

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 11th, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 5-story building that would include a hotel and public parking structure at the existing Lot 26 surface parking lot site, located directly west of the Oceanside Transit Center (south of Seagaze Drive and east of South Myers Street)

Zoning: Downtown Subdistrict 5 (D-5)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-350-16
Contact Person: Richard Hamm
Email: hammrichard@sbcglobal.net

2. 10:30 - 11:30 a.m. Proposed three-story, 15-unit condominium development located at 1105-1109 S. Cleveland Street

Zoning: R-3 (Coastal Medium Density Residential)
Land Use: Coastal High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number(s): 152-016-01, -02, &-03
Contact Person: Sean Santa Cruz
Email: ssantacruz@hallmarkcommunities.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.*

3/20/13 JMA

150
4

ITEM #1

1"=100'

CHANGES

BLK	OLD	NEW	YR	CUT
350	180-1-4			
	273-7			
	09,12,13			
	150-041			
	-2			
	150-042			
	-1			
	150-044	1-3	84	3404
	-16			
	150-076	4-10	84	1006A
	-1-7			
	ST CLSD	SAME	86	5593
	183			
	182	11-13	90	2382
	12,13,15	16	91	1467
	150-077-24			
	11+14	17-21	92	2354
	17	22+23	95	1667
	D3	24&25	04	1173
	18-21	PG37	13	33

1*760-186-08
-09
-11

147-160
-273
150-041, 042,
-084
-076

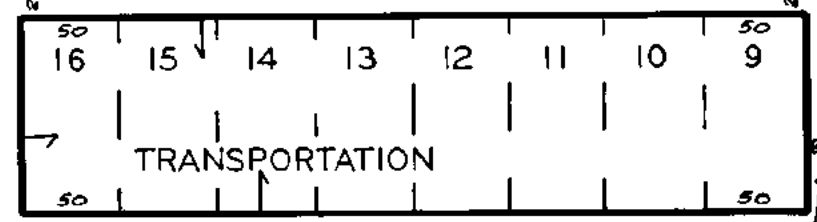
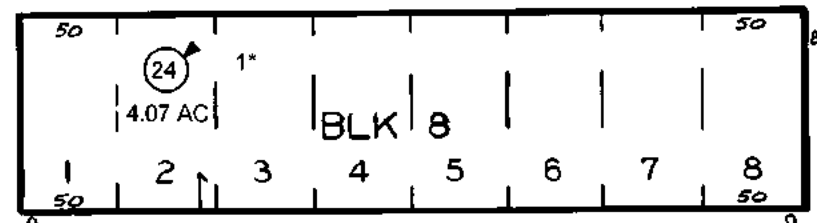
16
SHT 2

8

PIER VIEW WAY
(THIRD ST)

DR (FIRST ST)

80 TREMONT ST 80



CLEVELAND

N35°17'44"W(ROS)

N35°19'11"W

N35°17'44"W(ROS)

N35°17'44"W

328.92(ROS)

22
1.63 AC

PAR 37 SBE MAP 804-37-6J

A. T. & S.F. RY

350

456.60(ROS)

BLK 9

CENTER

BLK 10

TRANSIT (BROADWAY) ST

150
4

150
7

MICHIGAN AVE

(A. T. & S.F. RY)

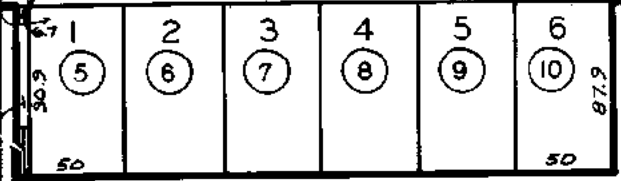
23 POR PAR 34A SBE MAP 804-37-6J

2.19 AC N35°18'36"W (ROS)

16
3.07 AC

COMMERCIAL ST

BLK 1



Project Site

MYERS

16
SHT 2

7
SHT 1

MISSION AVE

SEAGAZE

26

150
7
SHT 1

TYSON

MAS
12-14-83
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 147 PAGE 35

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 344-A J MYER'S ADD
MAP 219-BRYAN S ADD
MAP 218-TYSON S ADD
SEC 26-TIIS-R5W-POR NW1/4(M 313)
ROS 9948, 12553, 12616, 13183, 16664, 19614

City of Oceanside Developer's Conference Lot 26 Hotel and Public Parking

Pelican Communities and the City of Oceanside are exploring the possibility of developing a mixed use building containing structured public parking and a new hotel on the Lot 26 surface parking lot.

Lot 26 is extremely well suitable for this proposed use due to its proximity to the transit center, beach and other downtown amenities. Visitors arriving at the Oceanside transit station will have an easy 300 foot walk to the hotel. While staying at the hotel visitors would have a one block walk to the beach and/or downtown amenities. In addition public parking close to the beach and the downtown is a limited commodity. The additional public parking spaces will help supplement the quickly disappearing parking in the nine block master plan.

Property

The City of Oceanside's Lot 26 is the surface parking lot west of the Transit station, south of the Springhill Suites and north of Myers Street. The site is currently a City of Oceanside paid parking lot with approximately 183 parking spaces. The parking spaces currently serve as public parking for the beach, transit center and downtown. The site is approximately 1.6 acres and is assessor parcel number 147-350-16-00. The site is shown on Exhibit 1 and 2 attached to this report.



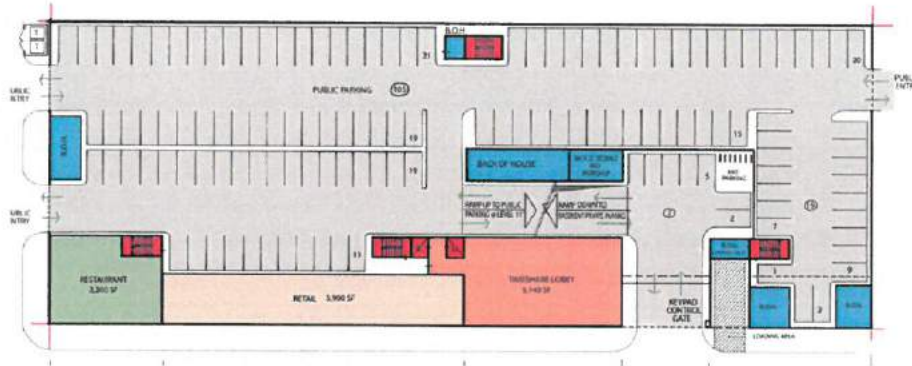
Project Description

The proposed project would be a five story mixed-use building that would include a public parking garage and a new hotel. Please see the attached preliminary architectural and site plans attached as Exhibit 3 to this report.

Pelican Communities

1300 Quail Street, Suite 100, Newport Beach, CA 92660
(949) 263-9210, hammrichard@sbcglobal.net

- The parking garage would be plotted at the extreme back (east) of the lot adjacent to the rear property line (train tracks). The parking garage would be three levels of which one level would be subterranean. The parking garage would have a total of 355 parking spaces; 247 public spaces on floors one and two and 108 private parking spaces located in the basement. The public parking garage entrance would be the same as the current surface lot; from the intersection of Seagaze and Myers while the hotel private parking entrance would be midway down the block on Myers Street.



- The hotel would be built in front of and on top of the parking structure. The hotel lobby would be on the first floor close to the intersection of Seagaze and Myers. Also on the first floor along Myers Street would be other hotel amenities including a lounge, gathering area and a small bar/food service area. The hotel rooms would be located above the parking structure on the third, fourth and fifth floors. The east side of the floors three, four and five would be a dead wall with a hall that faces the railroad tracks. The hotel rooms are plotted around two central courtyards that open to the west ocean view. The hotel rooms will have windows and balconies facing the beach and two courtyards. The courtyards will also contain the outdoor amenities for the hotel which include pool and spas, gardens, sunset decks, barbeque and gathering areas.



