

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 25th, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 2nd phase of the previously approved Ocean Hills (Protea) Senior Living development (P16-00003, D16-00011, CUP16-00010) to include the construction of a three-story, 100,177 SF building to contain a lounge, sports bar, bistro, etc. (Mystra Drive and Cannon Road)

Zoning: Limited Commercial (CL)
Land Use: General Commercial
Neighborhood Area: Ocean Hills
Assessor Parcel Number(s): 169-562-01
Contact Person: Bill Sell (Irwin Partners Architects)
Email: bsell@ipaoc.com

2. 10:30 - 11:30 a.m. Proposed mixed-use development to include two residential units and office space in two proposed stories above the existing commercial suites located at 1025, 1027 and 1029 S. Coast Hwy

Zoning: Coastal General Commercial (C2)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number(s): 152-011-07 and 152-011-08
Contact Person: Mark Mou
Email: mmou194@outlook.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.*

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.

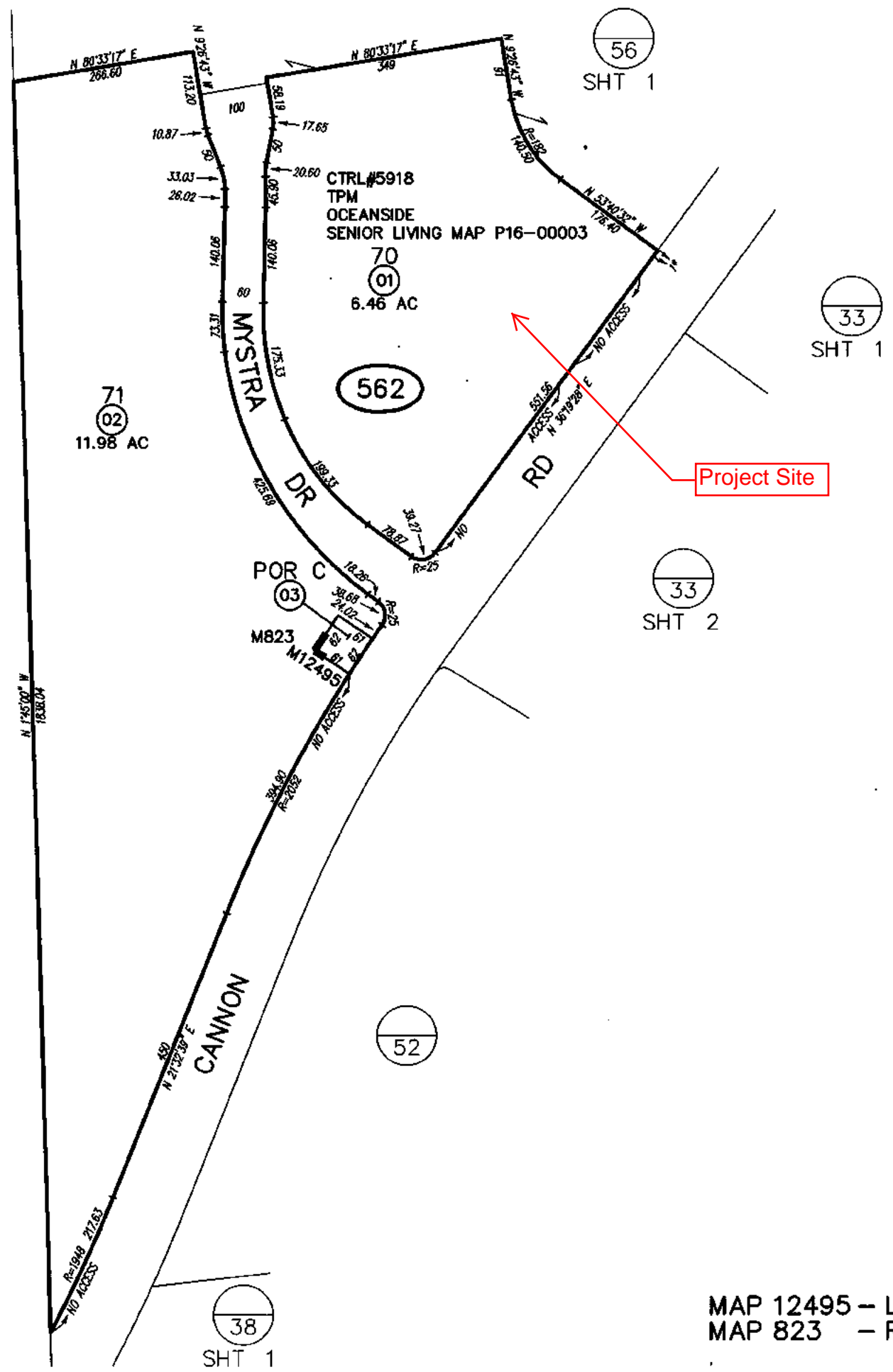
ITEM #1

SAN DIEGO COUNTY ASSESSOR'S MAP
 169-56
 SHT 3 OF 3
 1" = 200'

3/24/2018 JMA
 Drawn: 04/14/90 By: EBF From: 199-011

BLK	PRIOR APN	NEW APN	YR	CUT NO.
562		01 & 02	90	185
	-011-20	03	90	10077
	01	SAME ACC RTS	18	5616

1* NO ACCESS



MAP 12495 - LEISURE GLEN
 MAP 823 - RANCHO AGUA HEDIONDA

Ocean Hills Senior Living – Phase II
Cannon Road & Mystra Way
Oceanside, CA 92056

Project File Numbers:

D16-00011 & CUP16-00010 (Revised Development Plan)

PROJECT DESCRIPTION

Due to the overwhelming demand for senior living in the Oceanside market, Protea Senior Living Oceanside, LLC has decided to proceed with the construction of Phase II of Ocean Hills Senior Living. Phase II will be an expansion of our Phase 1 facility and under the land use Residential Care, General - L30, but catering for seniors who still enjoy an active lifestyle but want the comfort of knowing they or their partner have access to specialized care services on campus. Phase II will include amenities which are complementary to those contained in Phase I, including a lounge, sports bar, bistro, library, media/theater room, multiple game rooms, a display kitchen, a fitness and activity space as well as outdoor amenities such as a putting green, pool and spa.

