

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, October 18th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed one-story building addition (approx. 1,780 SF) and partial interior remodel to the existing La Paloma Skilled Nursing Facility at 3232 Thunder Dr.

Zoning: CP (Commercial Professional)
Land Use: Professional Commercial
Neighborhood Area: Tri-City
Assessor Parcel Number: 166-051-23
Contact Person: Fernando Ablaza
Tel.: (949) 431-0071 ext. 107
Email: fernandoa@savelyhealthcarearchitects.com

2. 10:30 - 11:30 a.m. Proposed conversion of two existing commercial suites into one restaurant, located at 203-205 Wisconsin Ave

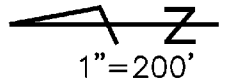
Zoning: C1 (Neighborhood Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 150-352-12
Contact Person: Julie Stenger-Smith
Tel.: -
Email: info@1311collective.com

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.

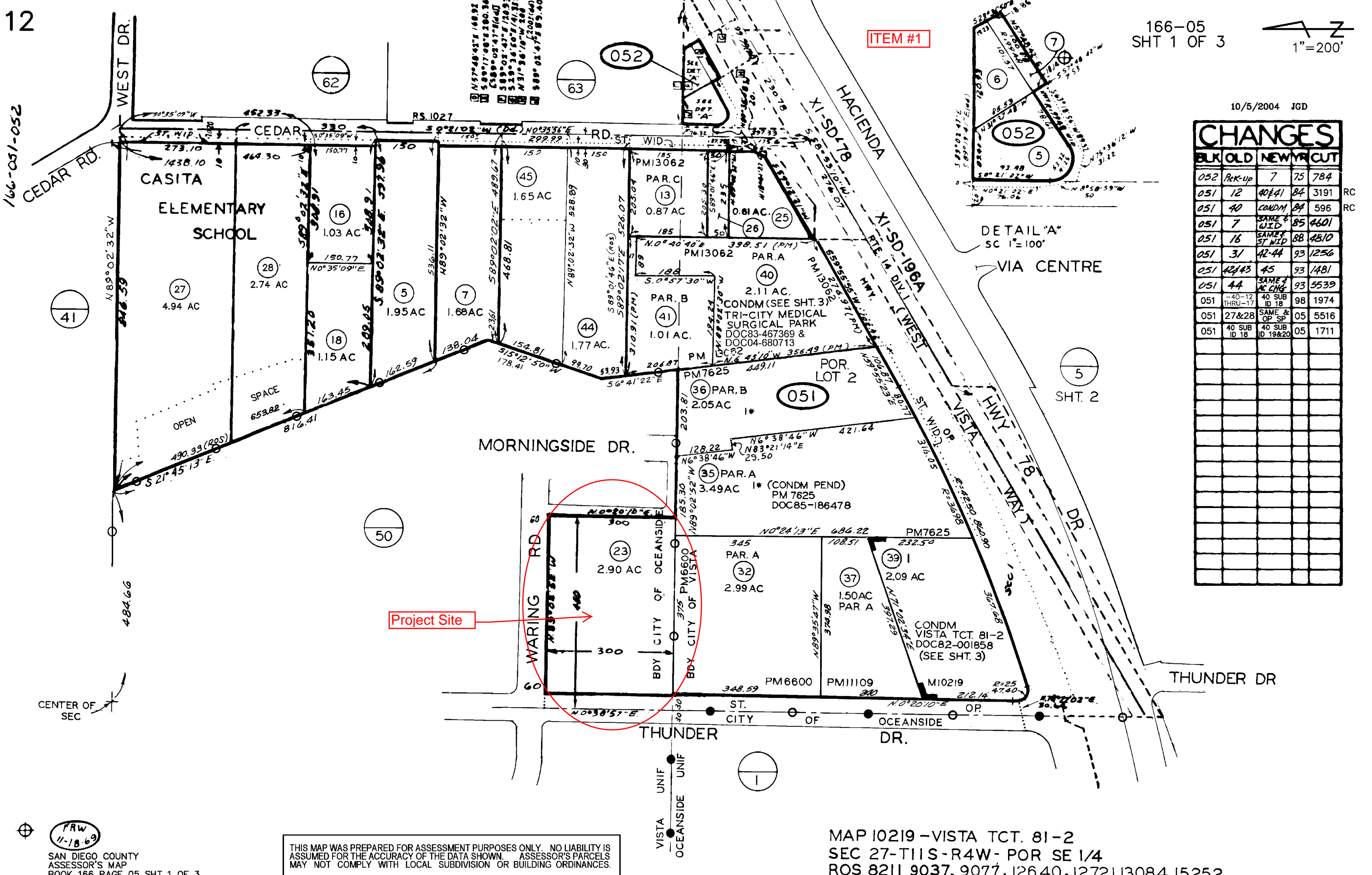
166-051-052



10/5/2004 JGD

CHANGES

BLK	OLD	NEW	CUT
052	Perk-up	7	75 784
051	12	40 & 41	84 3191 RC
051	40	CONDM	84 596 RC
051	7	SAME WID	85 4601
051	16	SAME ST WID	88 4810
051	31	42-44	93 1256
051	42 & 43	45	93 1481
051	44	SAME AC CHG	93 5539
051	40-12 THRU-17	40 SUB ID 18	98 1974
051	27 & 28	SAME & OF SF	05 5516
051	40 SUB ID 18	40 SUB ID 19 & 20	05 1711



Project Site

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 10219 - VISTA TCT. 81-2
 SEC 27-T11S-R4W - POR SE 1/4
 ROS 8211, 9037, 9077, 12640, 12721, 13084, 15252



October 9, 2017

Planning Department
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

RE: La Paloma OSHPD New PT/OT Project (3232 Thunder Drive, Oceanside, CA 92056)
APN: 1660512300

To Whom It May Concern:

The following is a brief description of the project we are proposing at the existing OSHPD Facility #22281, La Paloma Healthcare Center, APN #1660512300:

Facility Name: La Paloma Healthcare Center
Facility Number: #22281
Building Number: BLD-04684
Project Name: La Paloma Skilled Nursing Facility – PT/OT Remodel
Project Address: 3232 Thunder Drive, Oceanside, CA 92056
OSHPD Project Number: *TBD*

EXECUTIVE SUMMARY

Project Summary: La Paloma Healthcare Center is proposing an addition to the existing skilled nursing facility to enhance their PT/OT services and converting current OT/PT spaces back to its original function.

Project Size: Interior remodel – *TBD SF*
Building addition – *1,780 SF*
Number of Stories: Single story, wood construction with pitch roof
Number of Beds: 93 (no change)
Construction Type: Type V-A with fire sprinkler system
Occupancy Type: I-2

Project Scope:

The project will be generally done in two major phases: Build an addition to the existing facility to accommodate the relocation of the current PT/OT and convert the rooms mentioned above back to its original function. The male and female staff lockers/toilet/shower will be made accessible per ADA. There will be a break in construction while the facility gets the new PT/OT licensed by CDPH. Once licensed, the old PT/OT will relocate to the new space and construction can then begin on the interior improvements.

Indirect Support Functions

Storage and toilets have been added to accommodate the new PT/OT Space.

Operational Requirements

1,179 sq. ft. of PT/OT Service and an 80 sq. ft. Speech and Audiology Service Office have been added. These services are currently offered within the existing building and will be reverted back to their original functions.

Flow during construction

This project requires multiple phases of construction. The first phase will be the new PT/OT Space. During construction, the existing PT/OT Space within the building will function as normal without interruption to patients, staff, and the services they provide. The first phase will affect the egress within the building at the Southeast wing. The current door of egress will be blocked. An ILSM will be resolved with the FLSO and the facility. This ILSM can provide the appropriate egress during construction from the patient room sliders and/or the doors at the dining room. Once construction is complete on Phase 1, there will be a pause in construction while the facility gets the new PT/OT space licensed by CDPH. Once licensed, the facility will begin using the new PT/OT as their permanent space. Phase 2 will then begin, which involves reverting Rooms 155, 156, 148, Storage, 140, 141, 155 A/B (per note on drawings for OSHPD Project #S132740) to their original functions.

Environment of Care Requirements

A. Delivery of Care Model

The delivery of care will not significantly change from the facility's current PT/OT process. When a patient is scheduled for PT or OT services, they will be escorted from their room, down the Southeast corridor and into the new facility. Previously, patients were escorted from their room, down the Northeast corridor and into the current PT/OT space.

B. Patients, Visitors, Physicians and Staff Accommodation & Flow

The accommodation and flow will not significantly change from the facility's current PT/OT process. When a patient is scheduled for PT or OT services, they will be escorted from their room, down the Southeast corridor and into the new facility. Previously, patients were escorted from their room, down the Northeast corridor and into the current PT/OT space.

C. Building Infrastructure and Systems Design Criteria

Structural Systems: A possible expansion joint will be needed at the existing double door from the Southeast corridor to the new PTOT Space.

Mechanical Systems: To be a standalone system.

Electrical Systems: To come from the existing building, electrical is up to code due to recent OSHPD projects, we anticipate having enough capacity, but will need to do a load test to confirm.

Fire Protection System: The Fire Sprinkler system will be modified in compliance with NFPA 13 and CBC Chapter 9. It will come from the existing building with the tie in inside the existing building), but we will most likely need to add a backflow.

Water & Gas: To come from the existing building, but has mains already in the Southeast corridor closest to the new building.

Sewer: To tie in downstream from the existing building.

Short and Long Term Planning Considerations

Upon completion of the project, the facility will provide optimal PT/OT services and at the same time satisfy OSHPD requirement identified on the HVAC project (OSHPD #S132740).

