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
572		01 THRU 10	05	137
	-571-10	11	05	10107
	03	12 THRU 17	07	1113
	04	SAME & ACC RTS	07	5529
	01 & 02	18 & 19	07	1536
	05	20-28	07	1553
	04	SAME & CONDO	07	787
	16	SAME & ACC RTS	08	5536
	23 & 24	29	10	1296
	11	30 THRU 32	10	1634
	07 THRU 09	33 THRU 38	12	1159 CANG
	30 THRU 38	39 THRU 41	12	1181
	POR 162 -082-50	42 & 43	12	1506
	06 & 40	44	15	1009
	42	45 & 46	16	1239 CANG

- 1* SEE M14867 FOR BRGS & DIST
- 2* NO ACCESS
- 3* CONDO
VENTURE COMMERCE CENTER
OCEAN RANCH PHASE I
DOC2006-0315425
(SEE SHT 4)
- 4* CONDO
VENTURE COMMERCE CENTER
OCEAN RANCH PHASE II
DOC2006-0556952
(SEE SHT 4)
- 5* MARITIME WAY
(PRIVATE ST)
- 6* PM20275
- 7* CONDO (PEND)
OCEAN RANCH P-10-05
DOC2007-0434118



A	N31°22'E 63.06	K	R=1104 130.62	U	S43°21'24"E 60.61
B	N31°43'20"W 22.98	L	R=40 40.42	V	S40°10'36"E 67.92
C	N34°29'25"E 16.56	M	S44°05'40"W 39.82	W	S43°59'27"E 131.94
D	N44°32'05"E 53.48	N	S37°22'17"W 39.09	X	S67°58'44"E 78.70
E	S84°47'30"E 65.58	O	R=45 26.21	Y	R=63.50 64.71
F	S58°55'32"E 4.99	P	R=110 68.18	Z	N53°37'00"E 44.08
G	S64°43'49"E 5.59	Q	S33°31'30"E 28.33	AA	N40°10'36"W 82.53
H	N54°37'45"E 54.07	R	S44°03'50"W 48.38	BB	R=250 326.99
I	R=40 25.31	S	R=26 48.58	CC	N34°45'47"E 5.54
J	R=159 76.25	T	R=28 49.85	DD	N40°10'36"W 40.99

MAP 15185 - OCEAN RANCH - PHASE 2C.1
 MAP 14867 - OCEAN RANCH - PHASE 2C
 MAP 11410 - RANCHO DEL ORO - MASTER SUB MAP WEST
 ROS 18354, 21601

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Project Description Letter Ocean Ranch – Lot 15

Project Location:

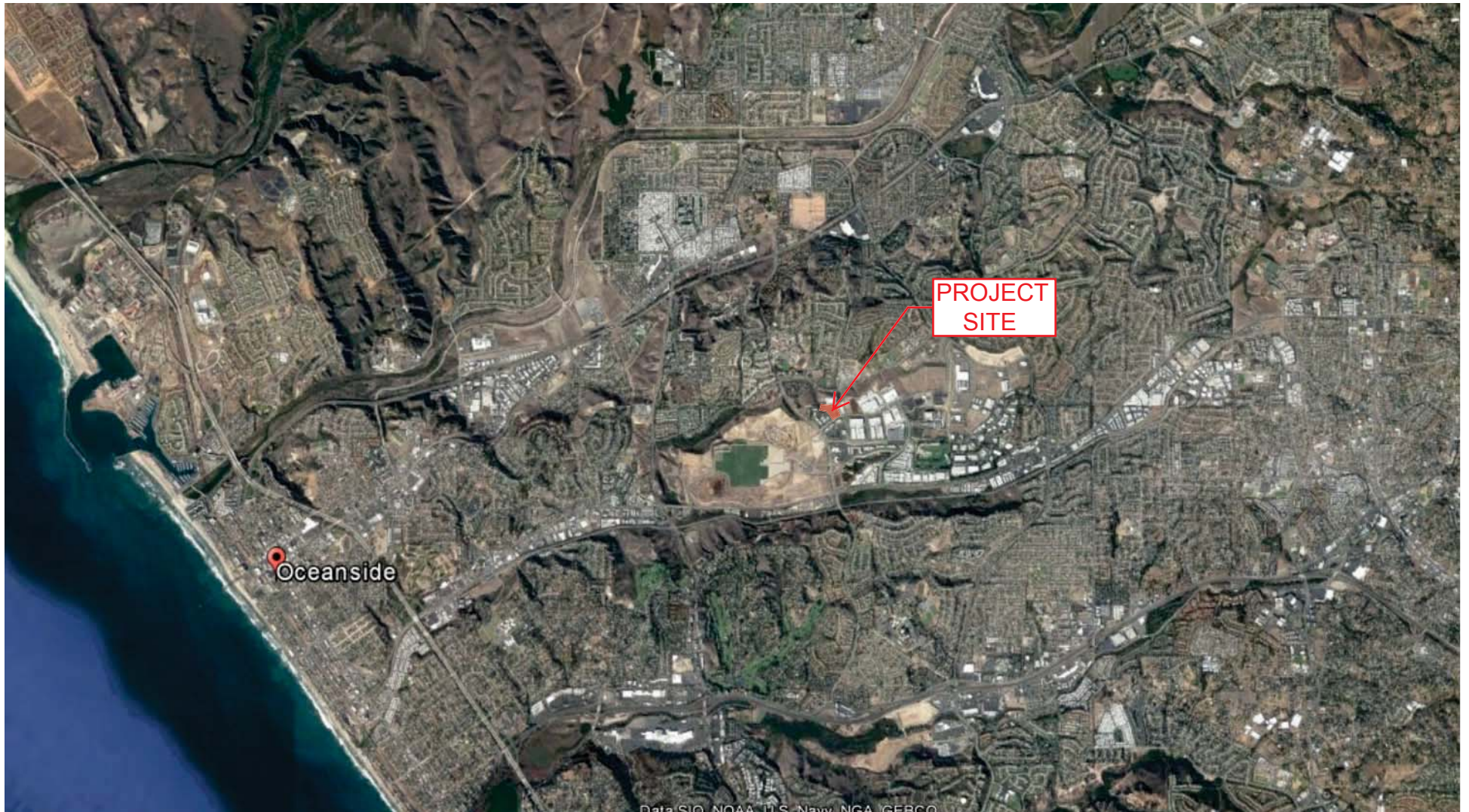
NW Corner of Ocean Ranch Blvd. and Maritime Way