The lot is a 6.461 acre (281,441 sf) parcel, with the Phase I building currently under construction on a 3.533 acre portion of the lot. Phase II will occupy the remaining 2.928 acre portion of the lot. The APN is 192-562-01-00. The lot will not be subdivided into two parcels as contemplated under Phase 1.

The proposed Phase II building improvements include construction of a new three story, 100,177 square foot total building, of which 33,113 square feet will be on the first floor and 33,532 square feet on the second and third floors respectively.

Phase I & Phase II will include a total of 215 resident units (114 in Phase I & 101 in Phase II) and a total 241 beds (123 in Phase I & 118 in Phase II).

The building construction will be CBC Type V, fully sprinklered per NFPA 13. Occupancy classification will be mixed use predominately R-2.1, with associated A-2, A-3 & B as well as accessory uses S-2 & U.

The calculated off-street parking required (for the entire project) is 81 stalls (1 stall for every 3 beds; 241 beds / 3). The parking provided is 153 stalls including 4 accessible and 2 van accessible spaces.

The minimum landscape area (for sites larger than 5 acres) required is 42,216 square feet (15%). Landscape coverage provided is _____ square feet. The FAR is _____ with (1.0 the max. allowed) Lot Coverage is _____% with 75% the max. allowed. The facility will be approximately 47 feet high with 50 feet the max allowed.

The facility will employ approximately _____ full time and part time members of staff working in 3 eight hour shifts, with the peak times being 8:00 am to 6:00 pm. During such peak times, there will be between TBD and TBD employees working at the Facility.

Ocean Hills Senior Living will be available to provide care to local seniors, parents of local residents as well as providing employment for those interested in serving seniors.



