

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

Wednesday, May 2<sup>nd</sup>, 2018, 9:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 9:30 - 10:30 a.m.                      Proposed 3-story mixed-use development with 1,750 sq. ft. of retail and seven residential units located at 1009 S. Coast Hwy

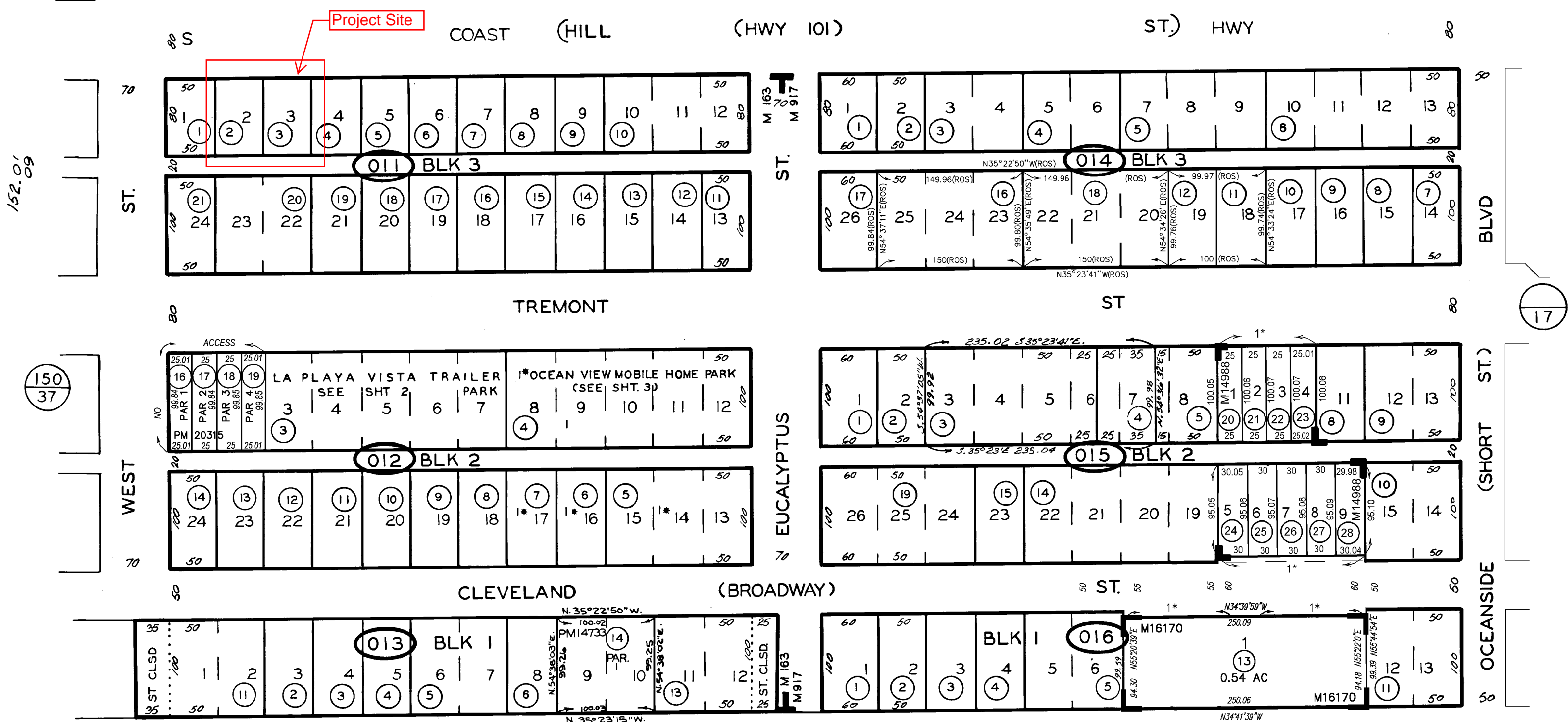
**Zoning: C2 (General Commercial)**  
**Land Use: Coastal General Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number(s): 152-011-02, -03**  
**Contact Person: Edward Borlenghi**  
**Email: [bol.ted.b@gmail.com](mailto:bol.ted.b@gmail.com)**

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.*



150  
37

17

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.