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Project Statistics

Site Area 1.6 acres

Parking Garage	Area	Spaces
Basement	30,114	108
Level 1	47,950	125
Level 2	44,900	122
Total	122,964	355

Hotel	Area	Rooms	Courtyard
First Floor	10,000	N/A	
Second Floor	N/A	N/A	
Third Floor	38,800	36	21,810
Fourth Floor	38,800	36	
Fifth Floor	38,800	36	
Total	126,400	108	

FAR 1.77

Building Set Backs From Property Line

North – 50 feet	Springhill Suites
East – 0 feet	Railroad Tracks
South – 40 feet	Residential House
West – 0 feet	Myers Street

Set Back from Myers Curb and Gutter

West – 20 feet

Pelican Communities

1300 Quail Street, Suite 100, Newport Beach, CA 92660
(949) 263-9210, hammrichard@sbcglobal.net



PROPERTY
PROFILE

Property:
Myers St
Oceanside, CA 92054
APN: 147-350-16-00

Data deemed reliable, but not guaranteed.
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PROPERTY DETAILS

The Oversight Board Of The Successor Age,
Myers St, Oceanside, CA 92054

APN: 147-350-16-00
San Diego County

Owner Information

Primary Owner: **THE OVERSIGHT BOARD OF
THE SUCCESSOR AGE,**

Secondary Owner:

Mail Address:

Site Address: **MYERS ST
OCEANSIDE CA 92054**

Assessor Parcel Number: **147-350-16-00**

Census Tract: **0183.00**

Housing Tract Number:

Lot Number:

Page Grid:

Legal description: **Abbreviated Description: CITY:OCEANSIDE SEC/TWN/RNG/MER:SEC 26 TWN 11 RNG 05W SEC
26-11-5W***NWQ***DOC90-426042 IN City/Muni/Twp: OCEANSIDE**

Sale Information

Sale Date: **09/15/2016**

Document #: **2016-0487196**

Sale Amount: **N/A**

Seller: **THE OVERSIGHT
BOARD OF THE
SUCCESSOR AGE**

Sale Type:

Cost/SF:

Assessment & Tax Information

Assessed Value:

Land Value:

Imp. Value:

Homeowner
Exemption:

% Improvement:

Tax Amount:

Tax Status:

Tax Year:

Tax Rate Area: **7-095**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: **3.07 AC**

Partial Baths:

Number of Units: **0**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Governmental/Public Use**

Building Style:

Owner
Exclusions:

Use Code: **Governmental/Public Use (General)**

Zoning:



YIHONG LIU + ASSOCIATES
1889 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702.778.8711
702.948.0933



OCEANSIDE

**BUILDING
IMAGE**

DATE:
SCALE:





- 60' TOP
- 57' TOP
- 54' ROOF DECK
- 51' CEILING
- 48' 5TH FLOOR
- 45' CEILING
- 42' 4TH FLOOR
- 39' CEILING
- 36' 3RD FLOOR
- 33' CEILING
- 30' 2ND FLOOR
- 27' CEILING
- 24' 1ST FLOOR
- 21' CEILING
- 18' 2ND FLOOR
- 15' CEILING
- 12' 1ST FLOOR
- 9' CEILING
- 6' 1ST FLOOR
- 3' CEILING
- 0' 1ST FLOOR

WEST ELEVATION



- 60' TOP
- 57' TOP
- 54' ROOF DECK
- 51' CEILING
- 48' 5TH FLOOR
- 45' CEILING
- 42' 4TH FLOOR
- 39' CEILING
- 36' 3RD FLOOR
- 33' CEILING
- 30' 2ND FLOOR
- 27' CEILING
- 24' 1ST FLOOR
- 21' CEILING
- 18' 2ND FLOOR
- 15' CEILING
- 12' 1ST FLOOR
- 9' CEILING
- 6' 1ST FLOOR
- 3' CEILING
- 0' 1ST FLOOR

EAST ELEVATION



- 60' TOP
- 57' TOP
- 54' ROOF DECK
- 51' CEILING
- 48' 5TH FLOOR
- 45' CEILING
- 42' 4TH FLOOR
- 39' CEILING
- 36' 3RD FLOOR
- 33' CEILING
- 30' 2ND FLOOR
- 27' CEILING
- 24' 1ST FLOOR
- 21' CEILING
- 18' 2ND FLOOR
- 15' CEILING
- 12' 1ST FLOOR
- 9' CEILING
- 6' 1ST FLOOR
- 3' CEILING
- 0' 1ST FLOOR

SOUTH ELEVATION



- 60' TOP
- 57' TOP
- 54' ROOF DECK
- 51' CEILING
- 48' 5TH FLOOR
- 45' CEILING
- 42' 4TH FLOOR
- 39' CEILING
- 36' 3RD FLOOR
- 33' CEILING
- 30' 2ND FLOOR
- 27' CEILING
- 24' 1ST FLOOR
- 21' CEILING
- 18' 2ND FLOOR
- 15' CEILING
- 12' 1ST FLOOR
- 9' CEILING
- 6' 1ST FLOOR
- 3' CEILING
- 0' 1ST FLOOR

NORTH ELEVATION



YIHONG LIU + ASSOCIATES
 1068 HORIZON RIDGE PARKWAY,
 SUITE 120,
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 702.948.0933

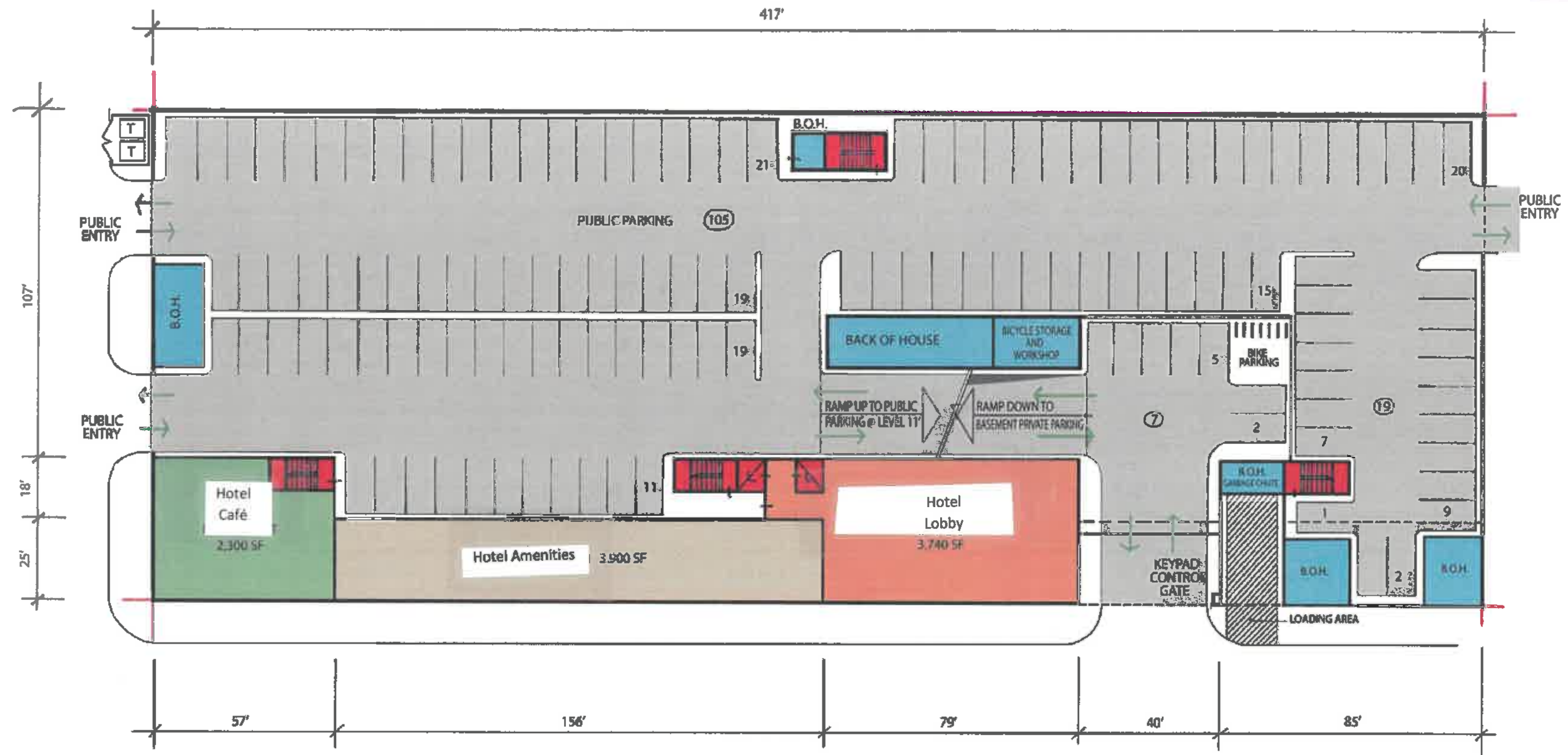
Pelican COMMUNITIES

OCEANSIDE

ELEVATIONS

DATE:
SCALE:

OCHOA
 DEVELOPMENT CORPORATION



FIRST FLOOR LEVEL 0.0



YIA YIHONG LIU + ASSOCIATES
 1660 HORIZON RIDGE PARKWAY,
 SUITE 130,
 HENDERSON, NV 89012
 702.778.8711
 702.948.0633



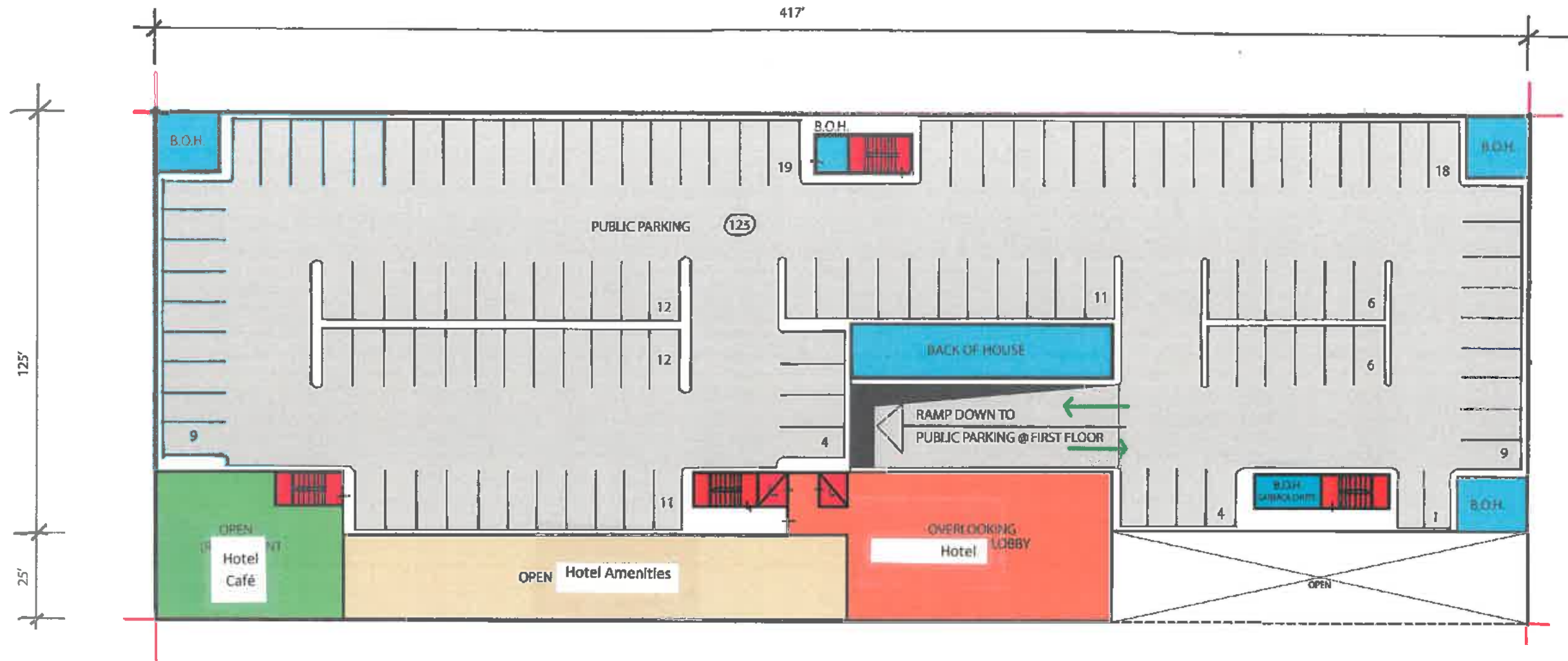
OCEANSIDE

SITE
 CONCEPT

DATE:
 SCALE:



OCHOA
 DEVELOPMENT CORPORATION



SECOND FLOOR PLAN



YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 130,
HENDERSON, NV 89012
702.778.8711
702.946.0933

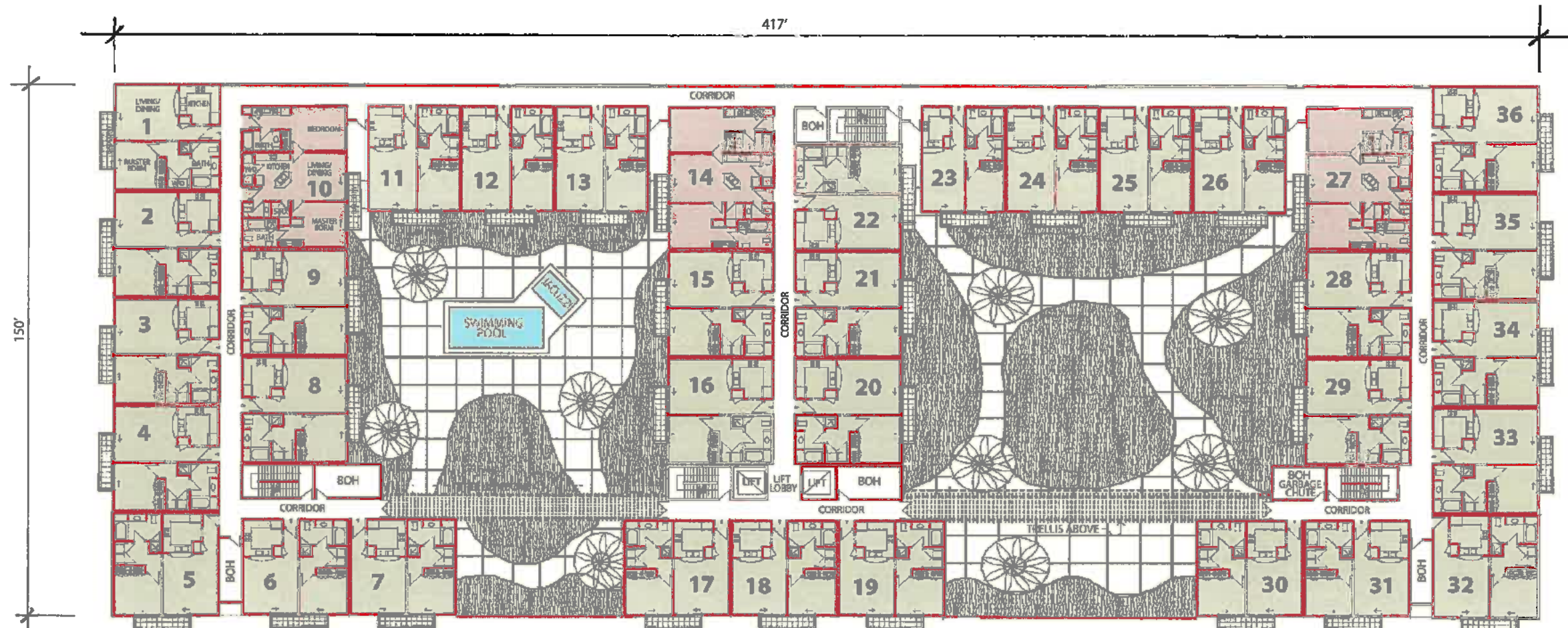


OCEANSIDE

SITE
CONCEPT

DATE:
SCALE:





THIRD FLOOR PLAN



YIA YIHONG LIU + ASSOCIATES
 1669 HORIZON RIDGE PARKWAY,
 SUITE 120,
 HENDERSON, NV 89012
 702.778.8711
 702.948.0933

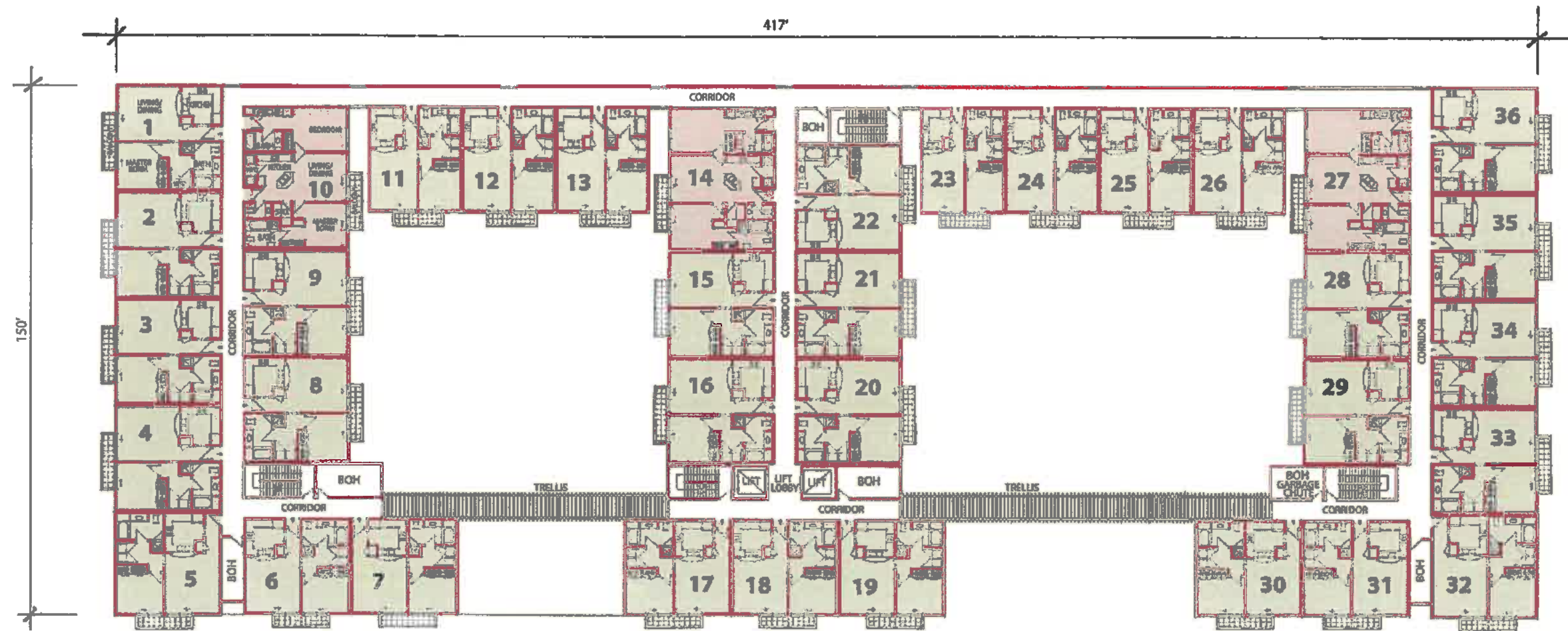


OCEANSIDE

SITE
 CONCEPT

DATE:
 SCALE:





FOURTH FLOOR PLAN



YIA
YIHONG LIU + ASSOCIATES
 1880 HORIZON RIDGE PARKWAY,
 SUITE 120,
 HENDERSON, NV 89012
 TEL. 778.8711
 702.946.0933



OCEANSIDE

**SITE
 CONCEPT**
 DATE:
 SCALE:



OCHOA
 DEVELOPMENT CORPORATION



FIFTH FLOOR PLAN



YIHONG LIU + ASSOCIATES
 1088 HORIZON RIDGE PARKWAY,
 SUITE 120,
 HENDERSON, NV 89012
 702.778.8711
 702.046.0033

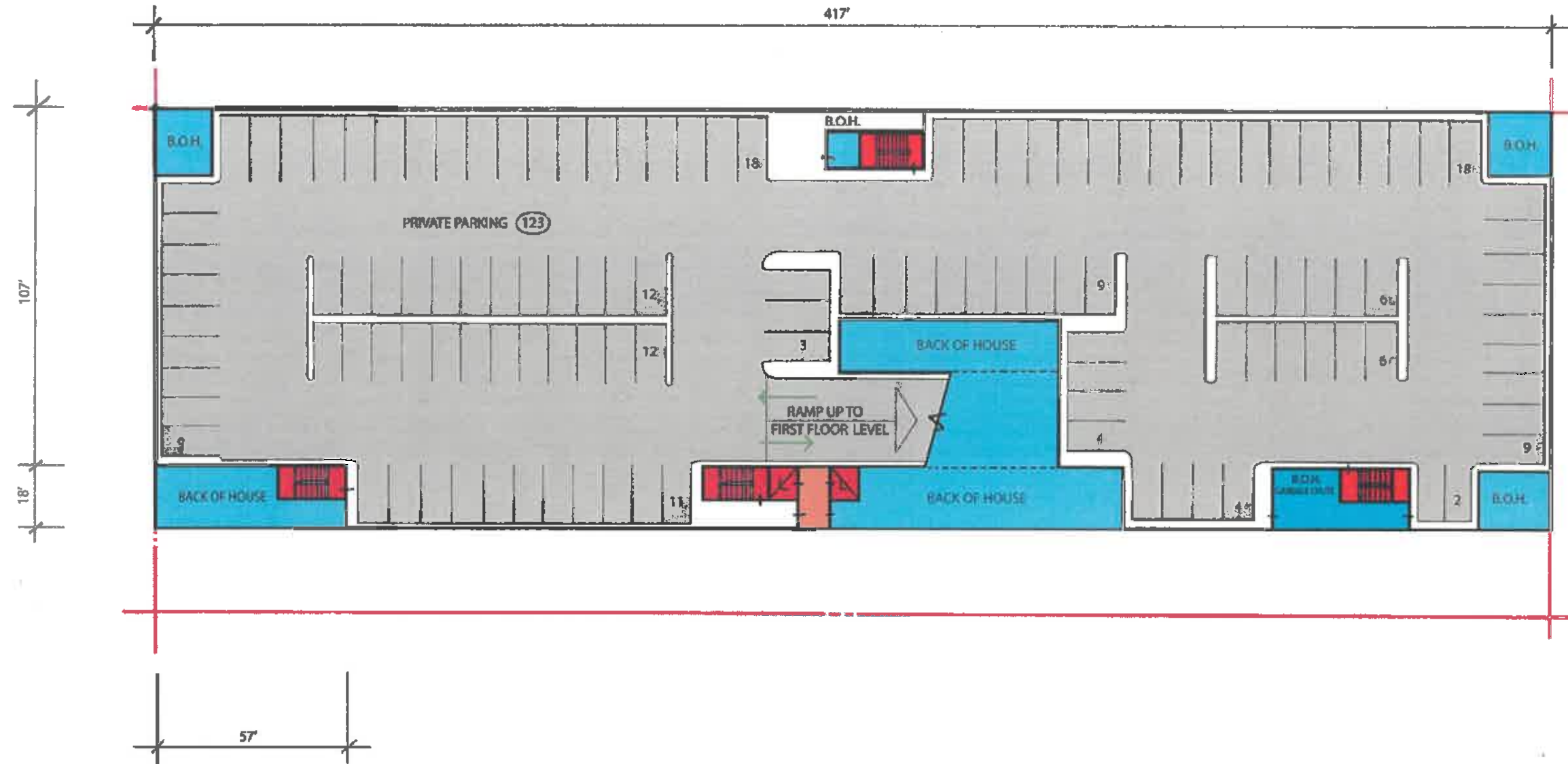


OCEANSIDE

SITE
CONCEPT

DATE:
SCALE:





BASEMENT LEVEL -10'



YIHONG LIU + ASSOCIATES
 1068 HORIZON RIDGE PARKWAY,
 SUITE 120,
 HENDERSON, NV 89012
 702.778.8711
 702.946.0533



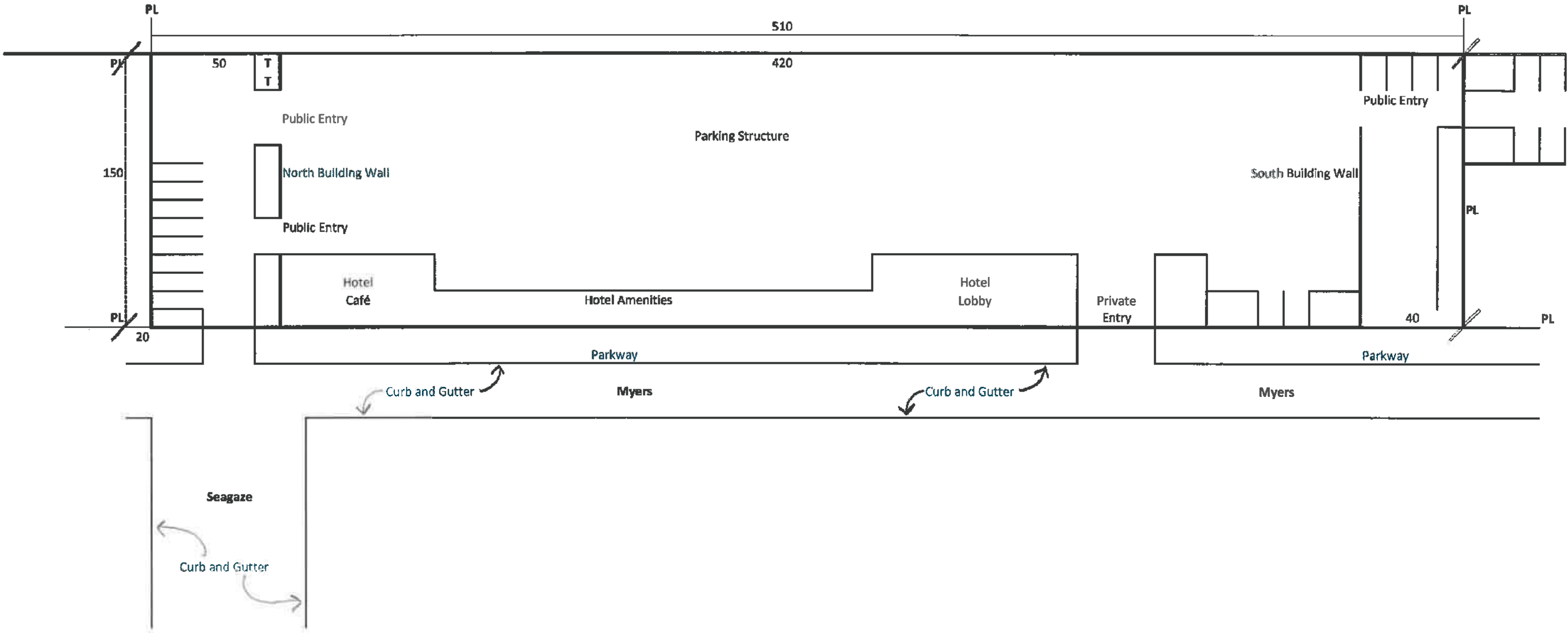
OCEANSIDE

**SITE
 CONCEPT**

DATE:
 SCALE:

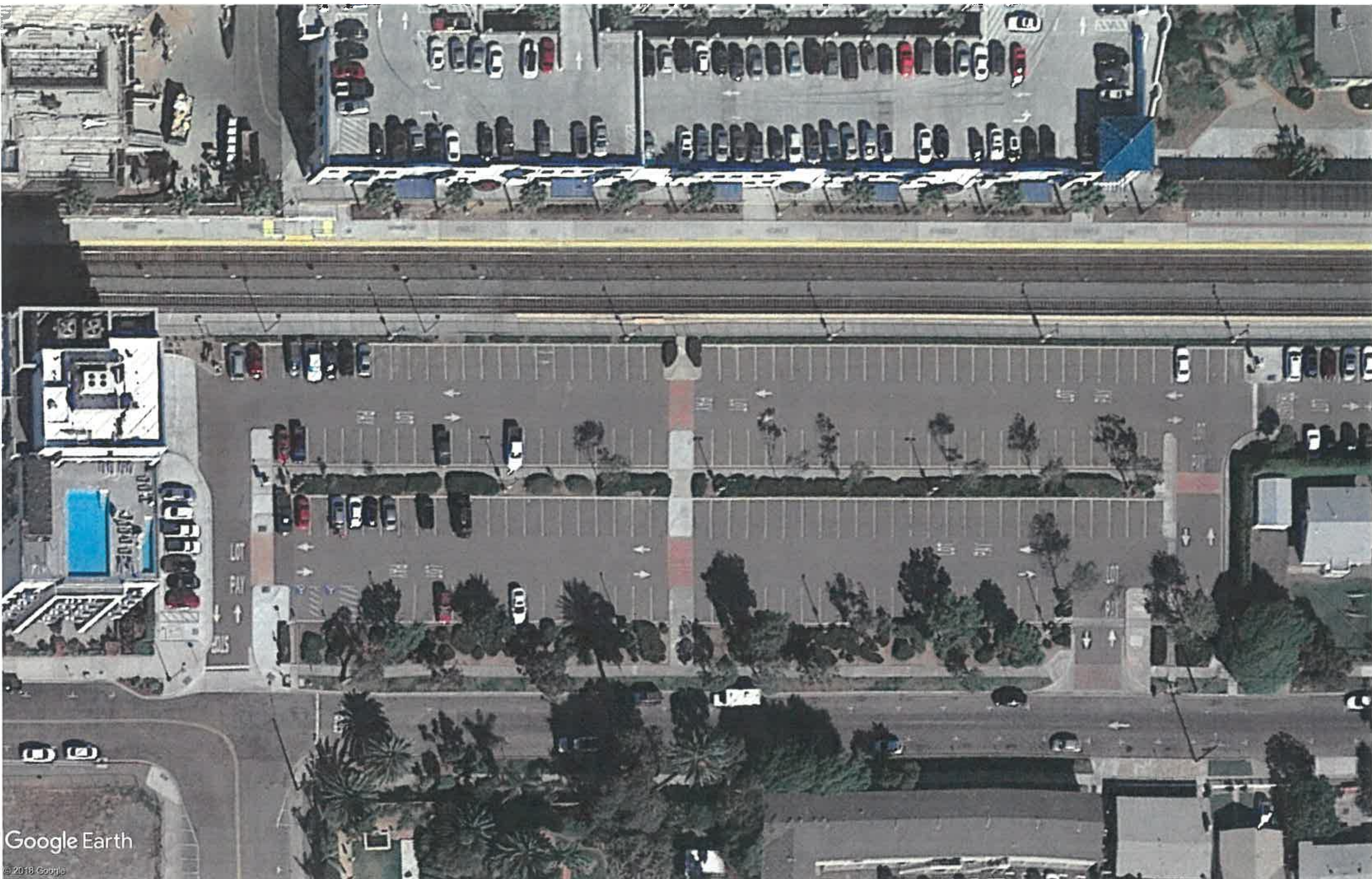


Oceanside Lot 26 - Pelican Hotel
Lot Dimensions/Setbacks





← Lot 26 Site



1105, 1107, 1109 S. CLEVELAND STREET

PROJECT DESCRIPTION

Applicant: Hall Land Company, Inc.

Attn: Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x122

ssantacruz@hallmarkcommunities.com

Address: 1105, 1107, 1109 S. CLEVELAND STREET OCEANSIDE, CA

APN: 152-016-01, 02 & 03

Legal Description: LOTS 1, 2, 3 IN BLOCK 1 OF ENLOE'S ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 917 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 24, 1904;

Total Acreage:

Property: 0.367 acres (approximately)

Right-of-Way Vacation: 0.092 acres (approximately)

Total: 0.4591 acres (approximately)

General Plan: High Density Residential

Zoning: R3 Medium Density Residential Zone; Coastal Zone

Land Use: Multi-Family Residential

Density: 29 du/ac to 43 du/ac (13 du to 19 du allowed)

Proposed Project Density: 32.67 du/ac or 15 condominium units

Coast Highway Vision Plan: Arts, Technology & Environment District (Most Suited for Transit Oriented Development given proximity to Coast Highway Sprinter Station 0.4 Miles South of Property)

Existing Site: The existing site consists of a single-family residence and garage, commercial building, and parking lot/vacant land.

Adjacent Properties:

North: Commercial Building

South: Commercial Building/Warehouse

West: Railroad Tracks

East: Multi-Family Apartments

Setbacks: Front (Cleveland) 15'; Sides: 5'; Rear (Railroad) 15'

Height: 35 feet

Description of Project: A Tentative Map, Development Plan, Variance, Street/ROW Vacation, and Regular Coastal Permit to allow for the development of fifteen (15) condominium units. The project is proposed as a three (3) story podium style building with a common area roof top deck with condominium units on the 2nd and 3rd floor of the building.

Access to the project would be off a new twenty-four (24) foot wide private driveway on S. Cleveland Street with a private driveway leading to the covered ground floor parking for residents and guests. One trash/recycling/green waste enclosure and landscape improvements are proposed as well.

Access to the condominium units and roof top deck would be via two (2) common stairways and a common elevator for the building. Each unit would have a single level of habitable space and private balconies.

Right-of-Way Vacation: The project is requesting the vacation of the remaining 45 feet of that portion of that 70 foot wide street known as Eucalyptus Street as shown on Jarvis Addition Map 163 and on Oceanside Townsite Map 340. On May 22, 1968 the City Council per Resolution No. 68-85 (copy attached) approved the vacation of the northerly 25 feet of that portion of the 70 foot wide street known as Eucalyptus Street lying westerly of the westerly line of Cleveland Street as shown on Jarvis Addition Map 163 and on Oceanside Townsite Map 340.

Per the Jarvis Addition Map 163 and discussions with Maryam Wagner, the vacation of this portion of Eucalyptus Street would be split as follows: Forty (40) feet to APN 152-016-01 and the remaining Five (5) feet to APN 152-013-13. Since 25 feet has already been vacated to APN 152-013-13 per the aforementioned resolution, they would only receive an additional five (5) feet from the proposed vacation. This division of the 70 feet of right-of-way of Eucalyptus Street would be consistent with the portion of right-of-way on each side of the centerline of Eucalyptus Street as shown on the Jarvis Addition 163 map.

Per initial discussions with Maryam Wagner, John Amberson, and Mabel Uyeda, the City has no objection at this time to the proposed vacation of this portion of Eucalyptus Street due to the fact that there are no planned roadway or trail extensions or connections in the future, nor any existing or proposed utilities planned for this portion of Eucalyptus Street.