APN:

160-572-20-00, 160-572-21-00, 160-572-22-00, 160-572-27-00

Project Description:

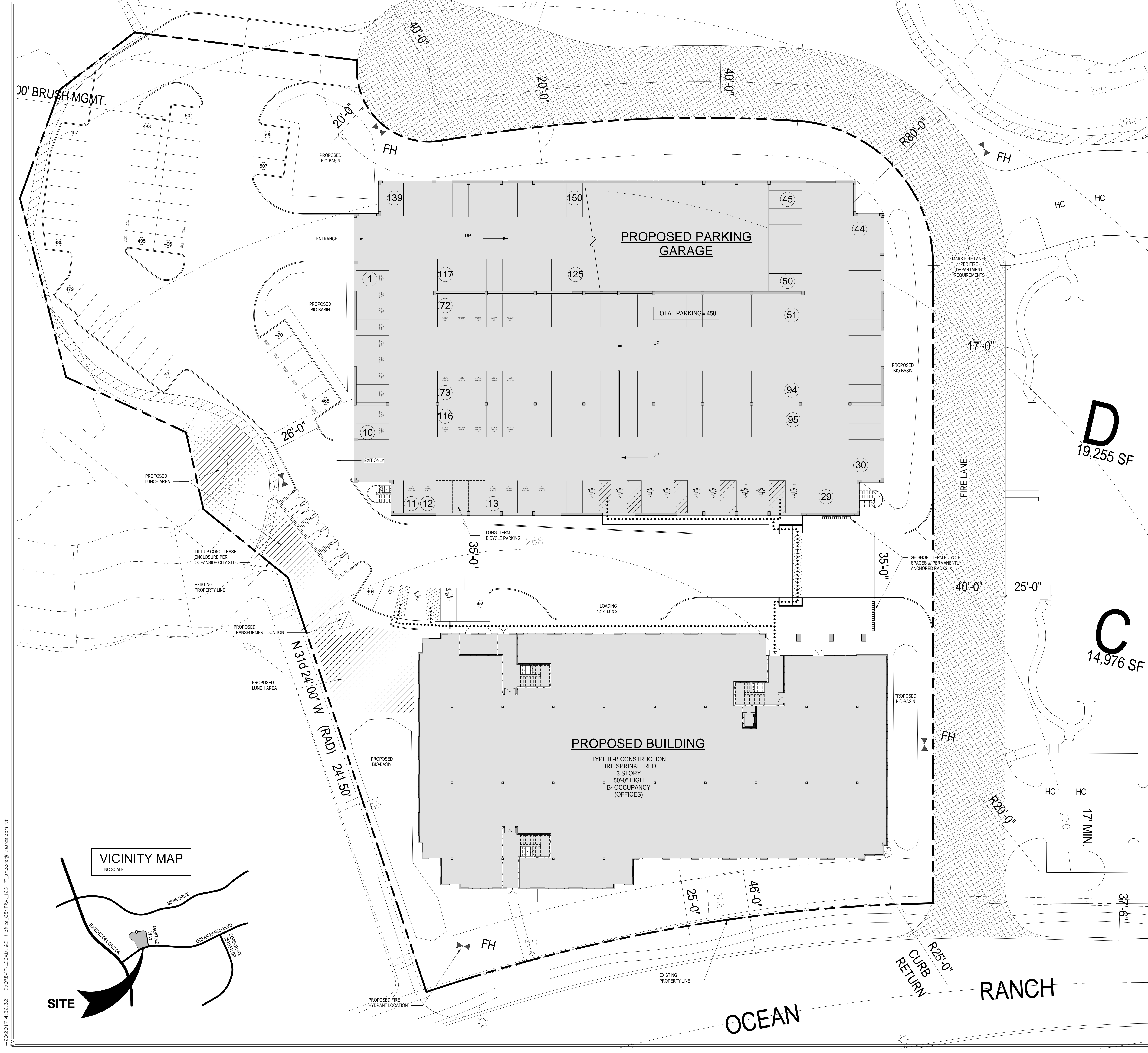
The proposed project is the construction of a new 99,500 sf three story concrete tilt-up office building and all necessary site improvements (i.e. utilities, landscape, asphalt paving, etc.) on a previously graded, 4.22 acre vacant site. The project construction will also include a three level parking structure consisting of 478 parking stalls.