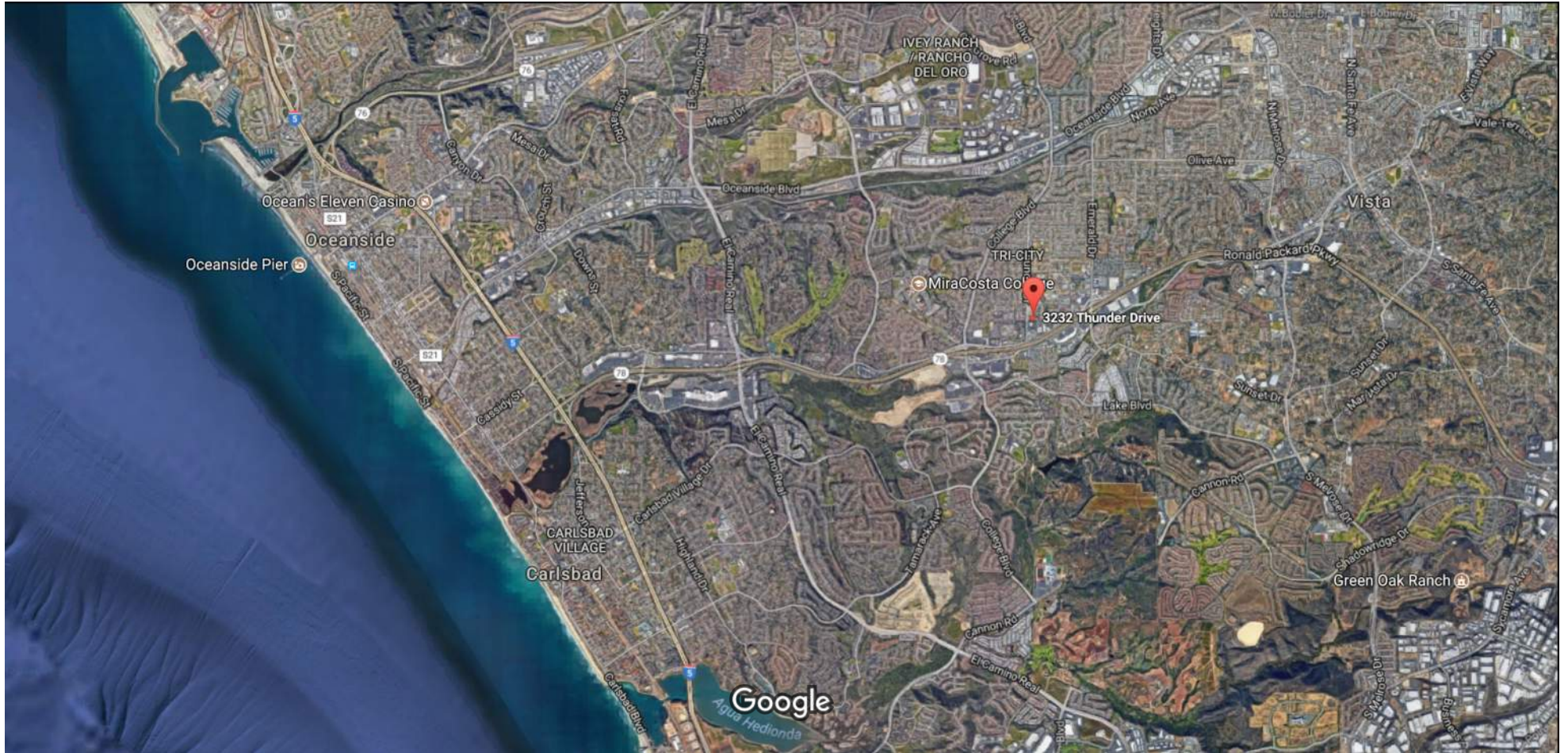
Sincerely,

Megan Evenary

Digitally signed by Megan Evenary
DN: cn=Megan Evenary, o=Kitchell CEM, ou=San
Diego CEM, email=mevenary@kitchell.com, c=US
Date: 2017.10.09 10:20:52 -07'00'

Megan Evenary
Project Manager I
Kitchell

Google Maps 3232 Thunder Dr

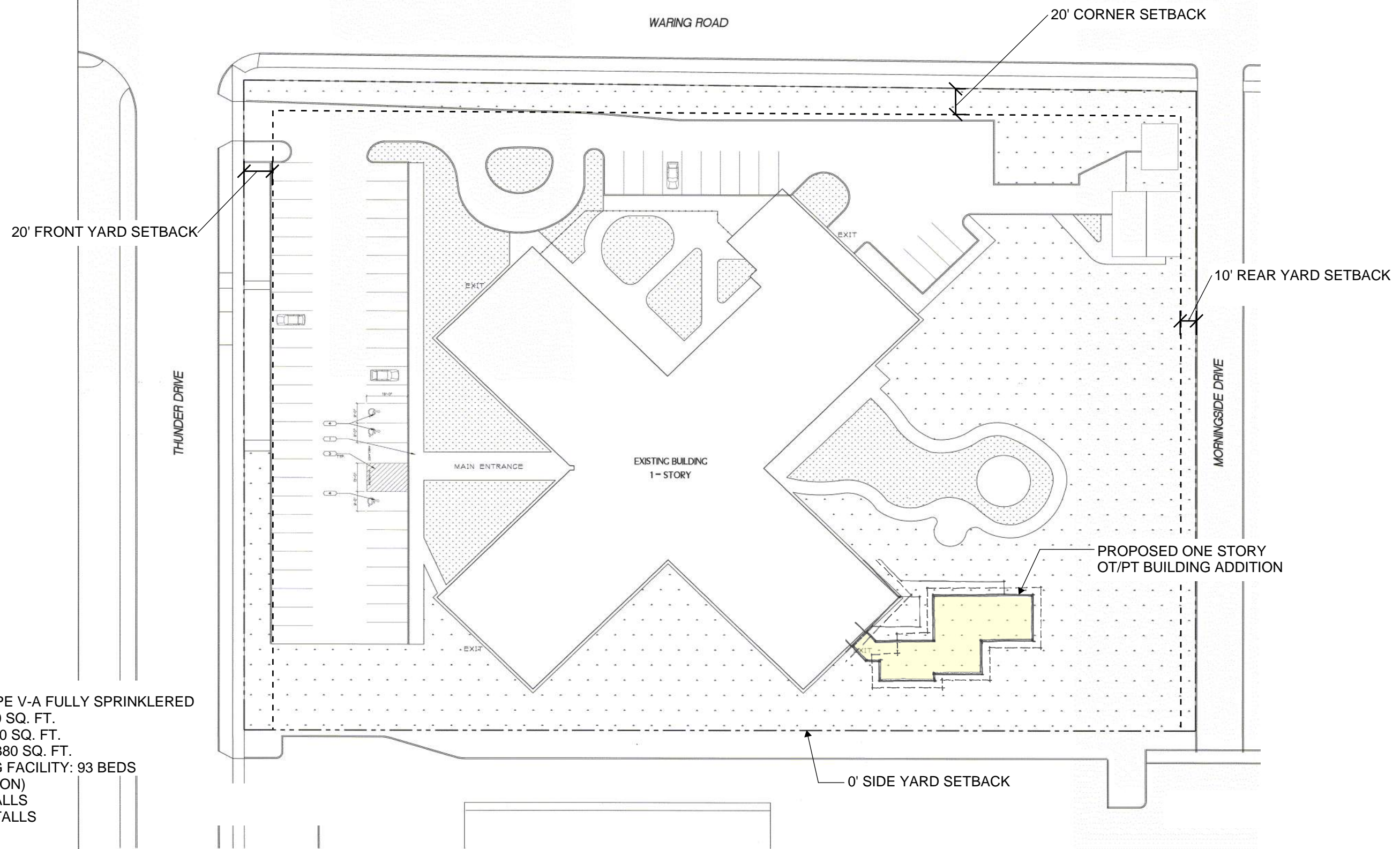


Imagery ©2017 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Data CSUMB SFML, CA OPC, Map data ©2017 Google United States 2000 ft

Google Maps 3232 Thunder Dr



Imagery ©2017 Google, Map data ©2017 Google United States 100 ft



PROJECT DATA

- ZONE = CP
- APN = 1660512300
- OCCUPANCY = I-2
- CONSTRUCTION TYPE = TYPE V-A FULLY SPRINKLERED
- EXISTING BUILDING = 21,600 SQ. FT.
- NEW OT/PT ADDITION = 1,780 SQ. FT.
- NEW TOTAL BUILDING = 23,380 SQ. FT.
- EXISTING SKILLED NURSING FACILITY: 93 BEDS
(NO CHANGE W/ NEW ADDITION)
- EXISTING PARKING = 63 STALLS
- PARKING REQUIRED = 31 STALLS
(1 STALL/3 BEDS)