UNIT MIX	Unit Name	Unit Type	Beds	Qty	Area (S...	Total (SF)
Phase 1						
	ALF-0	ASSISTED LIVING - STUDIO	1	39	364	14,196
	ALF-0B	ASSISTED LIVING - STUDIO	1	1	424	424
	ALF-0C	ASSISTED LIVING - STUDIO	1	1	447	447
	ALF-1	ASSISTED LIVING - 1 BED	1	46	499	22,954
	ALF-1B	ASSISTED LIVING - 1 BED	1	8	554	4,440
	ALF-1C	ASSISTED LIVING - 1 BED	1	4	608	2,432
	ALZ-1	ALZHEIMER - 1 BED	1	5	305	1,525
	ALZ-1 ALT	ALZHEIMER - 1 BED	1	1	300	300
	ALZ-2	ALZHEIMER - 2 BED	2	8	366	2,928
	ALZ-2C	ALZHEIMER - 2 BED	2	1	445	445
			123	114		50,091 sq ft

Phase 2						
	ALF-0	ASSISTED LIVING - STUDIO	1	10	454	4,540
	ALF-1	ASSISTED LIVING - 1 BED	1	6	591	3,546
	ALF-1b	ASSISTED LIVING - 1 BED	1	4	562	2,248
	ALF-1C	ASSISTED LIVING - 1 BED	1	8	562	4,496
	ALF-1C	ASSISTED LIVING - 1 BED	1	8	563	4,504
	ALF-1DAL1	ASSISTED LIVING - 1 BED	1	10	742	7,420
	ALF-1DAL2	ASSISTED LIVING - 1 BED	1	5	827	4,135
	ALF-1DAL4	ASSISTED LIVING - 1 BED	1	6	789	4,734
	ALF-1DB	ASSISTED LIVING - 1 BED	1	27	753	20,331
	ALF-2	ASSISTED LIVING - 2 BED	2	17	991	16,847
			118	101		72,801 sq ft
			241	215		122,892 sq ft

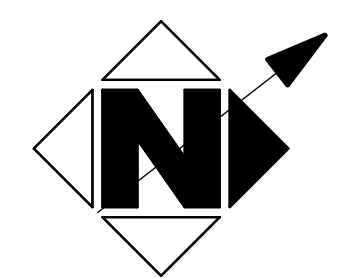
Gross Area Calcs

	Area (SF)
First Floor	33,113
Phase I - 2nd Floor	37,935
Phase I - First Floor	44,096
Phase II - First Floor	33,113
Phase II - Third Floor	33,532
Phase II Second Floor	33,532
	215,321 sq ft