REGIONAL MAP
OCEAN RANCH – LOT 15
OCEANSIDE, CA



VICINITY MAP
OCEAN RANCH – LOT 15
OCEANSIDE, CA



SITE INFORMATION

SITE AREA: 183,718 SF 4.22 ACRES
 PROPOSED BUILDING COVERAGE: 85,842 SF 46.72 %
 PROPOSED LANDSCAPE AREA: 58,837 SF 32.03 %
 PROPOSED PAVING AREA: 38,039 SF 21.25 %
 TYPE OF DEVELOPMENT: OFFICE

PARKING TABULATION

REQUIRED PARKING:
 OFFICE S.F. / 1 SPACE PER 300 S.F. = # OF OFFICE PARKING SPACES
 100000 S.F. / 1 SPACE PER 300 S.F. = 334 OFFICE PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 334 SPACES

PARKING PROVIDED:
 454 STANDARD SPACES PROVIDED
 3 VAN ACCESSIBLE SPACES PROVIDED
 9 ACCESSIBLE SPACES PROVIDED
 41 CLEAN AIR VEHICLE SPACES PROVIDED (8% of AUTO SPACES MIN.)
 31 FUTURE ELECTRIC VEHICLE SPACES (8% of AUTO SPACES MIN., CAN OVERLAP CLEAN AIR VEHICLE SPACES)
 507 TOTAL AUTOMOBILE SPACES PROVIDED
 2 LOADING SPACES PROVIDED
 26 SHORT TERM BICYCLE SPACES w/ PERMANENTLY ANCHORED RACKS (5% of AUTO SPACES MIN.)
 PROVIDE LONG TERM BICYCLE STORAGE IN LOCKABLE, PERMANENTLY ANCHORED LOCKER (5% of ESTIMATED EMPLOYEE PARKING)

SITE LEGEND

- W W - EXISTING WATER SERVICE LINE
- S S - EXISTING SEWER SERVICE LATERAL
- F F - EXISTING FIRE (WATER) SERVICE LINE
- I I - EXISTING IRRIGATION (WATER) SERVICE LINE
- E E - EXISTING ELECTRICAL SERVICE LINE
- G G - EXISTING GAS SERVICE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING POLE MOUNTED LIGHT STANDARD
- PROPOSED POLE MOUNTED LIGHT STANDARD
- POST INDICATOR VALVE
- FIRE DEPARTMENT POINT OF CONNECTION
- FIRE DEPARTMENT POINT OF CONNECTION
- REDUCED PRESSURE DETECTION ASSEMBLY (RPDA) OR DOUBLE CHECK VALVE ASSEMBLY (DCVA) PER JURISDICTION
- NUMBER OF PARKING
- HANDICAP PARKING SYMBOL
- INDICATES REQUIRED LUNCH AREA (1,000 S.F. MIN.)

ACCESSIBLE PATH OF TRAVEL

NEW PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1" MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 8" MINIMUM (11B-307.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.3).

NOTES

1. YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
2. THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), THE 2016 CALIFORNIA ELECTRICAL CODE (CEC), THE 2013 CALIFORNIA MECHANICAL CODE (CMC), THE 2016 CALIFORNIA PLUMBING CODE (CPC), THE 2016 CALIFORNIA FIRE CODE (CFC), IN ADDITION TO ALL THEIR RESPECTIVE 2016 CALIFORNIA AMENDMENTS, AND THE CURRENT EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
3. NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) AND 307.1 (2).
4. ALL PROPERTY LINES, EASEMENTS, STREET AND EXISTING AND PROPOSED STRUCTURES ARE SHOWN ON THIS SITE PLAN.
5. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
6. FIRE HYDRANTS ARE TO COMPLY WITH THE CITY'S ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
7. ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED/WHITE, 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
8. BACKFLOW PROTECTION OF WATER CONNECTION TO FIRE PROTECTION SYSTEMS SHALL BE PROVIDED PER UPC, SECT. 603.5.15.