**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

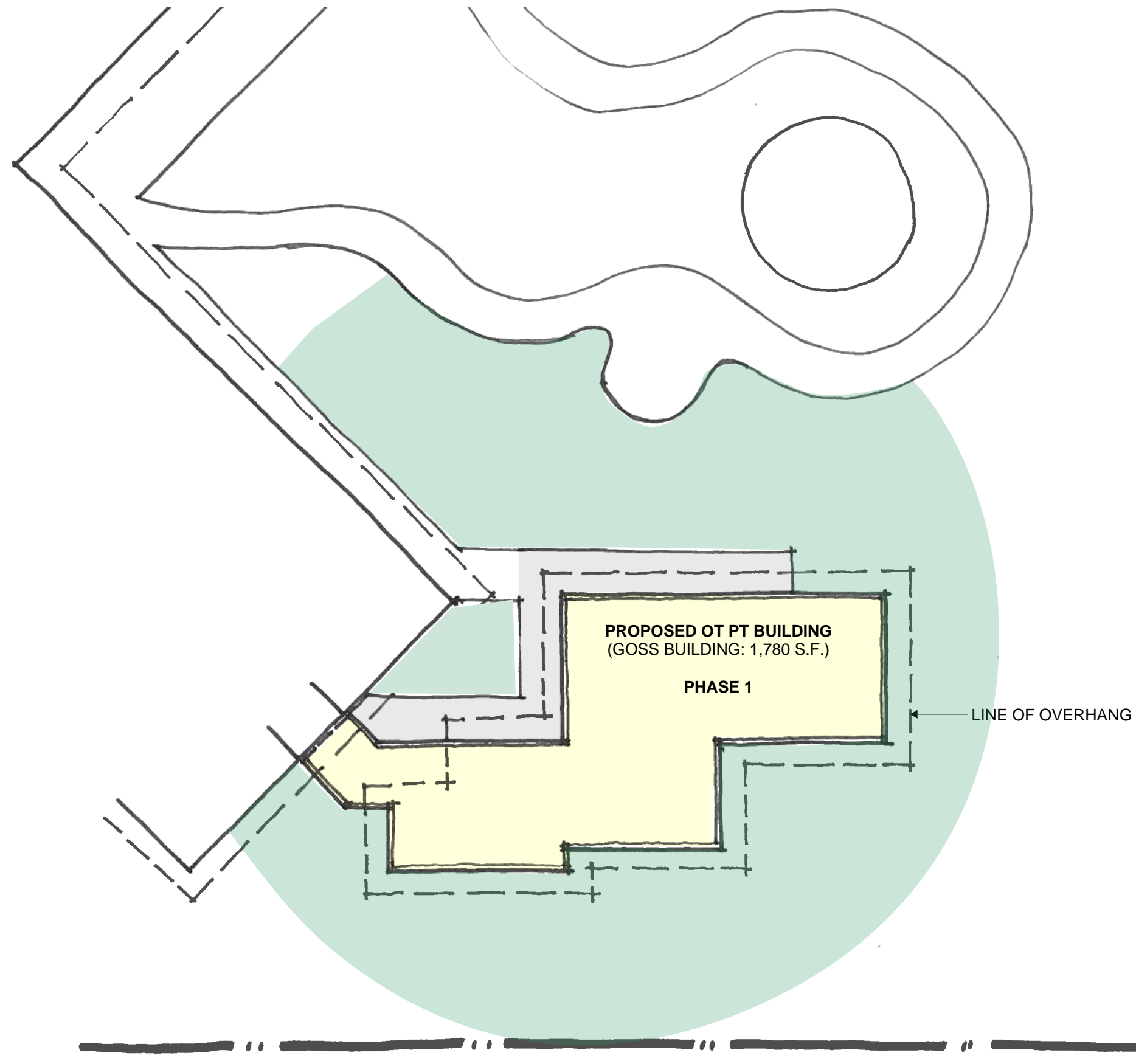
PROPOSED OT PT BUILDING SITE PLAN

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



Savely ■ ■
Healthcare Architects

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**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

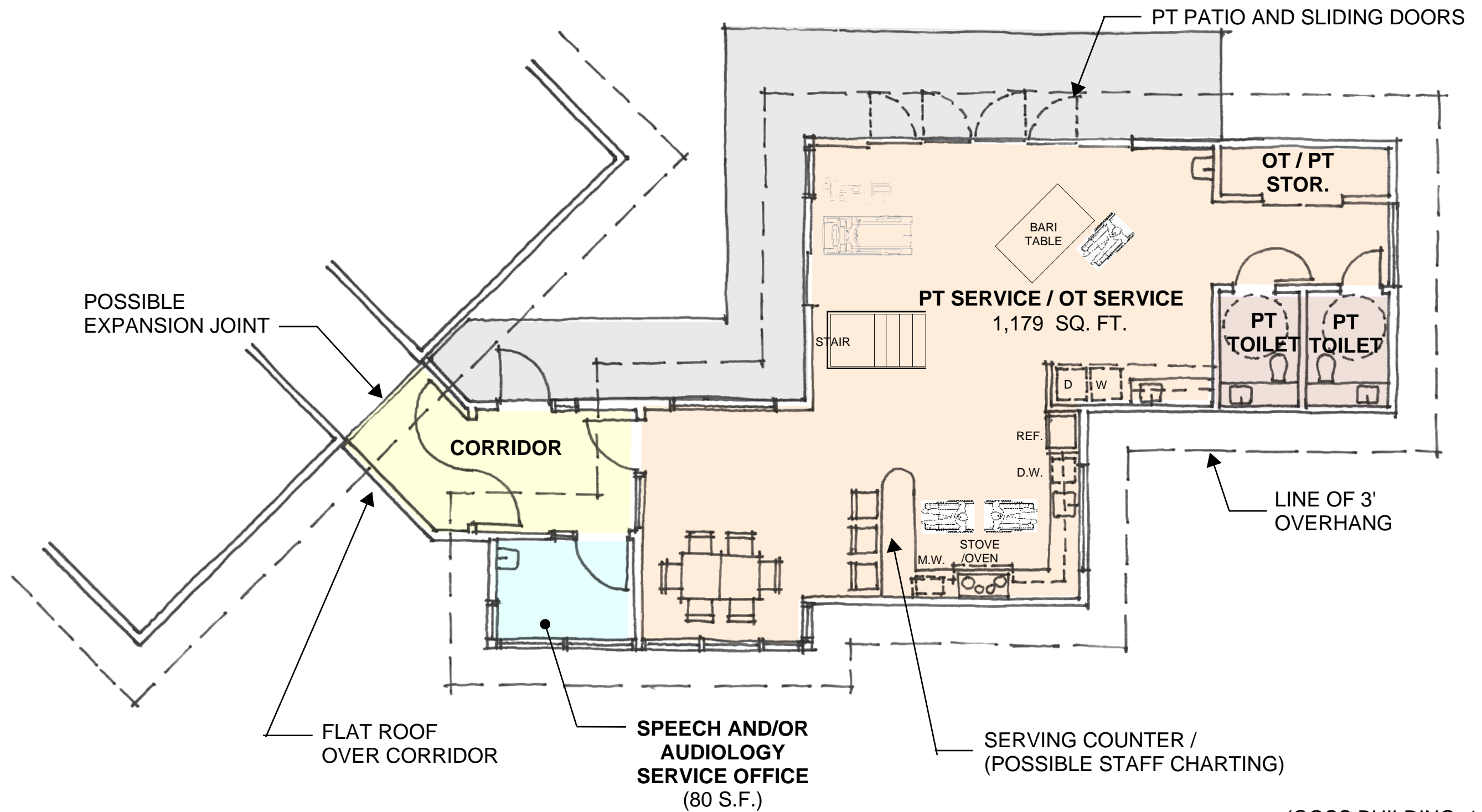
PROPOSED ENLARGED SITE PLAN

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



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(GOSS BUILDING: 1,780 S.F.)