32  
8.8.00

5/15/17 JMA

CHANGES	BLK	OLD	NEW	YR	CUT
	013	13	69	5361	
	012	15	70	2805	
	016	75	12	2657	
	015	16-18	19	81	3233
	013	748	14	88	1311
	014	13-15	18	01	1702
	015	6.7.11-13	20-28	06	45
	012	15	16-19	08	1146 RC
	016	06.12 & 08-10	13	18	2

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1\* NO ACCESS  
2\* CTRL #9172  
TPM  
1003 SOUTH  
TREMONT ST

MAP 16170-1125 S CLEVELAND STREET TOWNHOMES  
MAP 14988-TM T-1-03  
MAP 917 - ENLOE'S ADD  
MAP 163 - JARVIS ADD  
ROS 14026, 15021, 16910

Developer's Conference: 5/2/18

The subject address is 1009 S Coast Hwy, 92054. APNs: 152-011-02-00 and 152-011-03-00. Total area is 8000 SF, with 100 SF of Coast Hwy frontage.

The parcel is vacant except for a small structure in the southwest corner, which is to be removed. This proposal is for a 3-story mixed-use project consisting of retail space and seven units, all are rentals. The mix of commercial space and residential unit type and count are dictated by the parking configuration off the alley. The inclusionary housing parking incentive is utilized, as described on the plans.

In addition to verification of the feasibility of this proposal with respect to the city ordinance, the following questions remain outstanding:

- What is the inclusionary housing in-lieu fee if an alternate scheme is taken in which an affordable unit is not included?