LEGAL DESCRIPTION

LOT xxxxx
 xxxxxxxxxxxxxxxx PARK
 MAP xxxxxxxx
 CITY OF OCEANSIDE, CALIFORNIA
 APN: xxxxxxxxxxxx
 ADDRESS: OCEAN RANCH BLVD
 USE: OFFICE
 ZONE: IL (LIMITED INDUSTRIAL)

OWNER

OWNER
 ADDRESS
 CITY, STATE 9XXXX
 Tel: (XXX) XXX-XXXX
 Fax: (XXX) XXX-XXXX
 CONTACT-CONTACT

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.
 500 FESLER ST., SUITE 102
 EL CAJON - CA - 92020
 PH / 619 444 2182
 Fax / 619 442 2699

LICENSED ARCHITECT
 KENNETH DUANE SMITH
 No. C23315
 Ren. 2/28/19
 STATE OF CALIFORNIA

DATE: Issue Date
 JOB NO: I 6011
 DRAWN BY: Author
 CHECKED BY: Checker

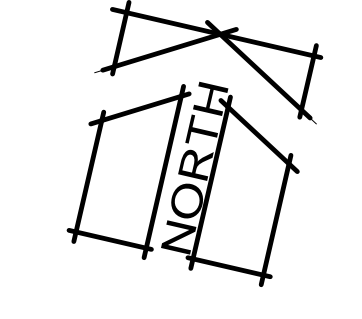
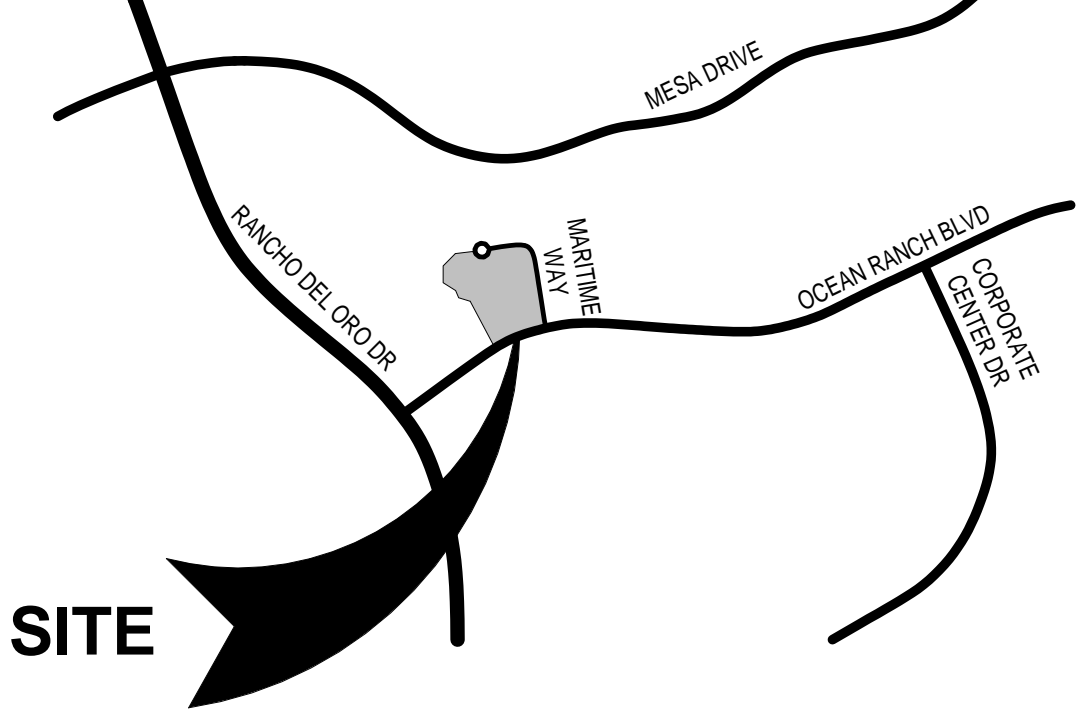
Revision Schedule	
#	Description