Variance: The project requests a five (5) foot reduction in the standard fifteen (15) foot front yard setback along Cleveland Street for the following reasons:

Per Article 19 Variances Section 1900 & 1901 of the 1986 Zoning Ordinance, a practical difficulty and unnecessary hardship has resulted due to the required dedication of an additional five (5) feet of right-of-way on Cleveland Street and the resulting front yard setback imposed under the 1986 Zoning Ordinance. Under the now invalidated 1992 Zoning Ordinance for coastal properties, the required front yard setback for this property would have been ten (10) feet from the ultimate right-of-way if the property were to be developed as single family detached homes on a minimum lot of 2,500 SF, which was allowed with a Conditional Use Permit within the RH District when determined to be compatible with existing and future land uses and plans. Both the Garden Homes project (T-1-03, D-4-03, and RC-3-03) consisting of nine (9) detached single family homes built 250 feet south of the property on S. Cleveland Street and the 1125 South Cleveland Street Townhomes project (T15-00002; D15-00002; V15-00001; RC15-00003) built 150 feet south of the property on S. Cleveland Street were approved allowing for a ten (10) foot front yard setback from the ultimate right-of-way on Cleveland Street.

Per Section 1701 (b) of the 1986 Ordinance, the project is required to provide a fifteen (15) foot front yard setback from the ultimate right-of-way. However, the requirement as previously indicated of an additional five (5) foot right-of-way dedication to the City of Oceanside (which is consistent with the Garden Homes Map 14988 and 1125 S. Cleveland Street Townhomes Map 16170) would force the project to measure the fifteen (15) feet from the new right-of-way, and thus imposing essentially a twenty (20) foot setback from the current property line. Per Section 1703 Rear Yards, the project will require a fifteen (15) foot setback off of the rear of the property. The depths of the lots are approximately 100 feet. If the project is required to provide the aforementioned setbacks, the amount of developable area will be reduced by thirty-five (35) feet, which would place an unnecessary hardship on the project and a loss of significant amount of developable property compared to the developments to the south in order to maximize density. As mentioned above, the developer of the southern Garden Homes property (T-1-03, D-4-03, and RC-3-03) which was permitted under the 1992 Zoning Ordinance (Section 1050 HH) was required to provide the five (5) foot right-of-way to the City of Oceanside and then was permitted under a Conditional Use Permit to have a ten (10) foot setback along Cleveland Street. The 1125 South Cleveland Street Townhomes project (T15-00002; D15-00002; V15-00001; RC15-00003) was granted a variance for a five (5) foot reduction of the minimum 15 foot front yard setback as part of its project approvals. The project is asking for the City to grant a variance to allow for the proposed project to match the setback approved for the two aforementioned projects. The Garden Homes and 1125 S. Cleveland Street Townhome projects have been identified in the attached Plat Map.

Additionally, the dedication is intended to provide additional right-of-way for utility burial and not for the purposes of widening the improved street dimensions. The dedicated strip of land would remain landscape area behind the sidewalk. Consequently, the proposed project would still maintain a fifteen (15) foot setback from the improved portions of the right-of-way, all of which would be landscaped. The portion of Cleveland Street on which the project fronts is fully built out with curb, gutter, and existing paving. The desire by the City to make this section of Cleveland Street a section of road with a sixty (60) foot of right-of-way versus the more commonly found fifty-five (55) feet along

Cleveland Street places an undue burden on the site and as such the project request for a variance should be considered for these aforementioned reasons.

Cleveland Street Improvements: The project proposes to follow the same improvement requirements as were implemented on the Garden Homes and 1125 South Cleveland Street Townhome developments.

The project proposes to install a new five (5) foot sidewalk made of 4" PCC over 6" Class II AB to match the existing eastern sidewalks. The existing 6" Type "G" Curb and Gutter along the project frontage will be removed and replaced. A new PCC driveway approach shall be installed at the entrance of the project.

Water shall be provided via the existing 8" A.C.P Water line per DWG No. W-00445 and Sewer shall be provided via the existing 6" V.C.P Sewer line per DWG No. AD-01013 in Cleveland Street and extended to the project as needed. A new 6" PVC private sewer main shall be installed to service the project along with new manholes and cleanouts as needed. A new two inch (2") Water Service with a two inch (2") Master Water Meter and backflow (W-05, W-12 O.S.D) shall be installed to provide domestic potable water to the building along with a one inch (1") irrigation service with ¾" water meter and backflow (W-4 O.S.D.) for landscape. . A new Fire Hydrant (W-1 O.S.D) shall be installed along the project frontage along with a four inch (4") fire service and double check detector assembly with F.D.C (W14-O.S.D) to provide fire sprinkler service to the building.

The existing AC pavement in Cleveland Street along the project frontage was cored and three (3) samples were taken that indicate the existing street along the project frontage consists of 3" AC on native. As such, the project proposes the removal and replacement of half + 12 feet of existing AC pavement and shall install new 3" AC over 6" AB in Cleveland Street along the project frontage. The existing concrete ribbon gutter at Eucalyptus and Cleveland Street shall be removed and replaced as well.

Overhead/Dry Utilities:

There are existing overhead utility lines (SDG&E, AT&T, Cox Communications) along the northern property line and Cleveland Street frontage of the project which run north past Eucalyptus Street and east along Eucalyptus Street. There are two (2) existing overhead poles along Cleveland Street and one (1) existing overhead pole in the northwest corner of the site within the Eucalyptus Street right-of-way that is to be vacated.

As shown on the Site Plan, the existing overhead pole at the southern property line along Cleveland Street shall remain in place as those lines continue south along Cleveland Street in order to provide service to APN: 152-016-04 & 05. A new guy wire shall be installed to stabilize the pole. The existing overhead pole at the northern property line adjacent to the proposed project driveway entrance shall be relocated south up to five (5) feet max in order to accommodate the new project driveway entrance and a new guy wire shall be installed to stabilize the pole. The overhead lines between these two (2) poles along Cleveland Street shall be placed underground. As for the overhead pole in the northwest corner of the site within the Eucalyptus Street right-of-way that is to be vacated,

that will be removed. Natural Gas shall be provided from the existing gas line in Cleveland Street to service the project.

Storm Water/Drainage: Drainage from both Cleveland Street and Eucalyptus Street is currently conveyed via concrete gutters and a cross gutter to an existing concrete spill way at the intersection of Cleveland Street and Eucalyptus Street, which then conveys the water west within the Eucalyptus Street right-of-way and then surface flows onto the NCTD property. From there water drains to the south within a natural drainage ditch before discharging into the storm drain inlet along Oceanside Blvd and then out to the Pacific Ocean (City of Oceanside Storm Drain Improvement Plans R-13344).

A meeting was held with NCTD Staff to discuss both the alteration of the existing drainage pattern as described above for the drainage from both Cleveland Street and Eucalyptus Street along with the conveyance of drainage from the proposed project onto NCTD property. We were told that if we were to alter the existing drainage/conveyance in anyway as it currently exists, NCTD would require all water from the aforementioned sources to be pre-treated before being allowed to discharge onto the NCTD property. As a result, a Type B Curb Inlet is being proposed to replace the existing spillway on Cleveland Street in order to catch all surface water from Cleveland Street and Eucalyptus Street which will then be conveyed via a storm drain pipe to the proposed Modular Wetland System that will be described below. From the Modular Wetland System, all water will be discharged onto NCTD property via a storm drain pipe and headwall, however those details will be worked out with NCTD staff based on their requirements and design standards.

The project will be classified as a Priority Development Project (Major) and the required compliance with the SUSMP and the generation of a Priority SWMP would be required for the project. Additionally the project shall be subject to Hydromodification since all project water will be discharged into a natural drainage swale within the NCTD property rather than an MS4 or hard conveyance system to the Pacific Ocean. Infiltration tests shall be performed on the project site however due to the results found on the 1125 S. Cleveland Street Townhome project just south of the project site, it is not likely that infiltration will be possible. All treatment and storage would be met via a proposed Modular Water Quality Diversion WEIR System (MWS-DVT-8-16) from Modular Wetland Systems. All roof drains, area drains, and landscape areas will drain via private storm drain to the Modular Wetland for the project which shall be installed in the northwest corner of the property as shown on the Site Plan.

Parking and Vehicle Circulation: The private driveway would provide access from Cleveland Street to a covered parking structure with parking spaces/stalls for both residents and guests. The project proposes a total of fifteen (15) condominium units consisting of nine (9) 2 to 3 bedroom units and six (6) one bedroom units. Based on the parking requirements, the project is required to provide eighteen (18) parking spaces for the 2 to 3 bedroom units and nine (9) parking spaces for the 1 bedroom units for a total of twenty-seven (27) resident spaces which it does. Additionally, the project is proposing three (3) guest spaces of which one (1) is a handicap van accessible parking space as shown on the Site Plan. There will continue to be parking along the Cleveland Street frontage as well.

Landscape: The project will provide a combination of groundcover, shrubbery, and tree species consistent with the City's Landscape Design Manual and approved street tree list within the front setback on Cleveland Street and along the side and rear yard setbacks. A new irrigation meter shall be installed off of Cleveland Street to provide service to the common area landscaping as previously discussed.