Parking Count

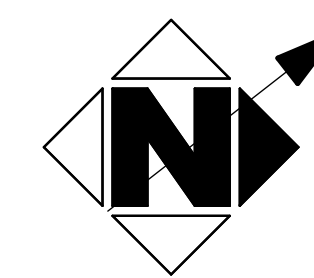
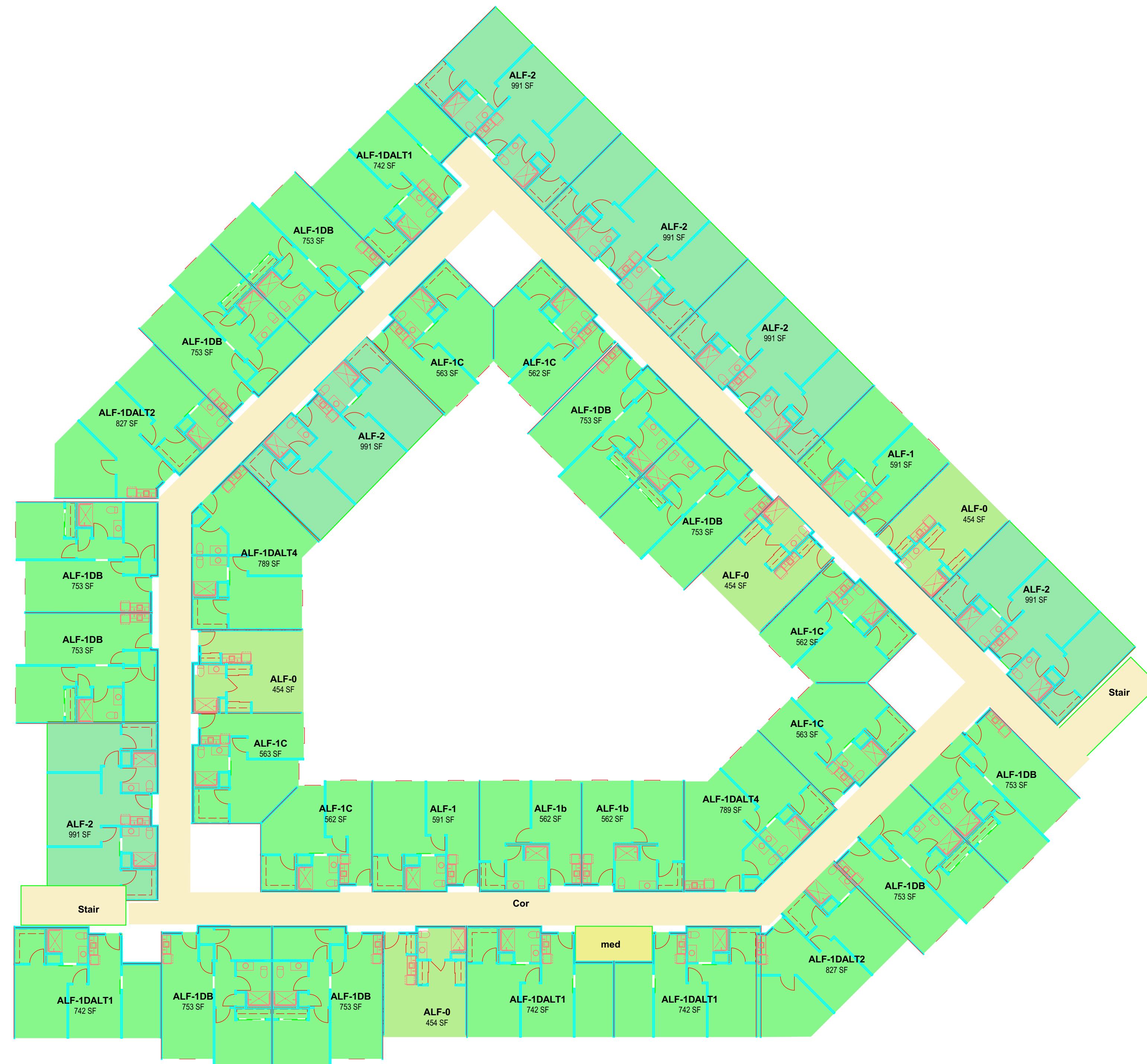
	Qty
EV	5
HC	4
P	142
VAN	2
	153