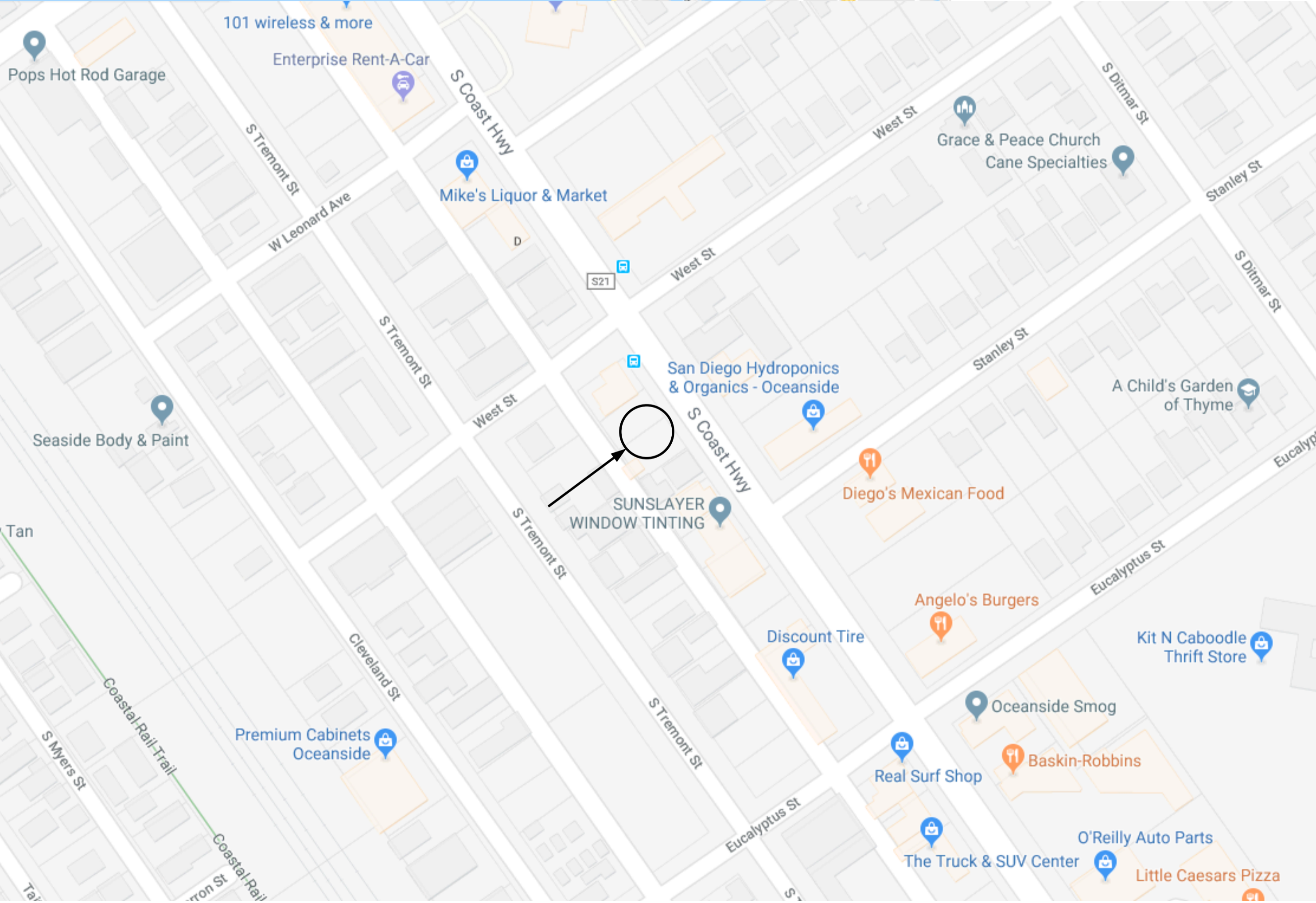
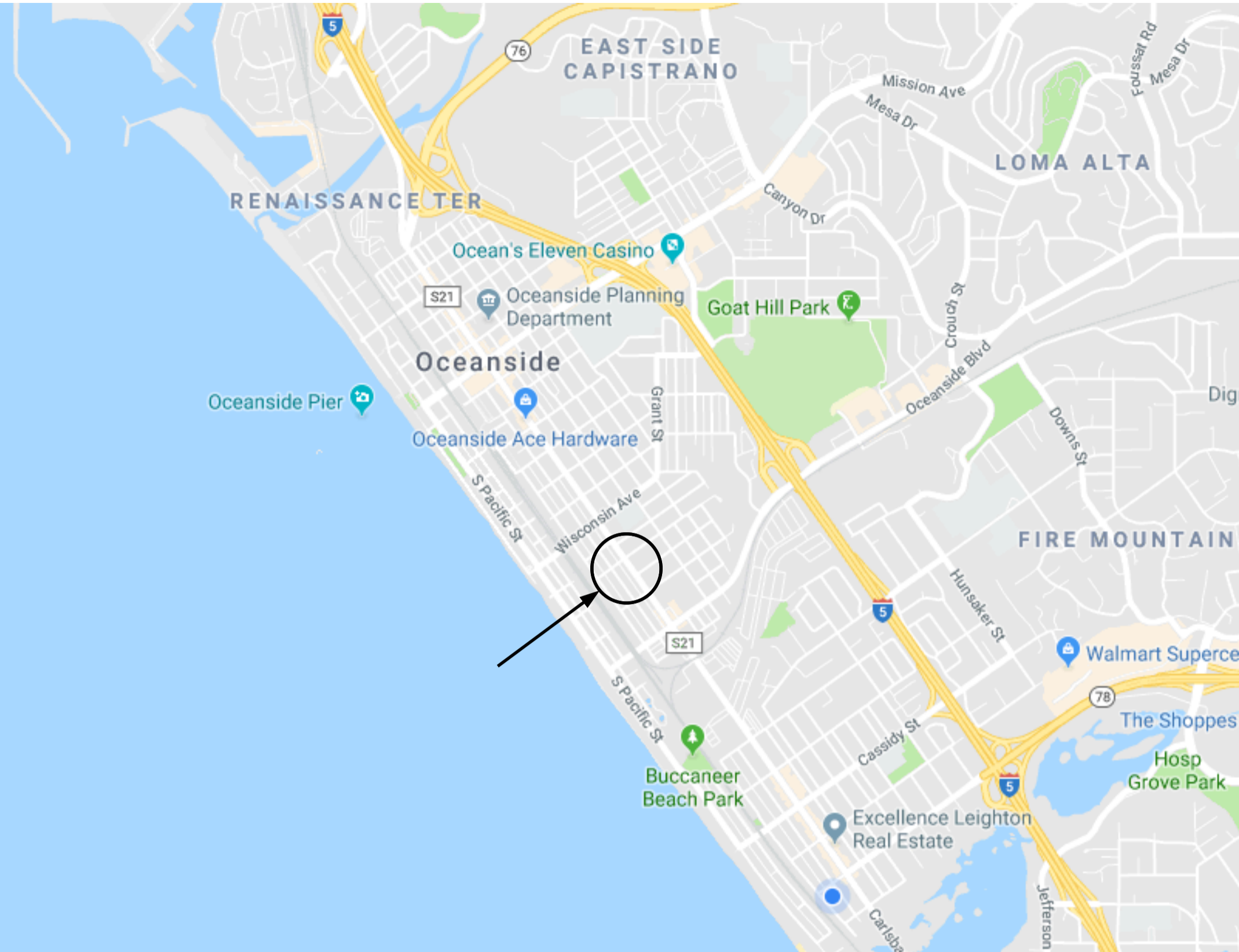
- It is understood that both the water and sewer lines need to be upsized from 6" to 8" and that the city will not get to it until approx 2023. Is there a maximum allowable fixture count for this project such that the upsizing does not need to happen now? If not, is there an in-lieu fee that can be paid instead of doing the upsizing?

- Is the existing structure in the corner of the parcel permitted? If so, does that mean that it can be added to up to 500 SF without having requirements for parking? In this case, can the existing curb cut still be utilized or does it need to be abandoned no matter what is built?