Inclusionary Housing: The project shall elect to pay the inclusionary housing in-lieu fee for all units. Additionally, the 2nd Tier Inclusionary Housing in-lieu fees shall only apply if a project exceeds base density and has more than ten (10) units proposed. The project proposes fifteen (15) units and will exceed the base density which is 13 du/ac. As a result, the project will be required to pay the 2nd Tier Inclusionary Housing in-lieu fee as well.

Reclaimed Water In-Lieu/Sewer Upsize In-Lieu Fee: The project shall pay the required Reclaimed Water In-Lieu and Sewer Upsize In-Lieu Fee for the length of its frontage along Cleveland Street per the Utilities Department's requirements.

Trash/Recycling: The project will provide one (1) common decorative trash enclosures that would provide a total of one (1) trash, one (1) recycling, and one (1) green waste bin for the residents. The enclosure would be placed in the northern portion of the property as shown on the Site Plan in order to provide access for Waste Management to roll out the bins into the private driveway and onto Cleveland Street on a weekly basis. Distance between the bins and the units would be less than maximum 150'. Clearances are maintained in front of the enclosures as required by the Refuse and Recycling Enclosures handout and Waste Management Guidelines. Frequency of pickups would be increased per week to allow for the use of only a single bin for trash, recycling, and green waste.

Walls/Fencing: The project proposes to install a six (6) foot tan split face masonry/retaining wall along the entire rear/western property line for grading and sound attenuation purposes. The size and layout will be determined by the Civil Engineer and Acoustical Engineer for the project. A six (6) foot wood fence would be installed along the northern property line. No fencing is proposed along the Cleveland Street frontage or along the southern property line.

Architecture: The architecture of the building would be an urban beach design with more articulated facades and a variety of finish materials, including stucco, fiber cement siding, stone veneer, decorative rails, metal brackets, exposed rafters, projected eaves, and flat roofs. Additionally it would include balconies, furred-out wall sections, foam window trim, and score lines. A common area roof top deck is proposed that will be accessed via common stairways and an elevator.

NOTE: An conceptual elevation of a podium style building is being submitted for reference and does not represent the architecture style described above. It is meant to show the proposed building and the massing of the building in relation to the ground floor parking areas and the 2nd and 3rd floor condominium units.

Floor Plans: As previously mentioned, the project is proposing a total of fifteen (15) condominium units consisting of nine (9) 2 to 3 bedroom units and six (6) 1 bedroom units. The nine (9) 2 to 3 bedroom

units will range in size from 1,300-1,500 SF while the 1 bedroom units will range in size from 1,000-1,200 SF in size. No conceptual plans have been generated at this time but each plan will have private balconies for each unit.

QUESTIONS:

- 1) Will the City support a “podium” style building where access to the condominium units will be off of a common stairway and elevator on the 2nd and 3rd floor and where there is no ground floor access to the units but instead just parking?
- 2) Will the City support the stairs and elevator being located along the front of the building along Cleveland Street?
- 3) Per Section 1709 (b) Height of the 1986 Zoning Ordinance, the project is restricted to three stories or 35 feet in height, whichever is less. However, it states that roof structures for the housing of elevators and stairways may be erected above the height limits prescribed in the section so long as they can be erected and maintained at such a height in view of the surrounding conditions and circumstances. Since the project is proposing a common area rooftop deck accessible by both stairs and an elevator, what is the maximum height these structures can exceed the 35 foot height limit and will the City have a concern if they are visible from Cleveland Street as proposed?
- 4) Will the City support the use of one (1) trash, recycling, and green waste bin/enclosure to service the fifteen (15) units provided that the frequency of weekly pickups is increased?
- 5) Will the Utilities Department require the private sewer and water mains to be extended into the parking area on the ground floor or can they be directly off of Cleveland Street and go directly into the building rather than run in the private driveway?
- 6) Since these are for sale condominium units, will the Utilities Department require water submeters for each unit?


Exhibits Provided:

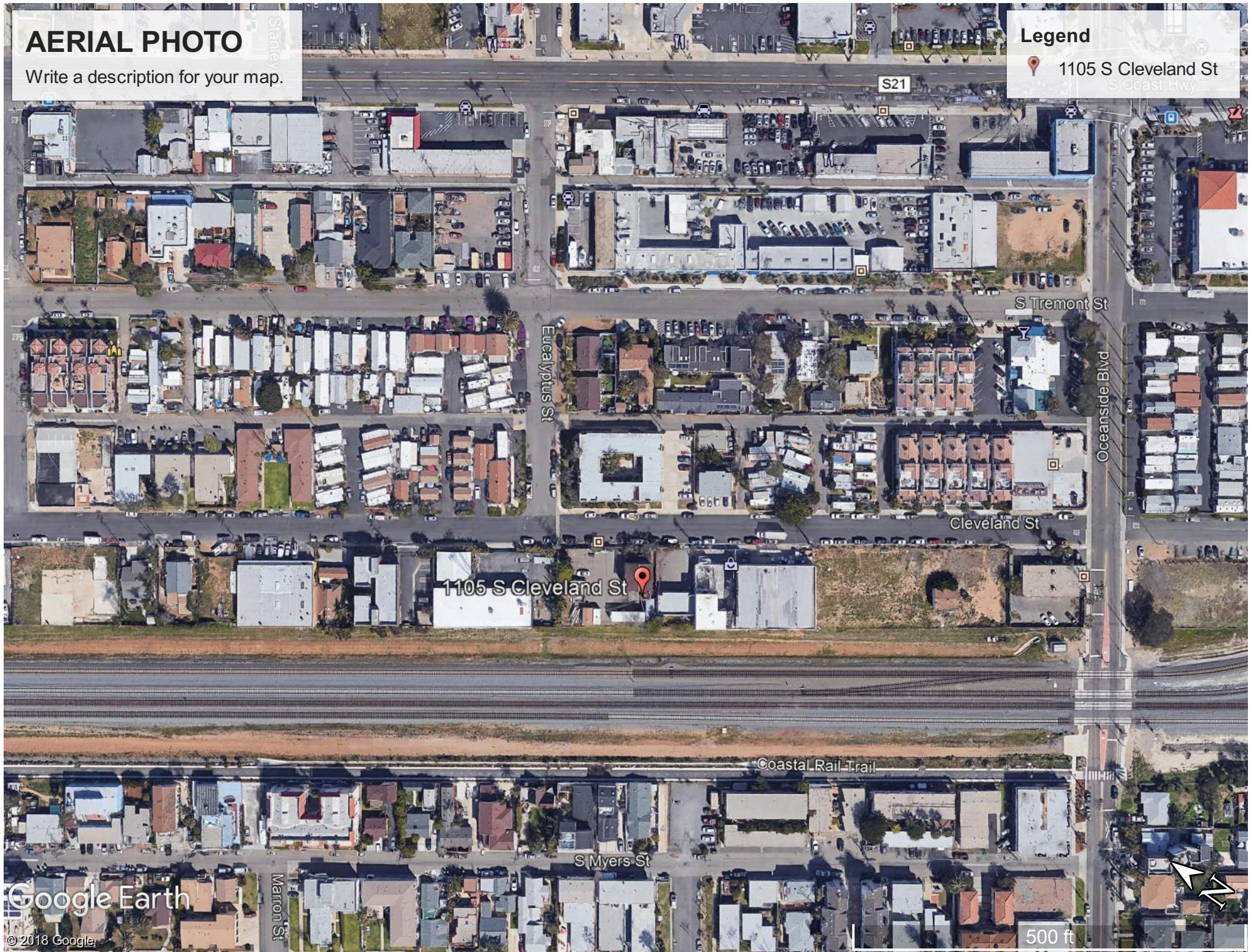
- 1) Plat Map
- 2) Aerial Photo
- 3) Site Plan
- 4) ROW Vacation Document 1968
- 5) Concept Elevation

AERIAL PHOTO

Write a description for your map.