Project: A NEW PROJECT FOR:
LOT 15 COUNTY BLDG.
 OCEANSIDE, CA

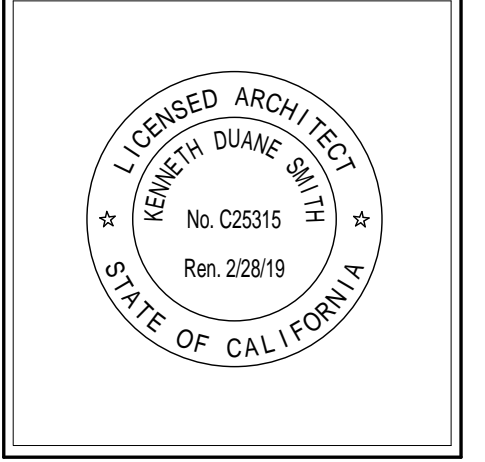
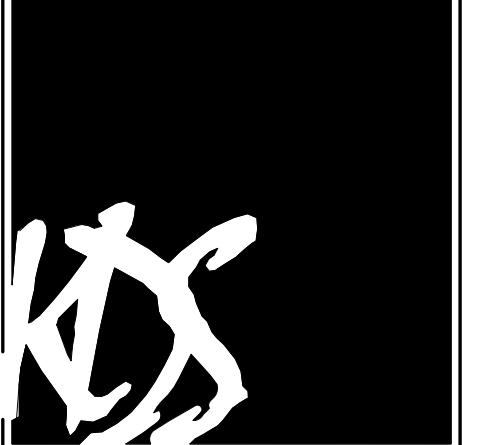
DD.1

4/20/2017 4:32:32 D:\REV\LOCAL1\6011\office CENTRAL_20171\amone@kdsarch.com.rvt

VICINITY MAP
 NO SCALE



SITE PLAN
 1" = 20'-0"



DATE:	Issue Date
JOB NO:	16011
DRAWN BY:	Author
CHECKED BY:	Checker

Revision Schedule	
#	Description

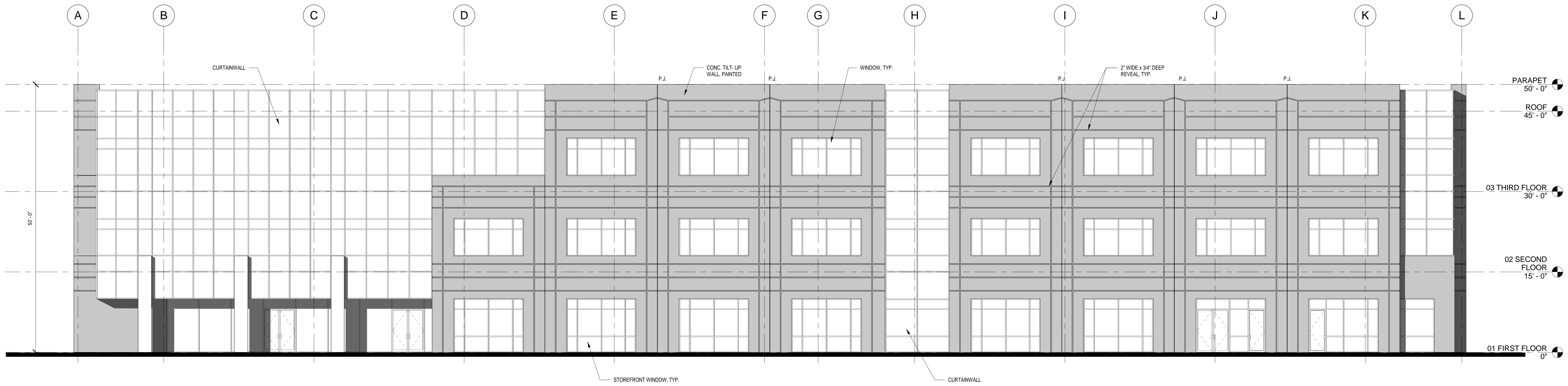
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CHECKED BY:	Checker