**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

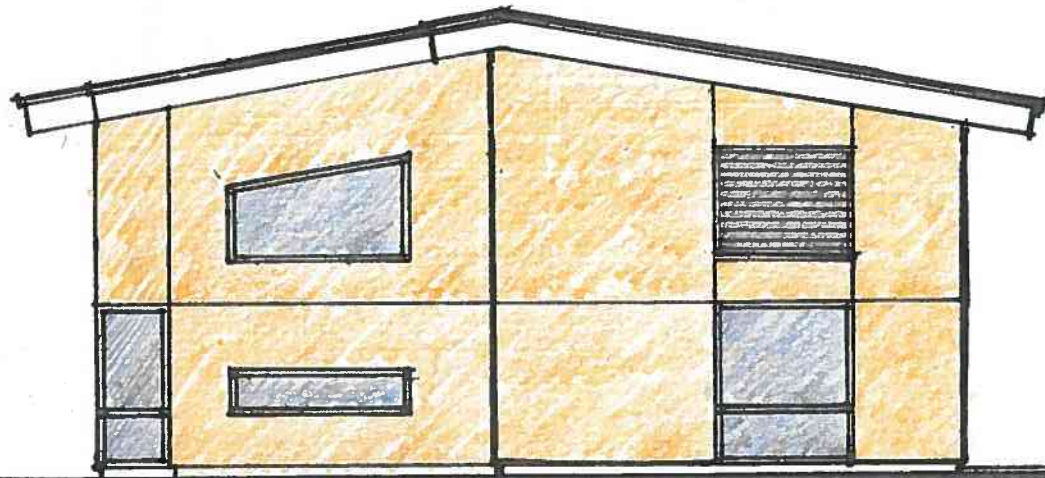
PROPOSED OT PT BUILDING FLOOR PLAN

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

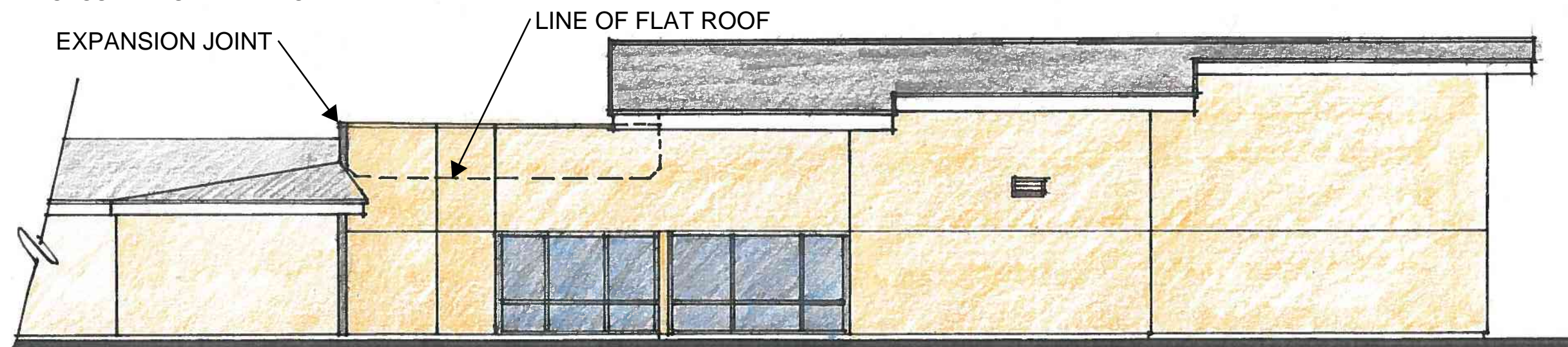


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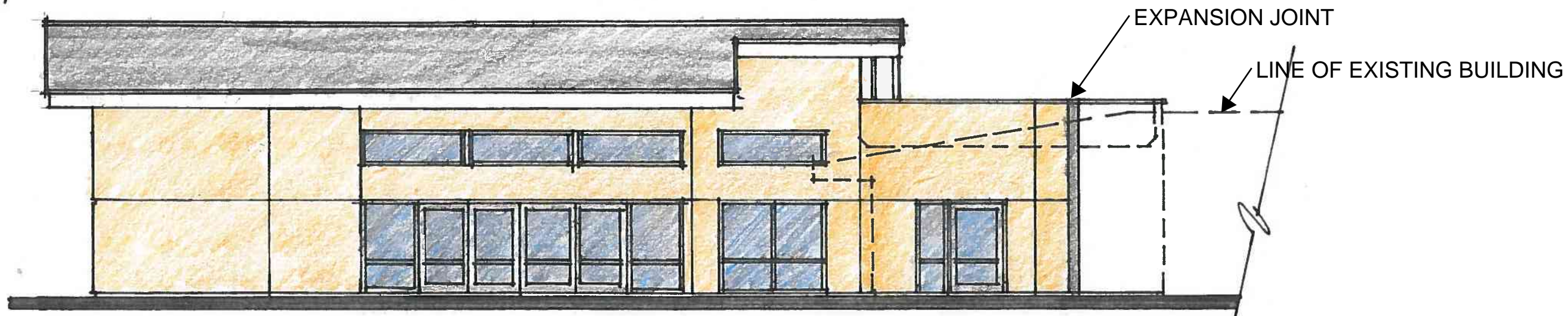
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PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

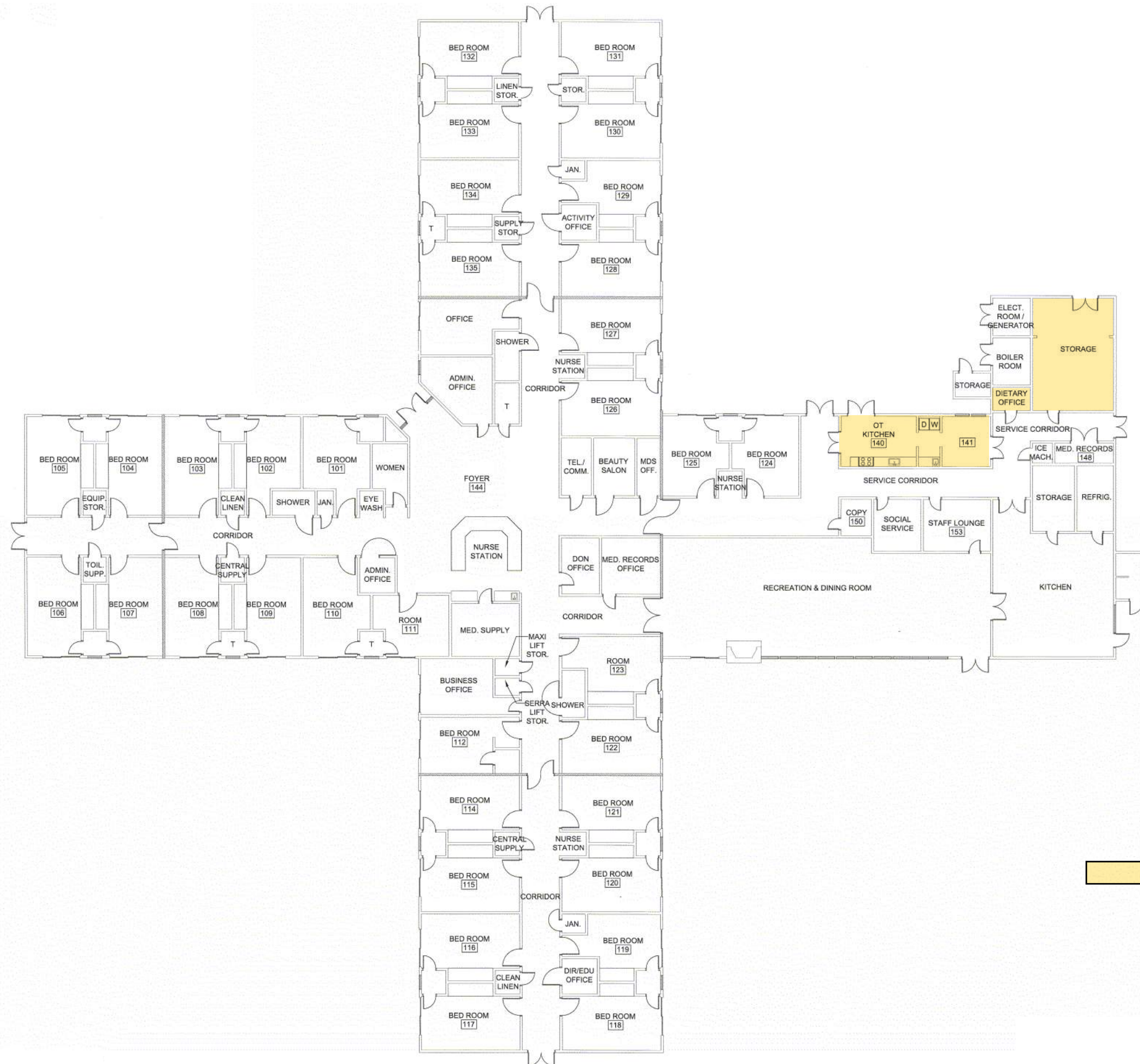
PROPOSED ELEVATIONS

SCALE: N.T.S.



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AREA OF RENOVATION

**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

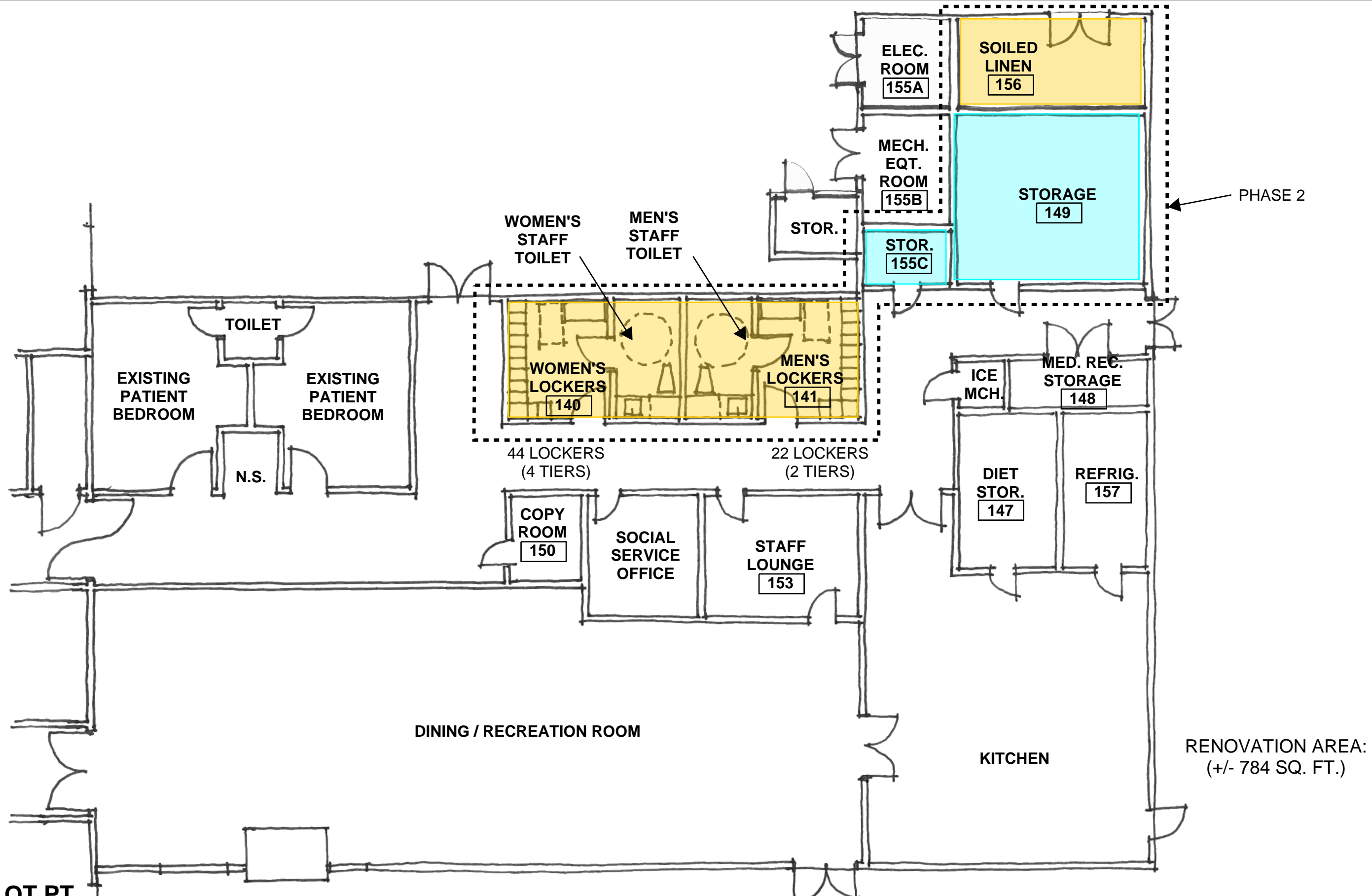
EXISTING OVERALL FLOOR PLAN

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



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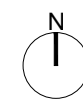
08.18.2017 ARCHITECTURE + PLANNING + DESIGN