01 Site Plan
SCALE: 1" = 40'

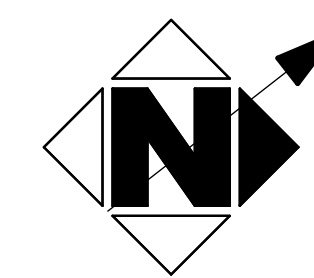
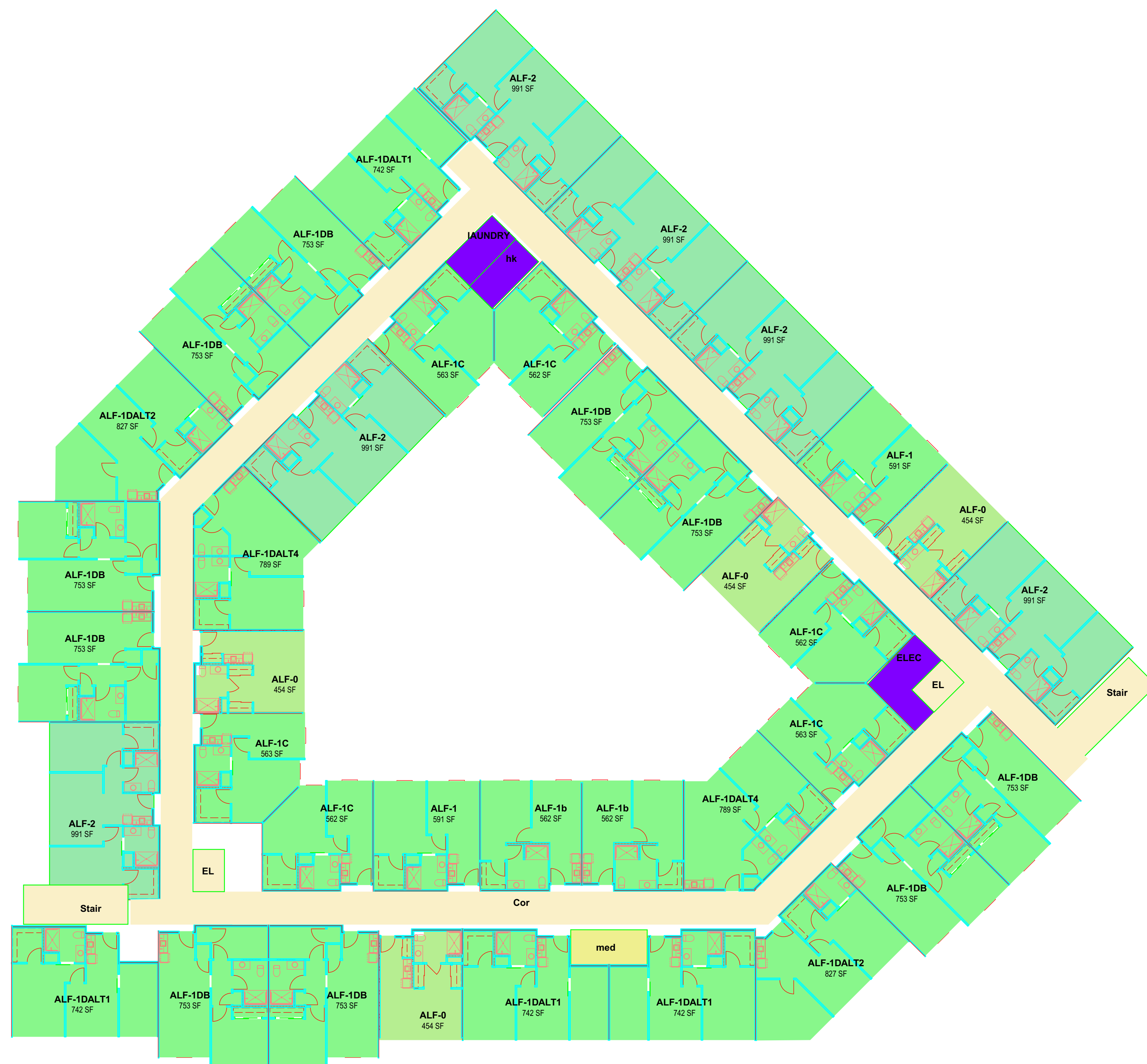




01 First Floor Plan
 SCALE: 1/16" = 1'-0"



01 Second Floor Plan
 SCALE: 1/16" = 1'-0"



01 Third Floor
SCALE: 1/16" = 1'-0"



02
18009_EW-Front_v2_06.11-18



01
18009_EW-Left_v2_06.11-18





18009_EW-Rear_v2_06.11-18



18009_EW-Right_v2_06.11-18

STANLEY ST.