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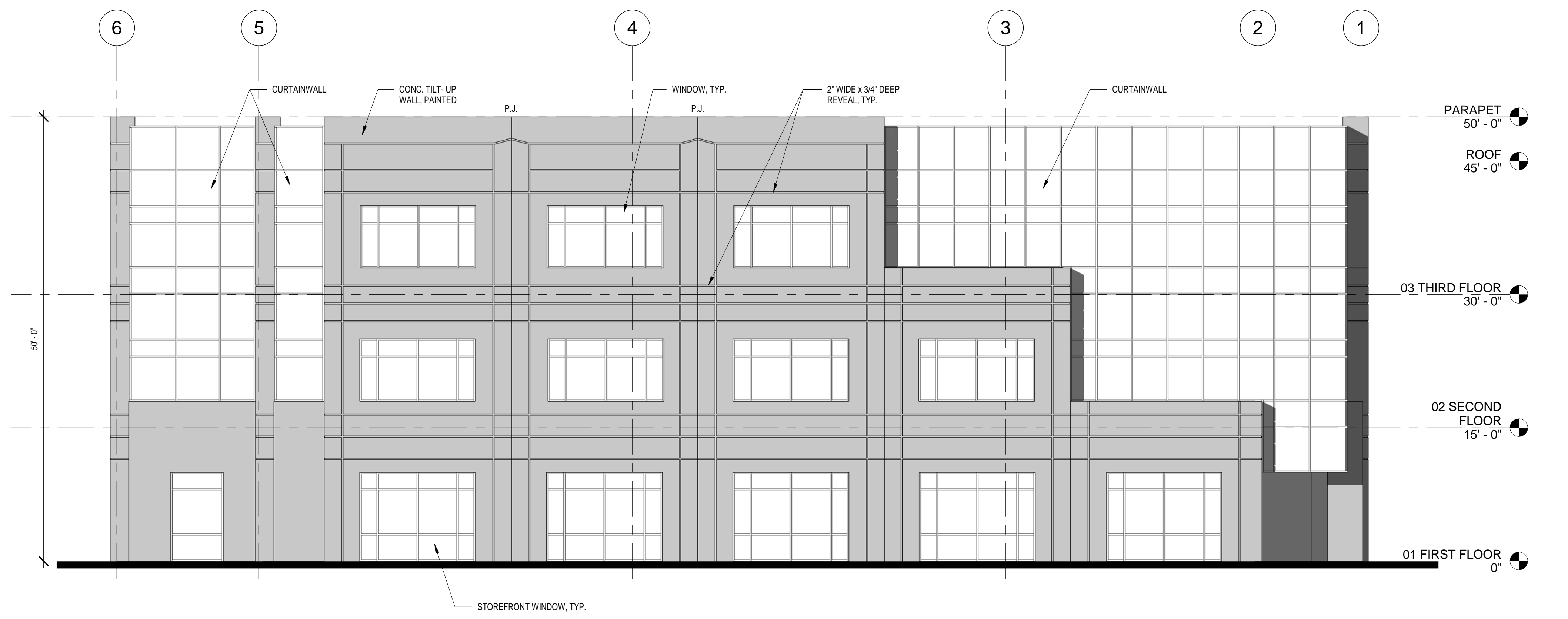
#	Date	Description