Legend

 1105 S Cleveland St
S Coast Hwy



Google Earth

© 2018 Google

500 ft

EUCALYPTUS STREET

CLEVELAND STREET

NCTD RAILROAD

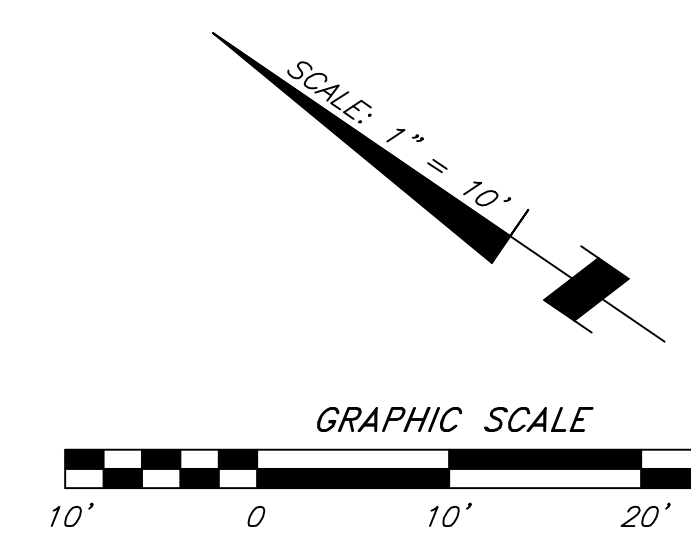
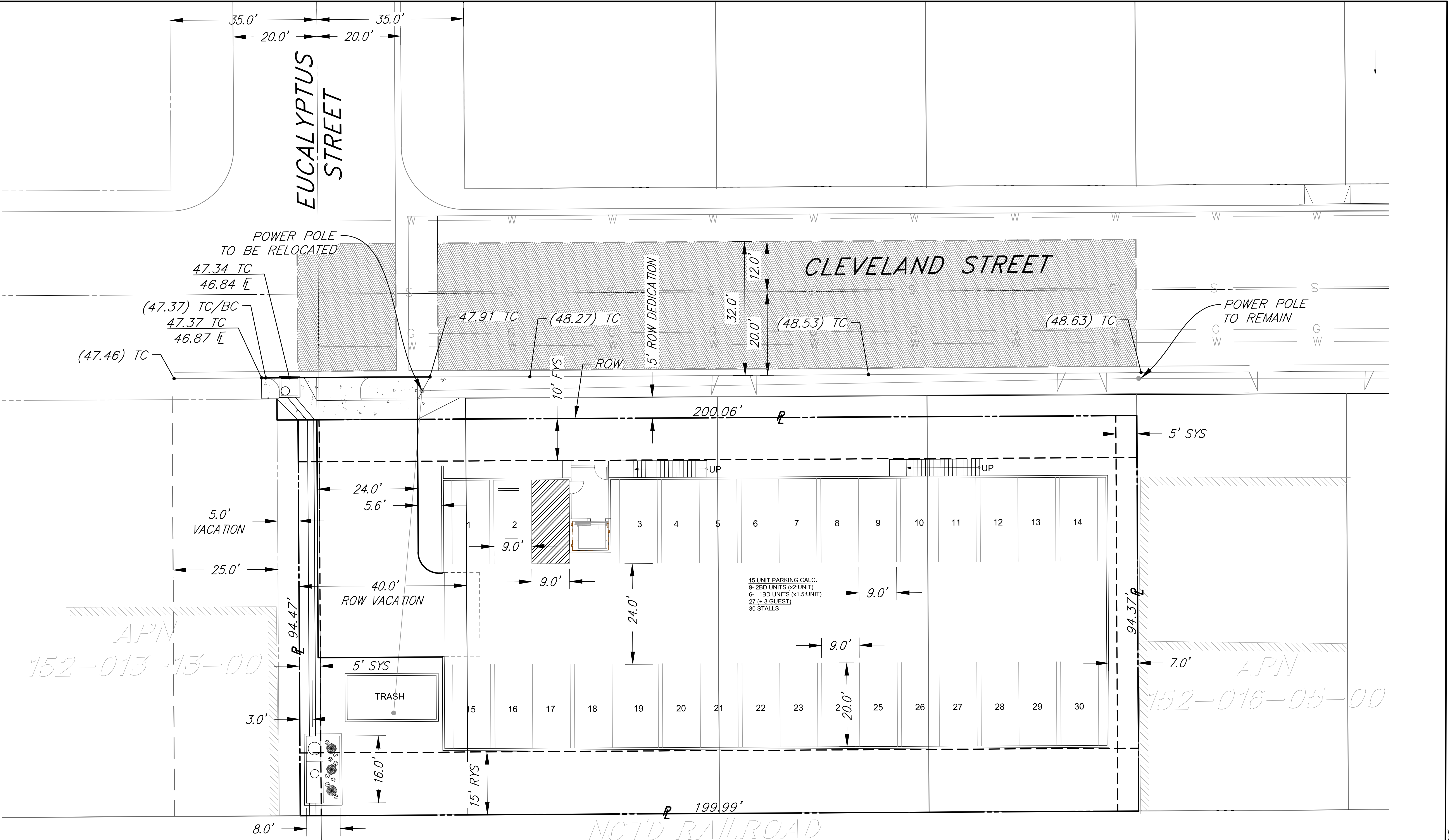
POWER POLE TO BE RELOCATED
47.34 TC
46.84 FL
(47.37) TC/BC
47.37 TC
46.87 FL
(47.46) TC

POWER POLE TO REMAIN

APN 152-013-13-00

APN 152-016-05-00

15 UNIT PARKING CALC.
9- 2BD UNITS (x2 UNIT)
6- 1BD UNITS (x1.5 UNIT)
27 (+ 3 GUEST)
30 STALLS



EUCALYPTUS SITE PLAN

SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-580-8157 Fax

17-062212.dwg plotted: Sun 19, 2016 - 4:17pm by: gowell



101962

FILE/PAGE NO. 101962
RECORDED AT REQUEST OF
City of Oceanside
JUN 18 1968 9
AT 16 MINUTES PAST
SERIES 9 BOOK 1968
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIFORNIA
A. S. GRAY, COUNTY RECORDER

NO FEE

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RESOLUTION NO. 68-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ORDERING THE VACATION OF A PORTION OF "EUCALYPTUS STREET."

WHEREAS, the City Council of the City of Oceanside did, on the 22nd day of May, 1968, by Resolution No. 68-84, declare its intention to order the vacation of a portion of "Eucalyptus Street" described as follows:

The northerly 25 feet of that portion of that 70 foot wide street known as Eucalyptus Street lying westerly of the westerly line of Cleveland Street as shown on Jarvis Addition Map 163 and on Oceanside Townsite Map 340, both maps on file in Official Records, San Diego County.

WHEREAS, notice of the intended vacation of said "Eucalyptus Street" was duly posted in the manner prescribed by Section 8322 of the Streets and Highways Code of the State of California; and

WHEREAS, on the day fixed for said hearing and on all subsequent continuations of the hearing, if any, the City Council duly considered all written and oral protests to its intended action, and duly considered all persons speaking in favor of said vacation; and

WHEREAS, the City Council did, after listening to the evidence for and against said vacation, find and by this resolution does find and declare, that the portion of said "Eucalyptus Street" is unnecessary for the present or prospective street purposes of the City of Oceanside,

NOW, THEREFORE, IT IS HEREBY ORDERED AND RESOLVED as follows:

- 1. That the portion of "Eucalyptus Street" hereinbelow described shall be and is hereby vacated, abandoned and closed, to wit:

DALE AUSTIN
CITY ATTORNEY
708 3RD STREET
P. O. BOX 490
OCEANSIDE, CALIF.
TELEPHONE 722-8271

No 101962

1 The northerly 25 feet of that portion of that
2 70 foot wide street known as Eucalyptus Street lying
3 westerly of the westerly line of Cleveland Street
4 as shown on Jarvis Addition Map 163 and on Oceanside
Townsite Map 340, both maps on file in Official
Records, San Diego County.

5 2. This resolution shall take effect on and at the time
6 of its passage.

7 3. In accordance with Section 8324 of the Streets and
8 Highways Code, the City Clerk shall cause a certified copy of
9 this resolution to be recorded in the office of the County
10 Recorder, San Diego County, California.

11 PASSED AND ADOPTED by the City Council of the City of
12 Oceanside, California, this 12th day of June, 1968,
13 by the following vote:

- 14 AYES: RICHARDSON, SMITH, STEIGER AND WRIGHT
- 15 NAYS: FRENZEL
- 16 ABSENT: NONE
- 17
- 18

19 ~~(s/ EDWARD M. RICHARDSON~~
Mayor of the City of Oceanside,
California

21 ATTEST:

22 *[Signature]*
23 TOM LAPHAM
24 City Clerk

25 STATE OF CALIFORNIA)
26 COUNTY OF SAN DIEGO)
27 CITY OF OCEANSIDE)

28 I, TOM LAPHAM, City Clerk of the City of Oceanside, California,
29 DO HEREBY CERTIFY that the foregoing resolution was duly adopted by
30 the City Council of said city and was approved by the Mayor of said city
31 at a regular meeting of said City Council held on
32 the 12th day of June, 1968

(SEAL)

[Signature]
City Clerk of the City of Oceanside, California

DALE AUSTIN
CITY ATTORNEY
704 3RD STREET
P. O. BOX 480
OCEANSIDE, CALIF.
TELEPHONE 722-8271

TOM LAPHAM, City Clerk
P. O. Box 30
Oceanside, California

No 101962