**LA PALOMA OT PT
SKILLED NURSING UNIT RENOVATION**

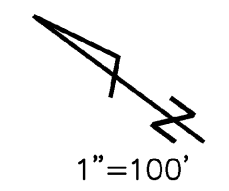
PROPOSED RENOVATION FLOOR PLAN

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



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RENOVATION AREA:
(+/- 784 SQ. FT.)



1"=100'

10/11/11 MGC

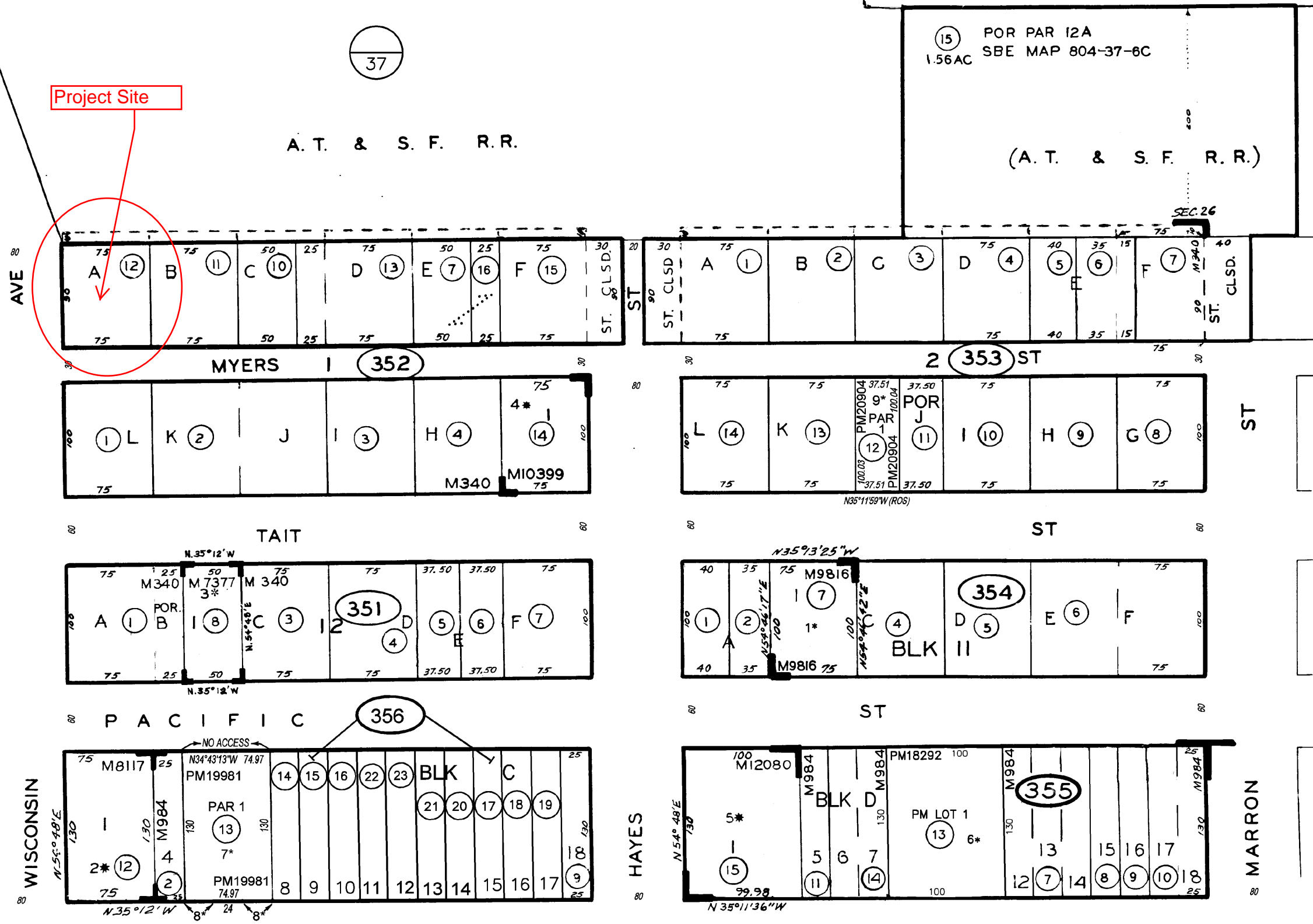
ITEM #2

152
1

Project Site

150-34,35,36

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CHANGES				
BLK	OLD	NEW	YR	CUT
352	8&9	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10&11	74	2310
356	10&11	12	76	36
356	12	CONDM	76	422
355	5&6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD. #7	SAME	83	6163
355	4&12	14	84	3809
352	14	CONDM	86	503
355	1&2	15	89	53
355	15	CONDM	89	686
356	3&4	13	96	1377
352	6	15&16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20&21	08	1261
356	6	22&23	09	1112
353	12	CONDO	12	539

- 1* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2* CASA DEL MAR CONDM (SEE SHT 2)
- 3* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4* CONDM TAIT STREET DOC. 84-471497 (SEE SHT. 3)
- 5* CONDM EDGEWATER DOC89-027854 (SEE SHT.3)
- 6* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8* NO ACCESS
- 9* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

MAP 12080 - EDGEWATER CONDOMINIUMS
 MAP 10399 - TAIT STREET CONDOMINIUMS
 MAP 9816 - BLUEWATER PROPERTIES(CONDM)
 MAP 8117 - CASA DEL MAR(CONDM)
 MAP 7377 - SEA SPRAY VILLAS
 MAP 984 - MYER'S ANNEX - BLKS C & D
 MAP 340 - MYER'S ADD - BLKS 1, 2, 11 & POR 12
 SEC 26 - T11S - R5W - POR
 ROS 15853, 20330, 20499

ES
8-6-69

203 WISCONSIN OCEANSIDE , CA



THE EXISTING BUILDING'S PREVIOUS PURPOSE WAS BOTH A LAUNDROMAT AND CONVIENT STORE. THE DRAWINGS PROPOSE ONE SMALL RESTAURANT IN THE ENTIRE BUILDING INSTEAD OF TWO TENANTS. THE SITE IS ADJACENT TO THE BIKE PATH, TRAIN STATION AND OCEAN.

PLEASE NOTE AND SEE ATTACHED PHOTOS

AN EXISTING ROOF EASEMENT ON WISCONSIN AVE (N) SIDE OF THE BUILDING

EXISTING STRUCTURE DOES NOT LIE WITHIN THE SET BACKS ON BOTH THE WISCONSIN AVE (N) AND MYERS ST (W)