Project: A NEW PROJECT FOR:
LOT 15 COUNTY BLDG.
OCEANSIDE, CA

DD.5



North



East

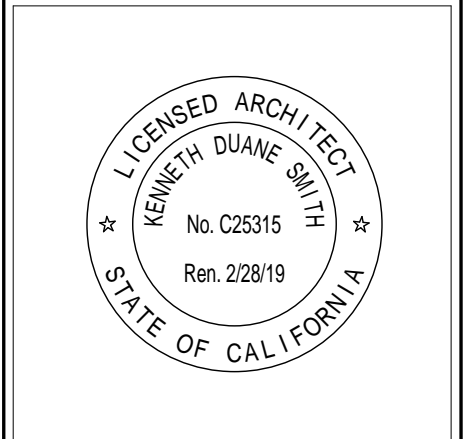


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DD.5

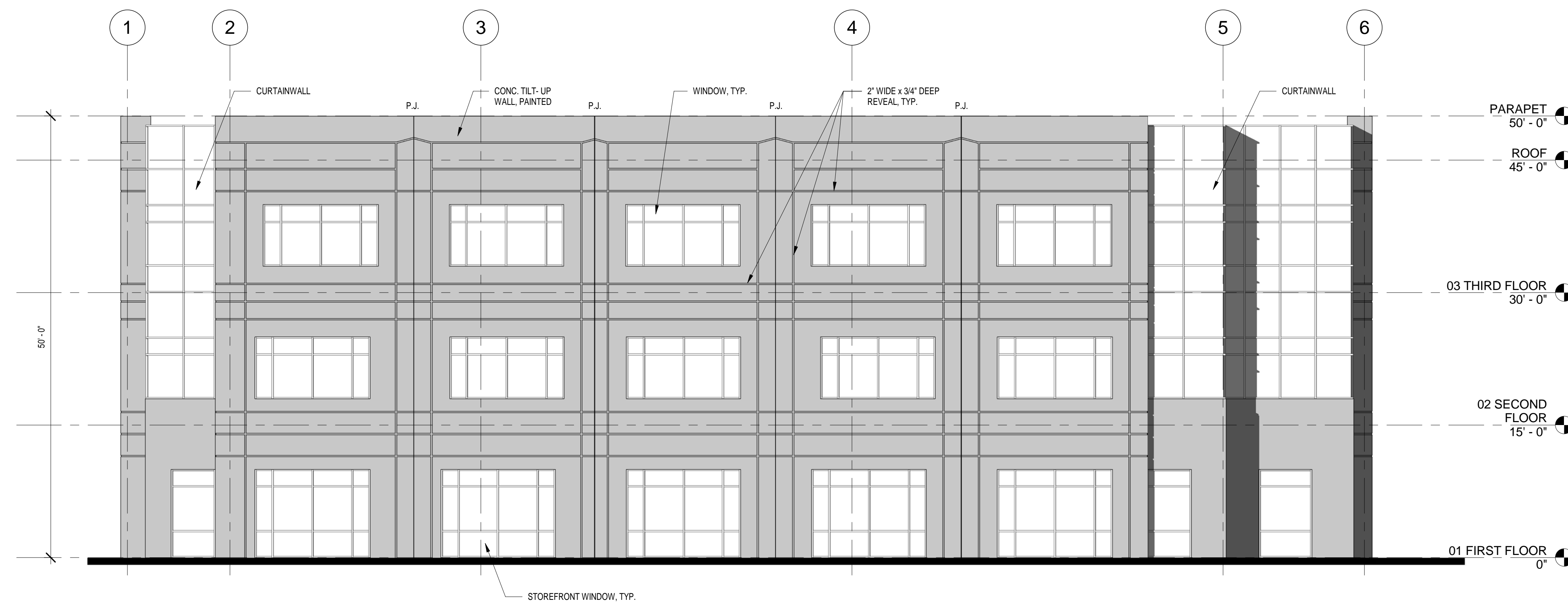
3D View 1

**EXTERIOR
ELEVATIONS**

1/8" = 1'-0"



South



West

DATE: Issue Date
JOB NO: 16011
DRAWN BY: Author
CHECKED BY: Checker

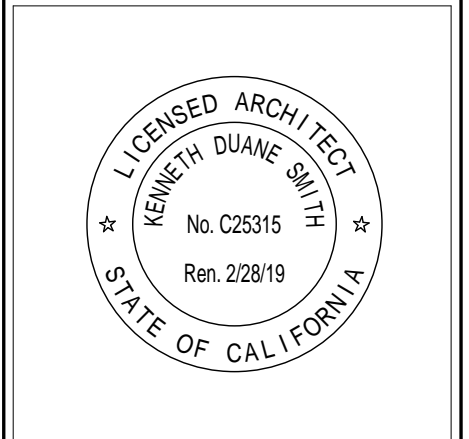
Revision Schedule
Date Description

Project: A NEW PROJECT FOR:
LOT 15 COUNTY BLDG.
OCEANSIDE, CA

EXTERIOR
ELEVATIONS

1/8" = 1'-0"