Thank you for your time and services,

Edward Borlenghi

ph: 858-692-5478



1009 S COAST HWY, 92054

MIXED USE DEVELOPMENT ON 8000 SF PARCEL.  
COMMERCIAL RETAIL SPACES AND SEVEN RESIDENTIAL RENTALS.

GROUND FLOOR INCLUDES 1750 SF RETAIL WITH ADA BATHROOM AND ONE OF SEVEN RESIDENTIAL RENTAL UNITS (THIS STUDIO SATISFIES BOTH THE ADA AND AFFORDABLE REQUIREMENTS). SECOND FLOOR CONSISTS OF 6 OF 7 RESIDENTIAL RENTAL UNITS, WHERE THREE ARE STUDIOS AND THREE ARE ONE-BEDROOMS.

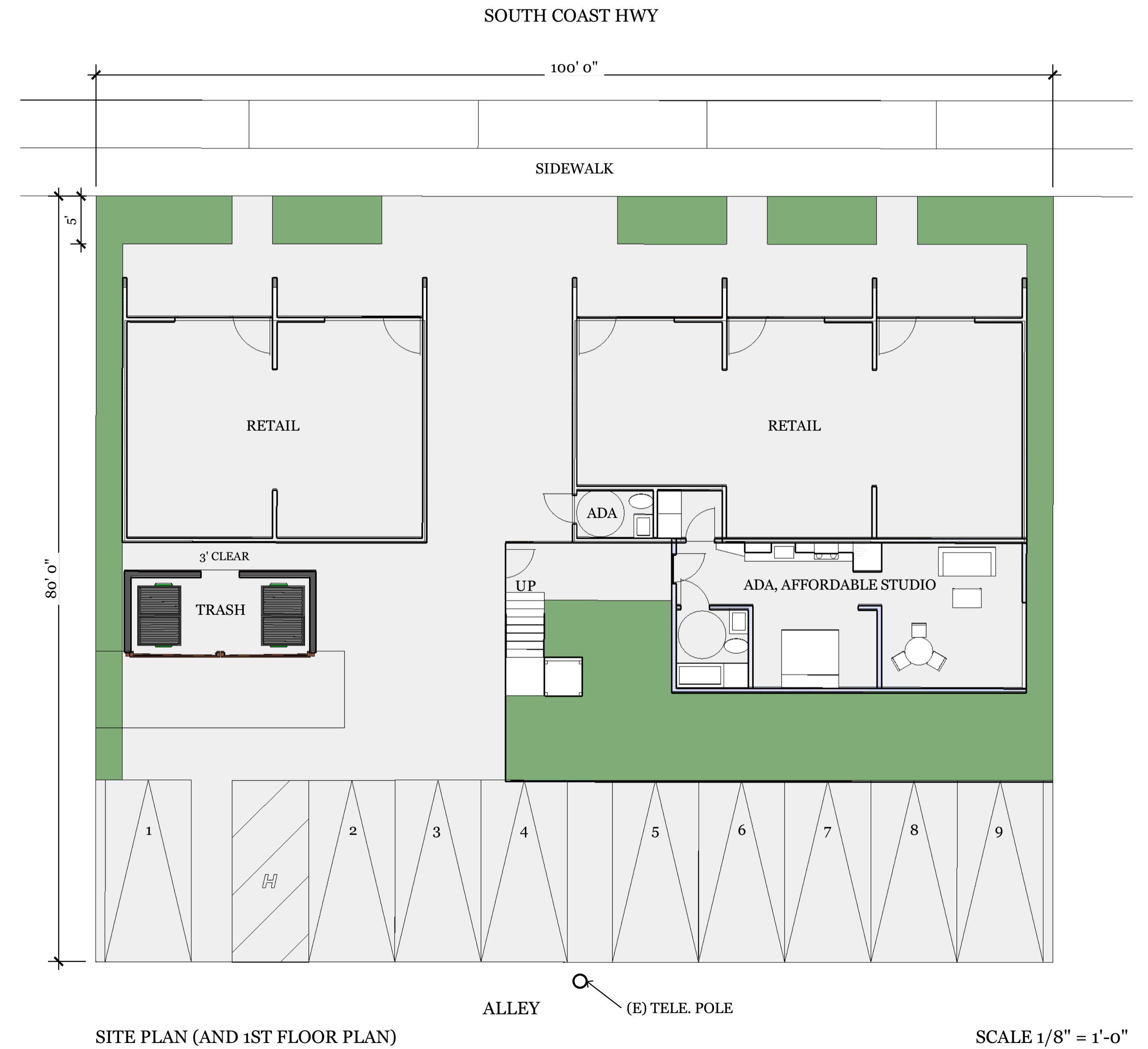
PARKING REQUIREMENTS:

RETAIL = 1 SPACE PER 300 SF  
1750 SF RETAIL REQUIRES 5.83 SPACES  
25% OF THESE SPACES COUNT TOWARD RESIDENTIAL = 1.46

RESIDENTIAL REQUIRES ONE SPACE PER RESIDENTIAL UNIT  
PARKING INCENTIVE FOR AFFORDABLE UNIT INDICATES 0.5 SPACES PER STUDIO  
PROJECT IS COMPRISED OF FOUR STUDIOS AND 3 ONE-BEDROOMS = 4 X 0.5 + 3 X 1 = 5 SPACES  
SUBTRACT 1.46 FROM COMMERCIAL YIELDS RESIDENTIAL REQUIREMENT OF 3.54 SPACES

GRAND TOTAL PARKING IS 5.83 + 3.54 = 9.37. BELOW 9.5 SO ROUND DOWN TO 9 SPACES, WHERE ONE IS HANDICAPPED VAN ACCESSIBLE.

STANDARD TRASH ENCLOSURE NEAR ALLEY.



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1009 S COAST HWY, MIXED USE

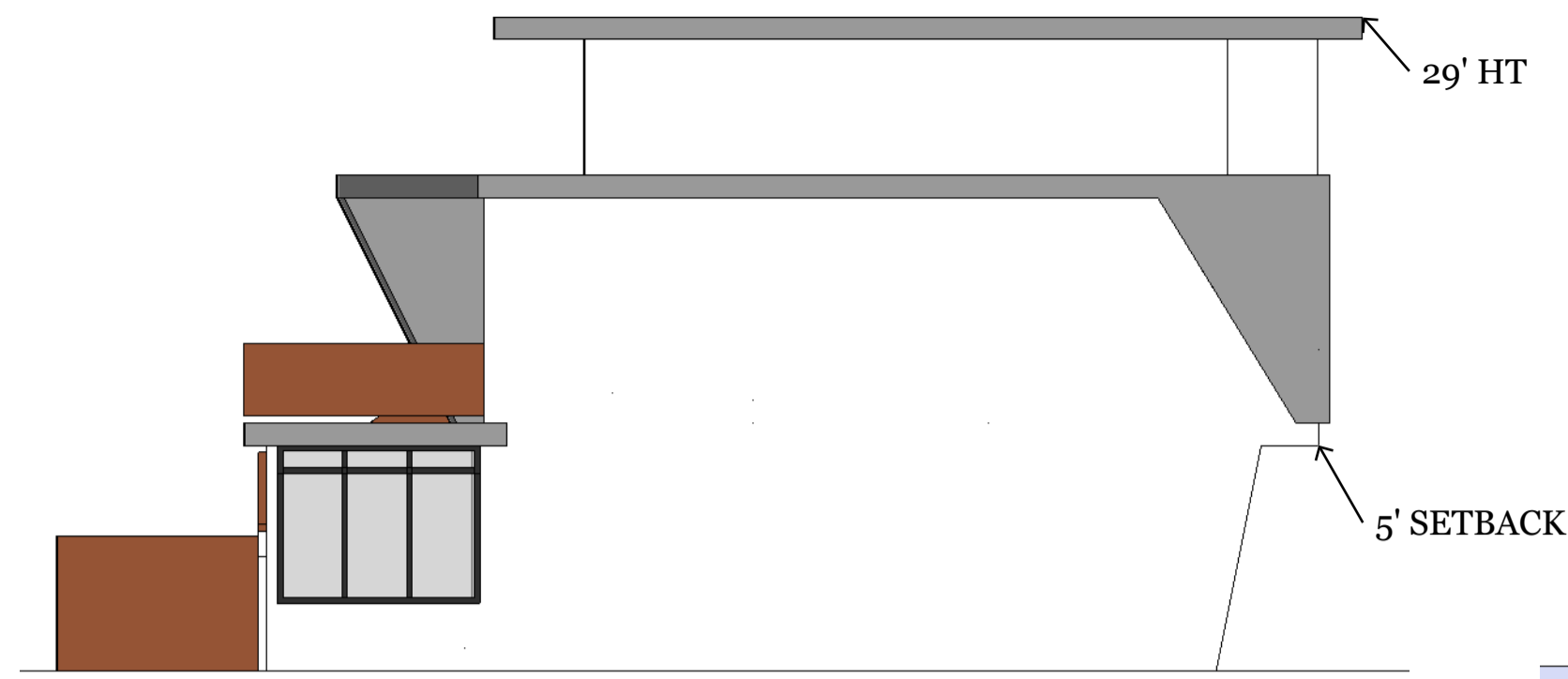
Prepared by Edward Borlenghi

REVISIONS

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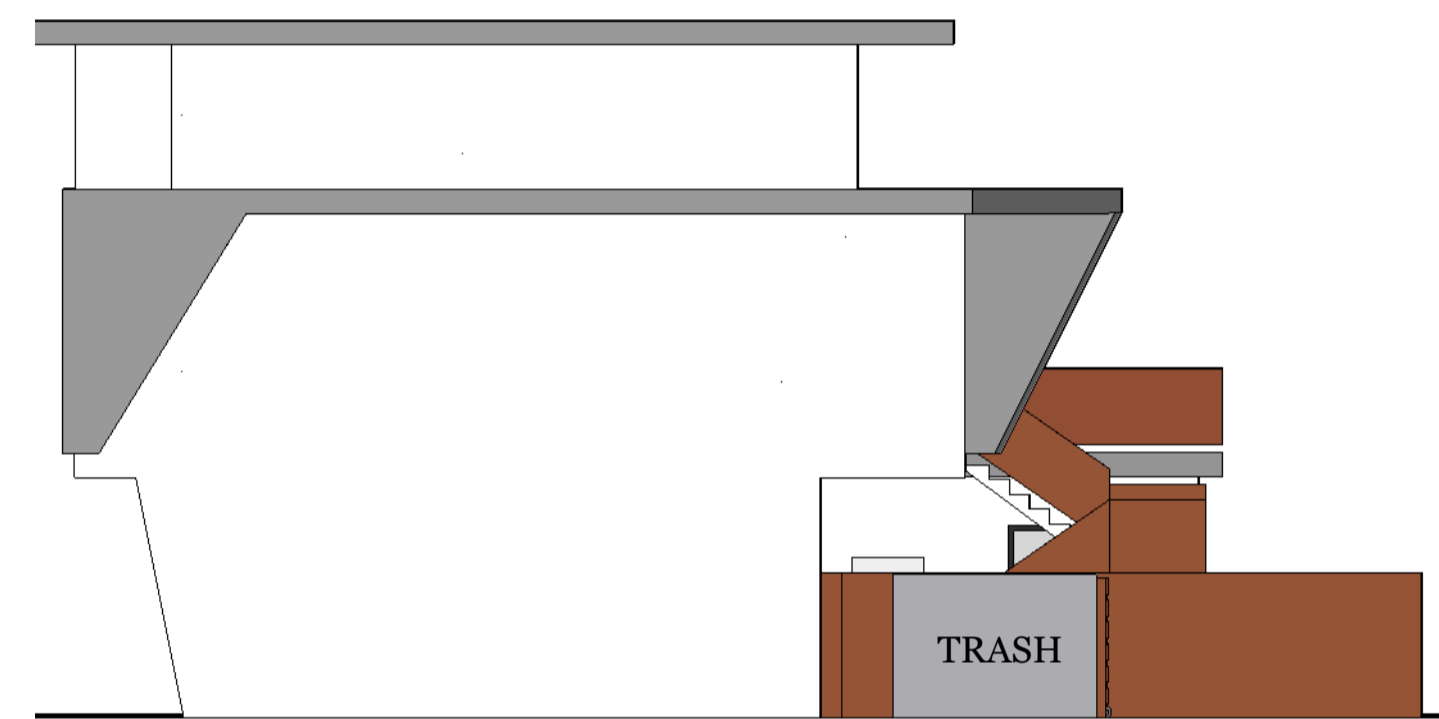