THE EXISTING LANDSCAPING AND PARKING DOES NOT CONFORM TO REQUIRED CODE



VIEWS FROM PARKING LOT

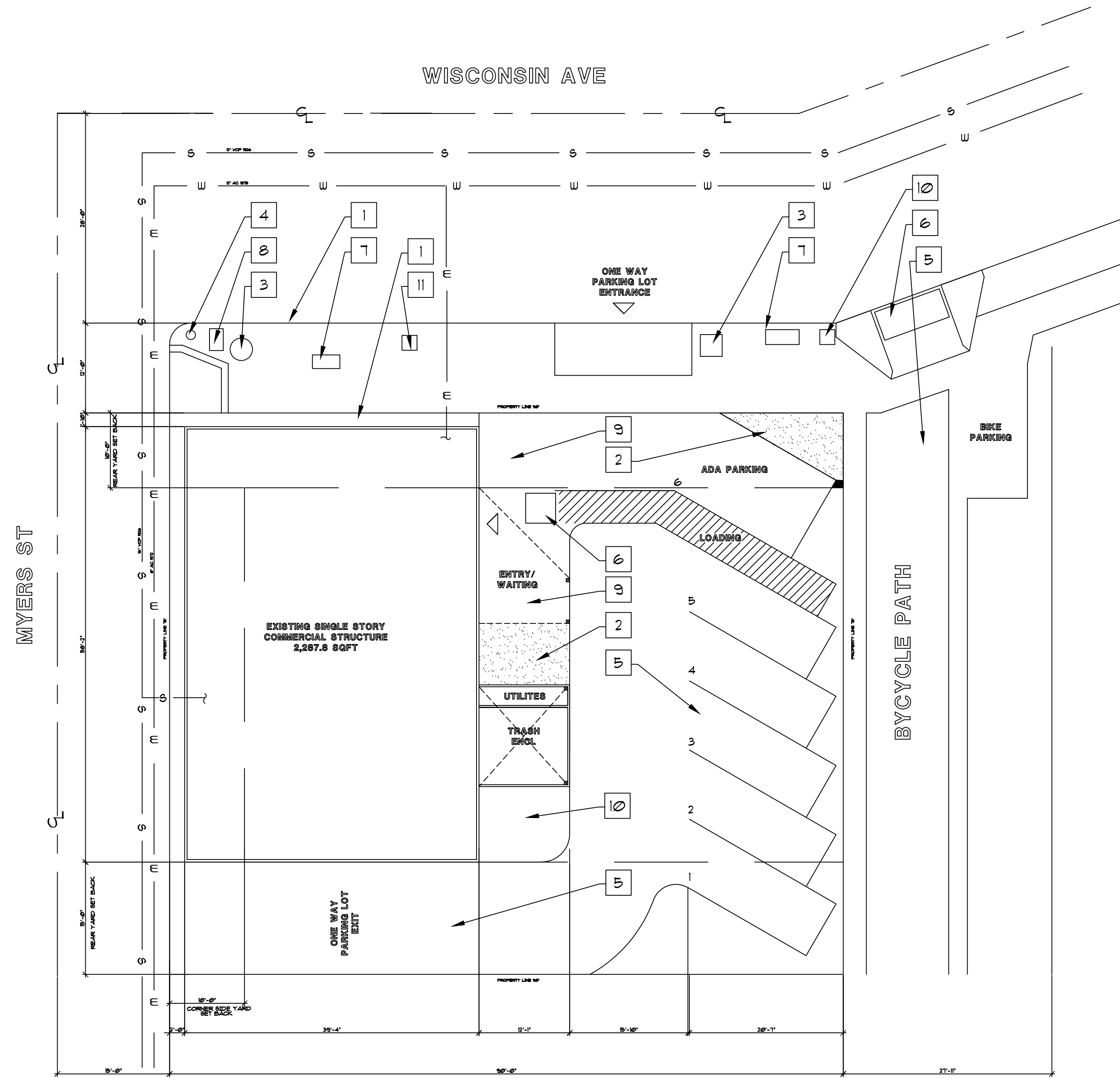


VIEW FROM MYERS ST



VIEWS FROM WISCONSIN AVE

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PLAN NOTES:

1. EXISTING CURB, GUTTER AND SIDEWALK.
2. LANDSCAPE/PLANTERS
3. PALM TREE.
4. UTILITY POLE
5. HOT MIX ASPHALT PAVING.
6. TRUNCATED DOMES
7. AT4T
8. SGDE
9. PERMEABLE CONCRETE/ PAVING
10. UNMARKED BOX
11. WATER METER

PROJECT DATA:

(BASIS IS THE 1986 COASTAL ZONE)

SITE INFORMATION:
 AREA OF SITE: 0.15 ACRES (6,150 SQ. FT.)
 BLD'G. HEIGHT ALLOWED: 45'-0"

SETBACKS
 REQUIRED: 10'-0"
 FRONT YARD: 15'-0"
 REAR YARD: 0'-0"
 SIDE YARD: 0'-0"
 CORNER SIDE YARD: 10'-0"

ZONING PLAN:
 GENERAL PLAN: COMMERCIAL
 ZONING: NEIGHBORHOOD COMMERCIAL , C 1

PARKING:
 REQUIRED: 06 STALLS
 TOTAL PROVIDED: 06 STALLS

SHEET SCHEDULE:

- A-01 SITE PLAN AND PROJECT DATA
- A-02 BUILDING FLOOR PLANS
- A-03 EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF REMODELING OF AN EXISTING COMMERCIAL STRUCTURE INTO A RESTAURANT

LEGAL DESCRIPTION:

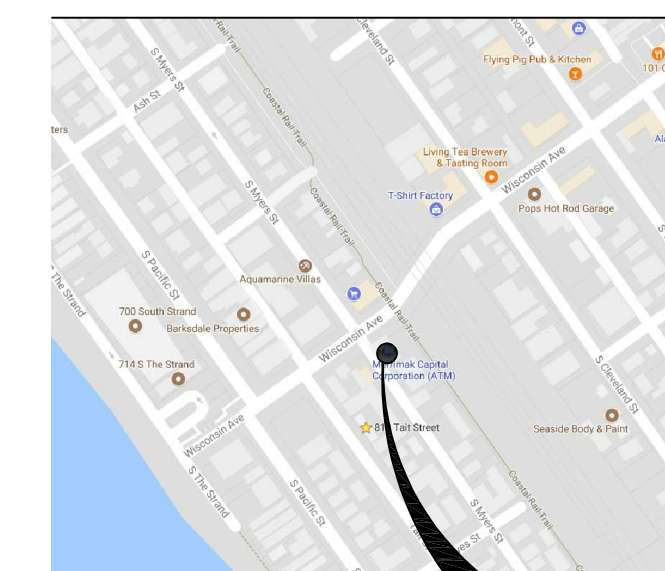
XXX

BUILDING CODE DATA:

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

APN: 150-352-12-00

LOCATION MAP:



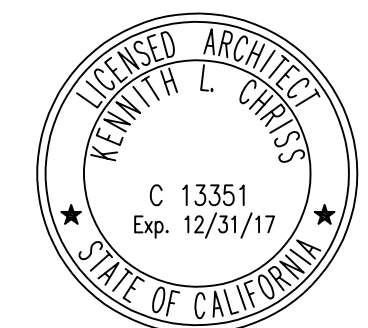
SITE

OWNER / APPLICANTM:

JEFFERY LONG
 203 WISCONSIN AVENUE
 OCEANSIDE, CA 92054

ARCHITECT:

4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHRIS, ARCHITECT
 13930 MISTY OAK DRIVE
 VALLEY CENTER 92028
 PHONE: 760-913-5556



PRELIMINARY DESIGN

4 DESIGN

architecture • planning
 Kenneth L. Chris A.I.A.
 17-716A-A-01-SITE PLAN.DWG
A-01

SITE PLAN

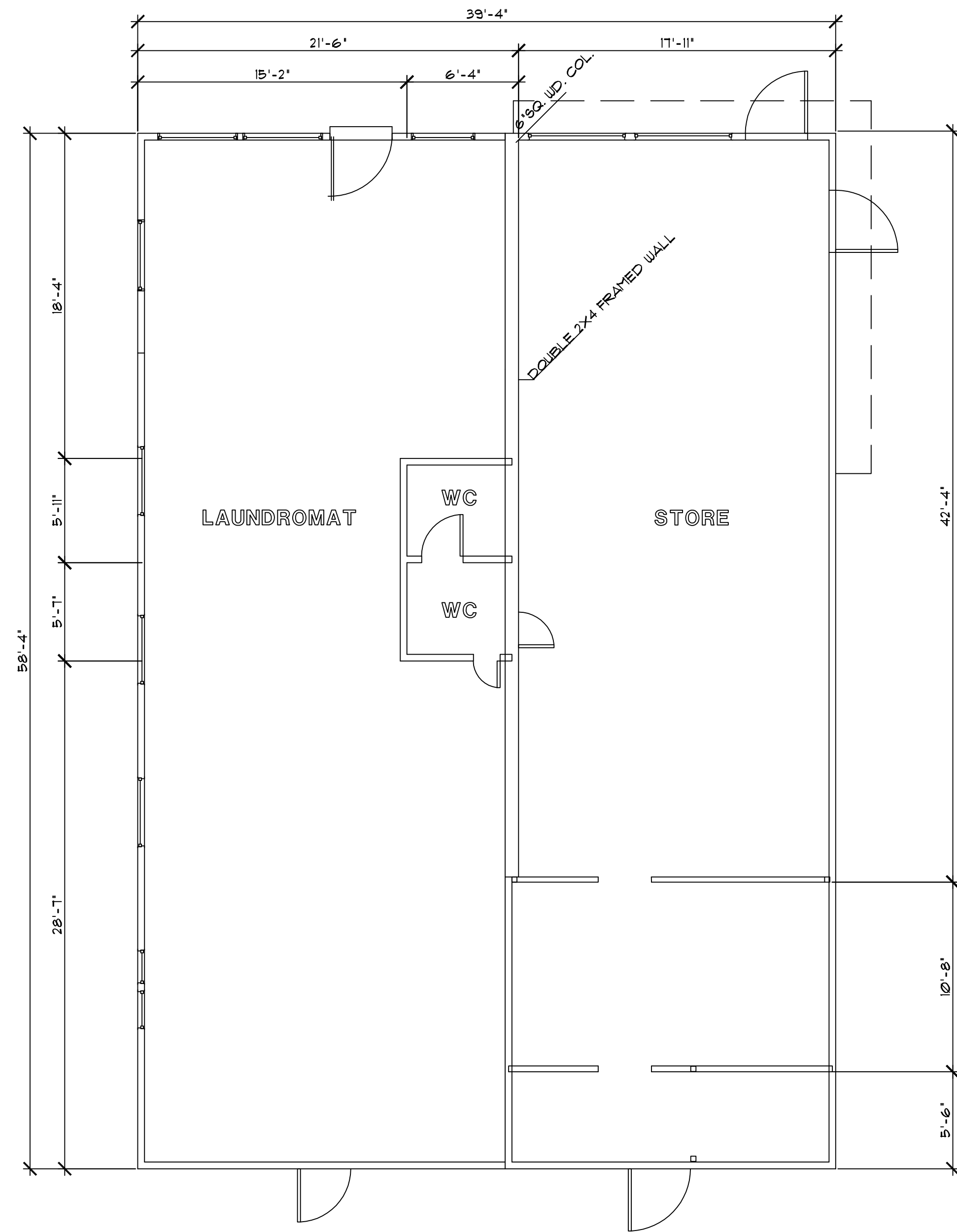
SCALE: 3/32"=1'-0"