DD.6



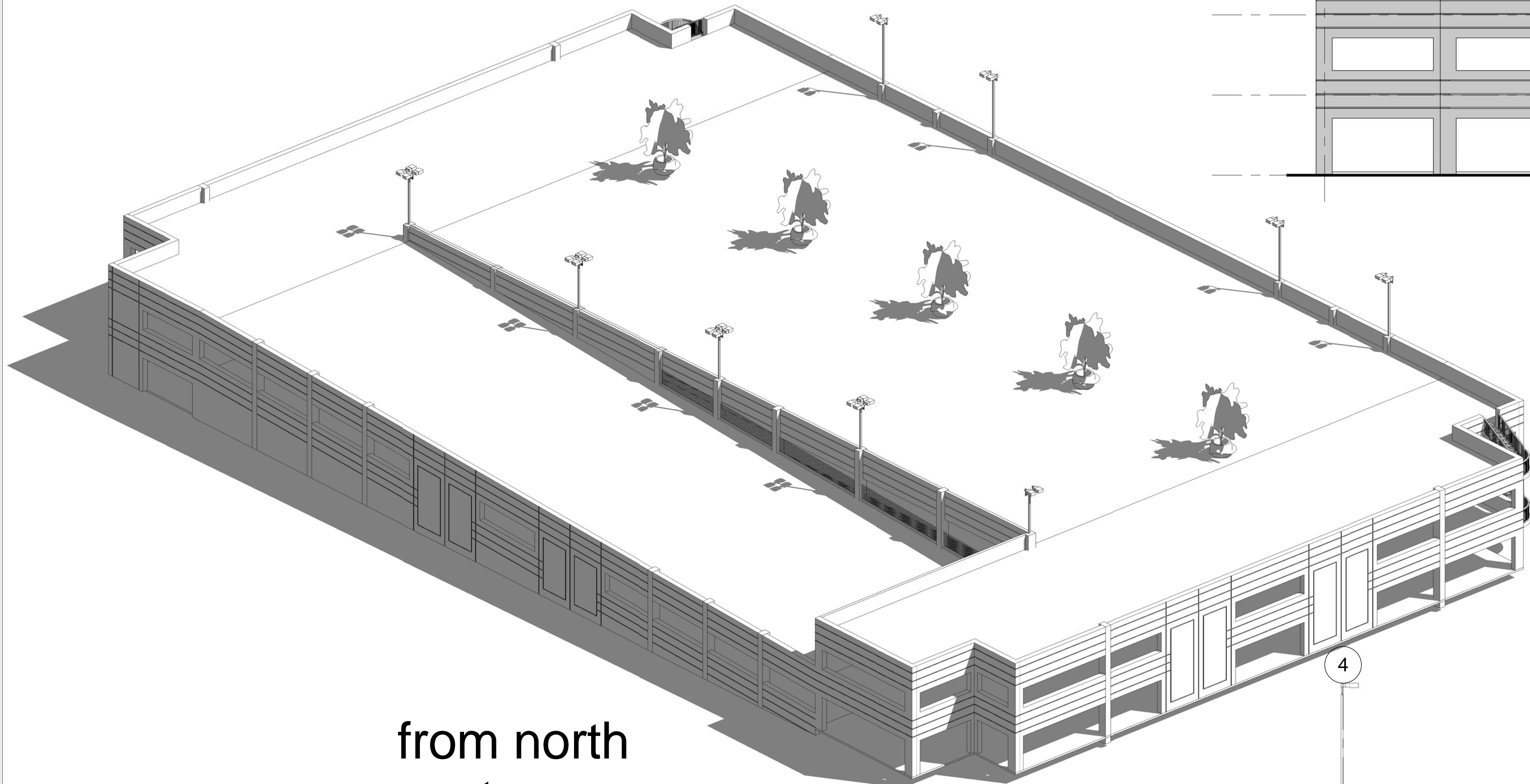
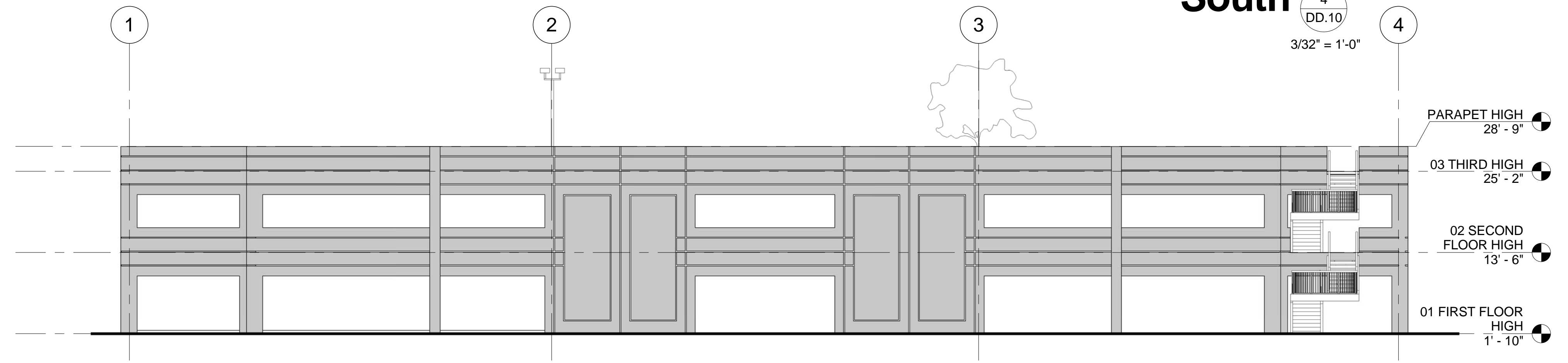
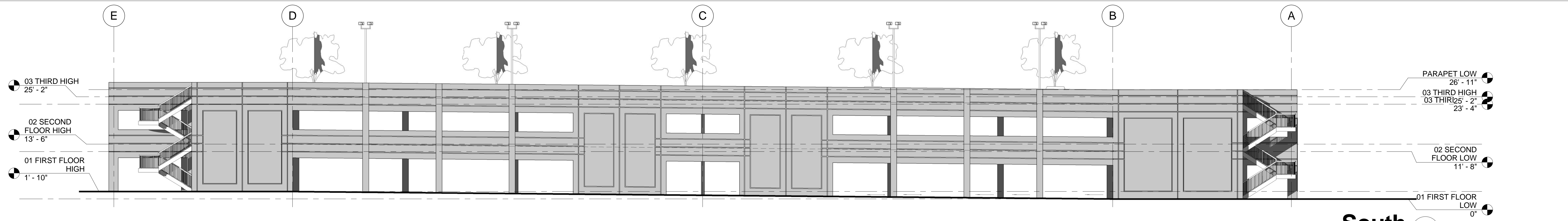
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JOB NO: 1601
DRAWN BY: Author
CHECKED BY: Checker

Revision Schedule

#	Date	Description
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project: A NEW PROJECT FOR:
LOT 15 COUNTY BLDG.
OCEANSIDE, CA

DD.10



from north
east