SOUTH ELEVATION

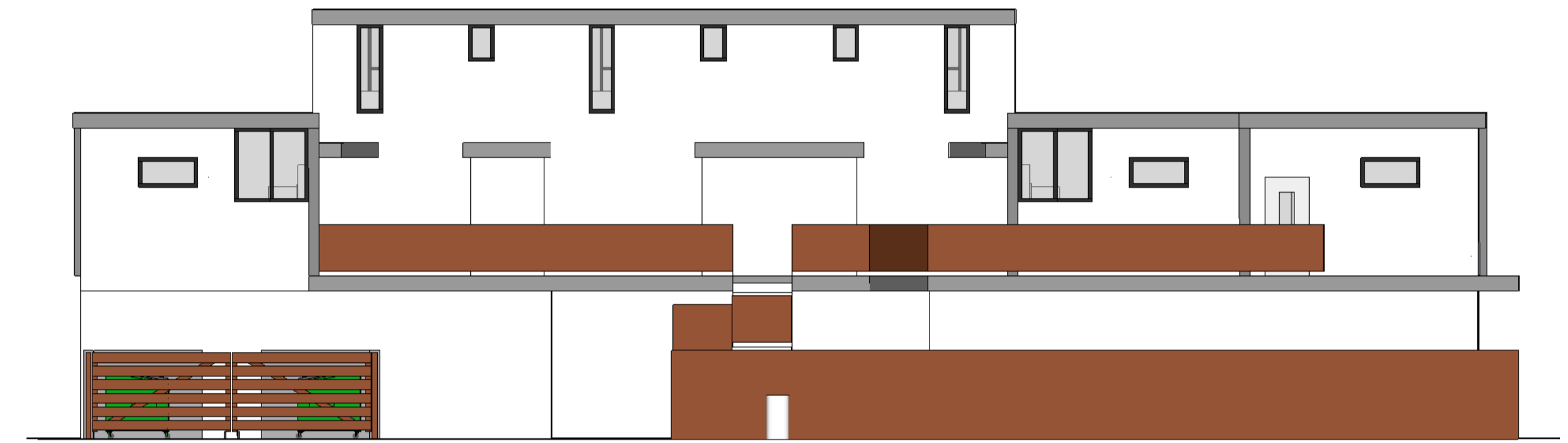


EAST ELEVATION (COAST HWY FRONTAGE)

SCALE 1/8" = 1'-0"