LEGEND:

- SEWER LINE S ——— S ——— S ———
- WATER LINE W ——— W ——— W ———
- (E) FIRE HYDRANT □

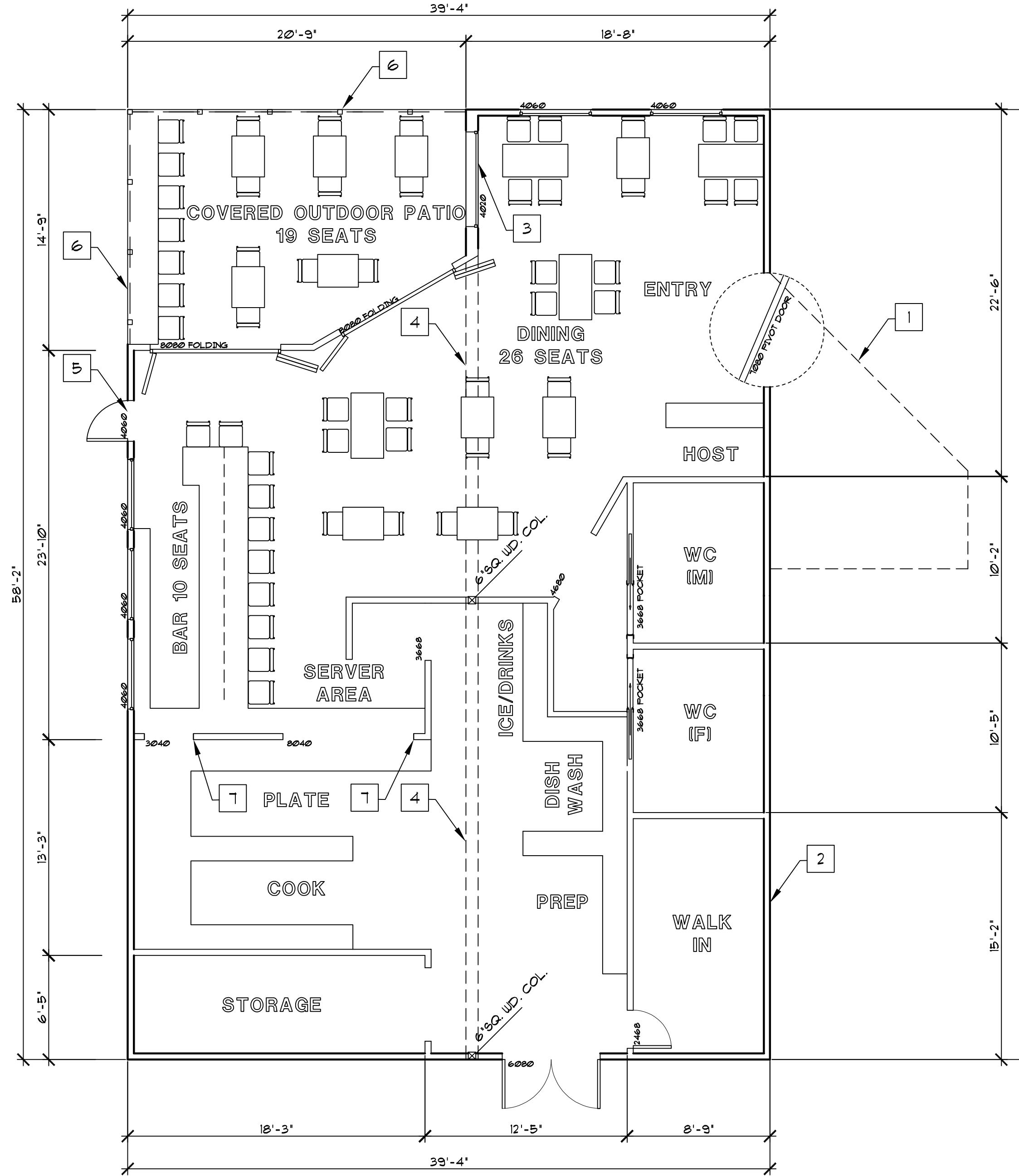


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EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED FLOOR PLAN

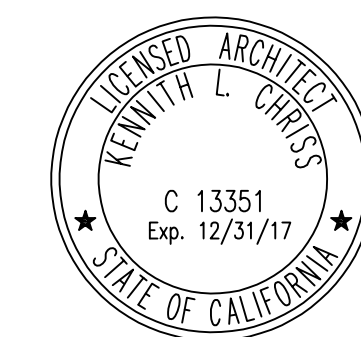
SCALE: 3/16"=1'-0"

FLOOR PLAN NOTES:

1. DASHED LINE INDICATES STRUCTURE ABOVE.
2. ALL EXTERIOR WALLS ARE EXISTING 2X4 WOOD FRAMED
3. EXISTING DOUBLE 2X4 WOOD FRAMED WALL
4. STRUCTURAL BEAM ABOVE
5. EMERGENCY EXIT
6. 42' EXTERIOR PATIO GUARD
7. PASS THROUGH WINDOW

108.17

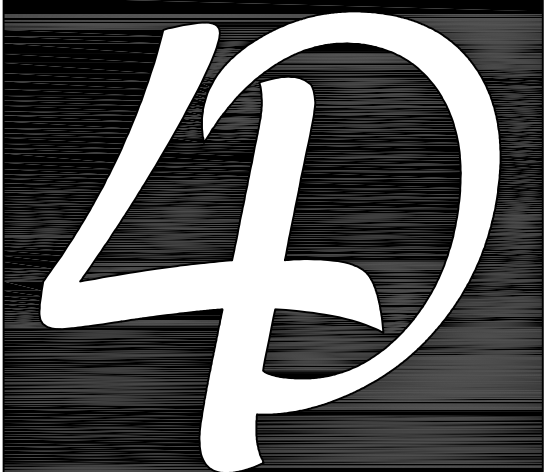
**203 OCEANSIDE BOULEVARD
OCEANSIDE, CALIFORNIA**



FLOOR PLAN

PRELIMINARY DESIGN

4 DESIGN



architecture • planning
Kenneth L. Chriss A.I.A.

17-716A-A-02-FLOOR PLAN.DWG

A-02

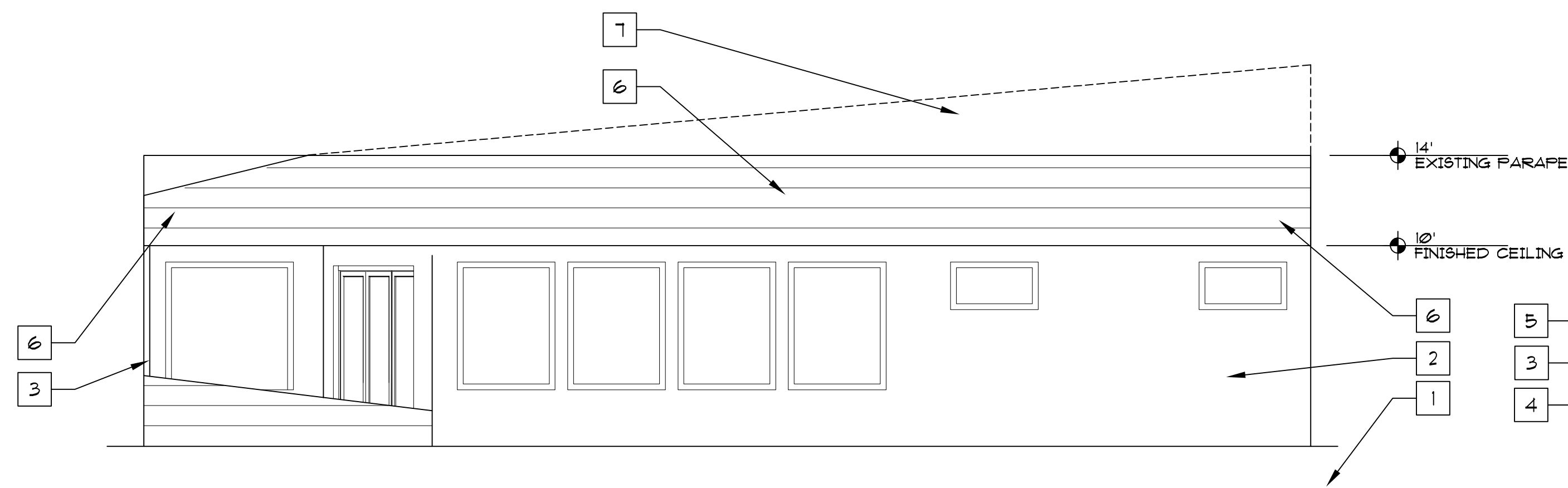
17-716A

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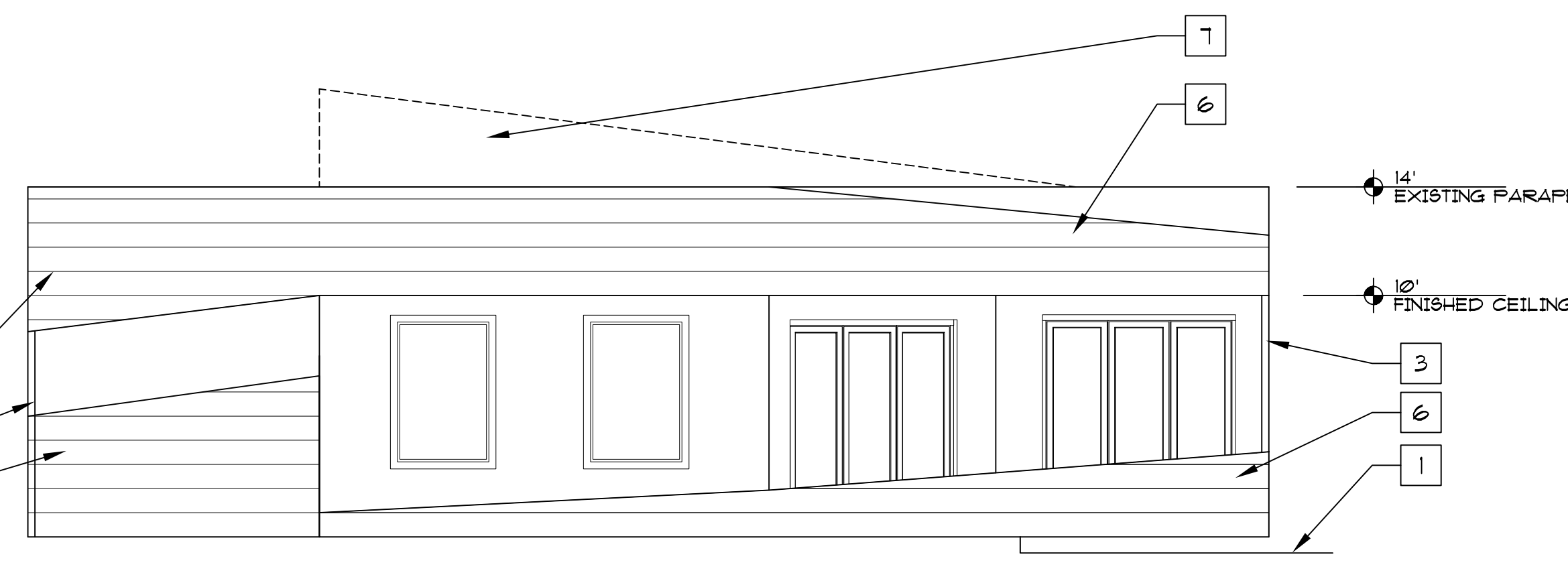
EXTERIOR ELEVATION NOTES:

- 1. EXISTING GRADE
- 2. WHITE/CREAM STUCCO SMOOTH FINISH
- 3. COLUMN
- 4. TRASH ENCLOSURE
- 5. ROOF STRUCTURE AT ENTRY
- 6. EXTERIOR DECORATIVE SCREEN
- 7. EXTERIOR SCREEN BEYOND

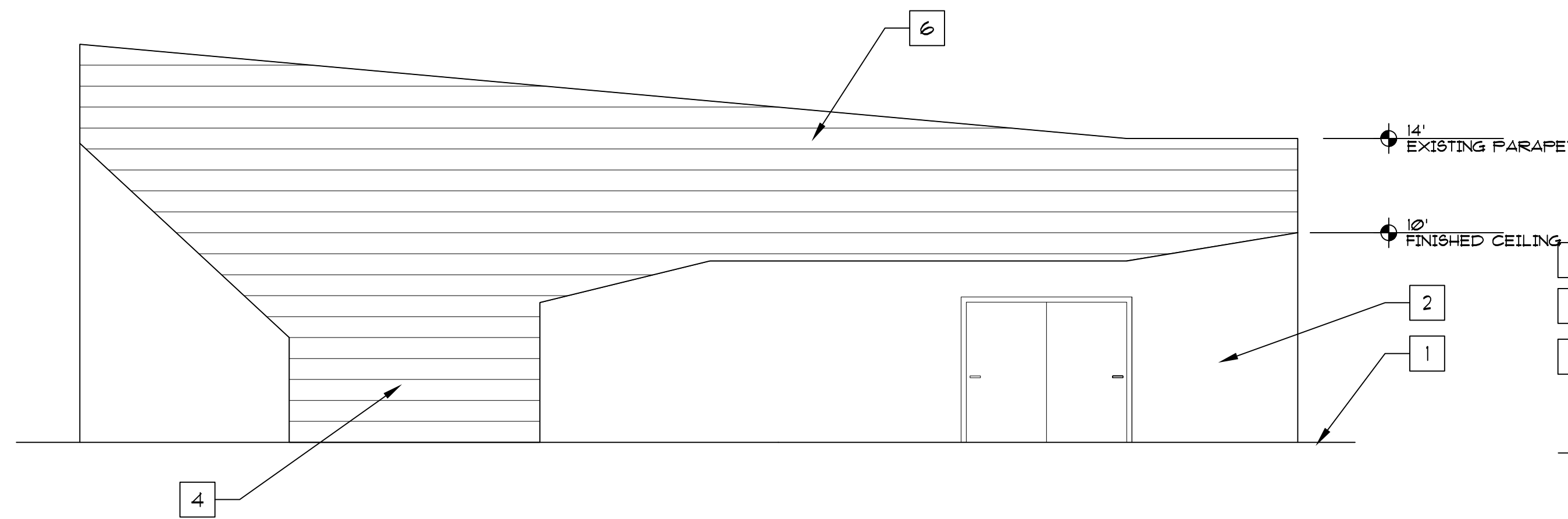
10.8.17



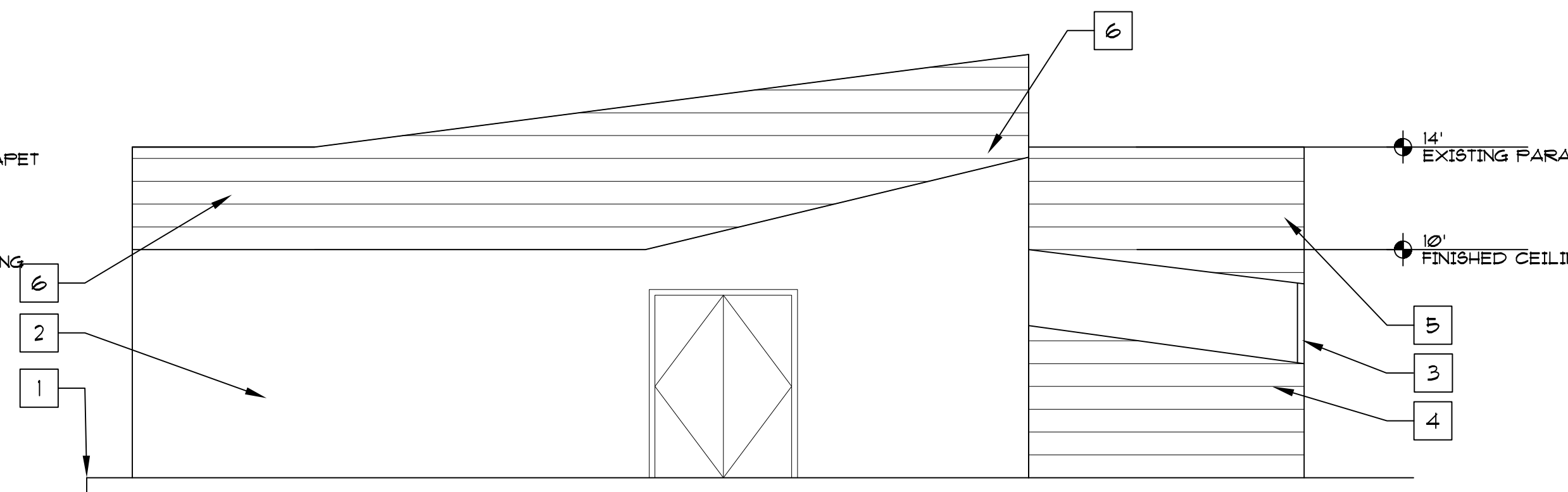
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

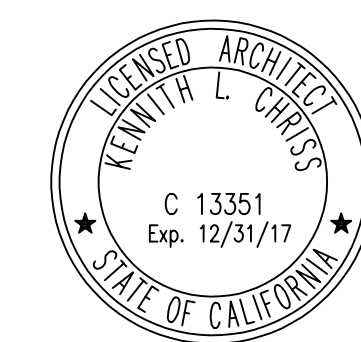


SOUTH ELEVATION

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"

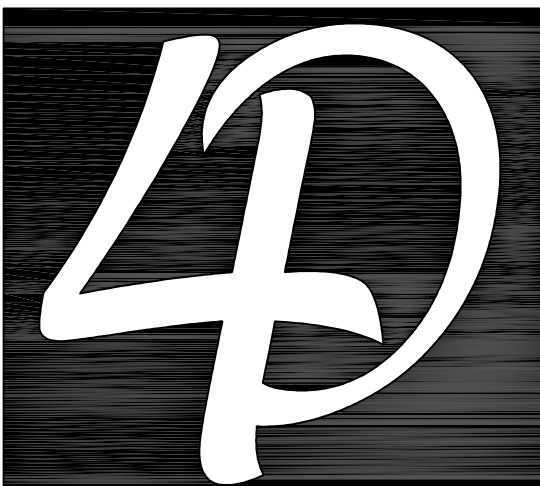
**203 OCEANSIDE BOULEVARD
OCEANSIDE, CALIFORNIA**



EXTERIOR ELEVATIONS

PRELIMINARY DESIGN

4 DESIGN



architecture • planning
Kenneth L. Chriss A.I.A.

17-716A-A-03-EXT.ELEV.DWG

A-03

IT-116A