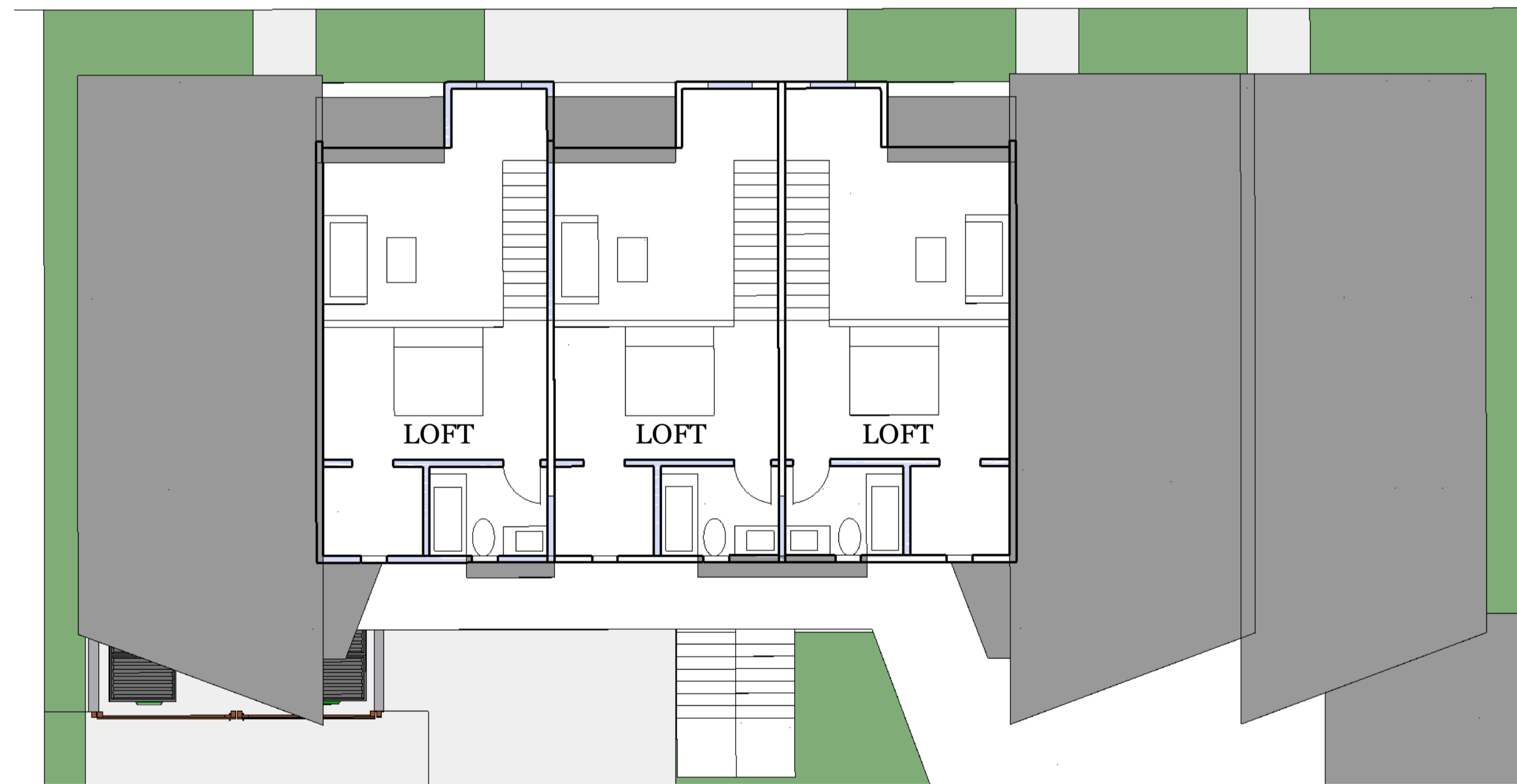


NORTH ELEVATION



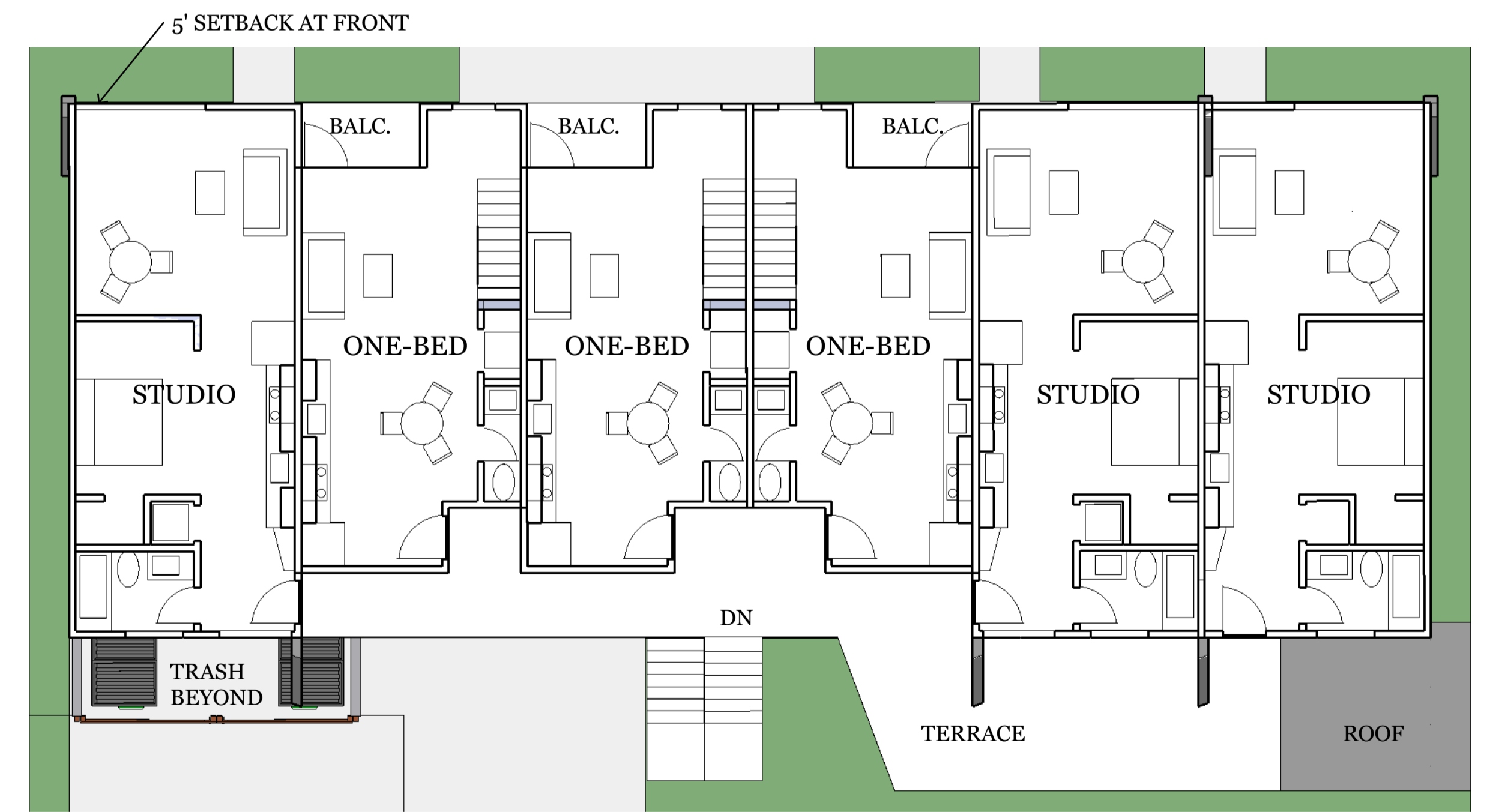
WEST ELEVATION (ALLEY FRONTAGE)

SCALE 1/8" = 1'-0"



3RD FLOOR PLAN

SCALE 1/8" = 1'-0"



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



REVISIONS

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REAR / ALLEY



REVISIONS

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