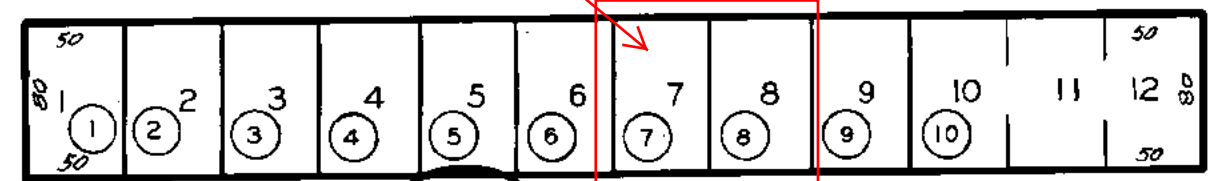
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ITEM #2

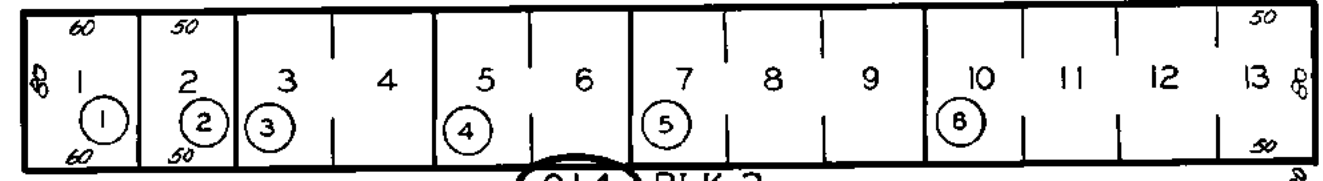
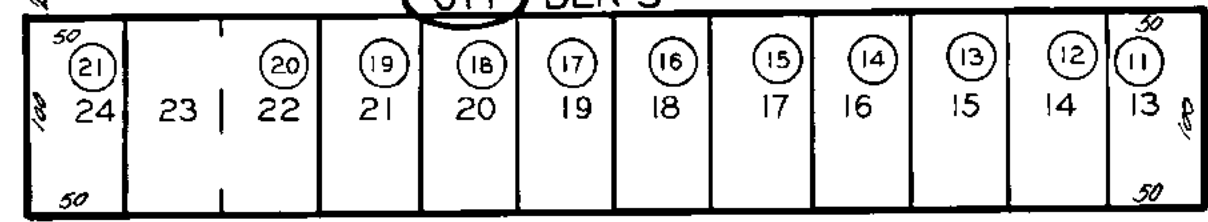


152.01

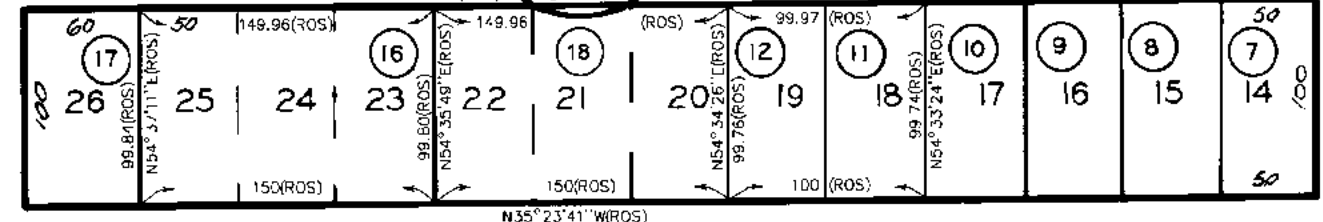
80 S COAST (HILL (HWY 101) ST.) HWY 80



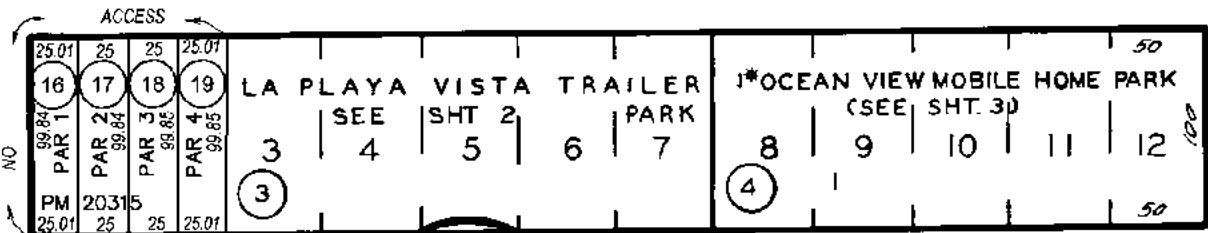
011 BLK 3



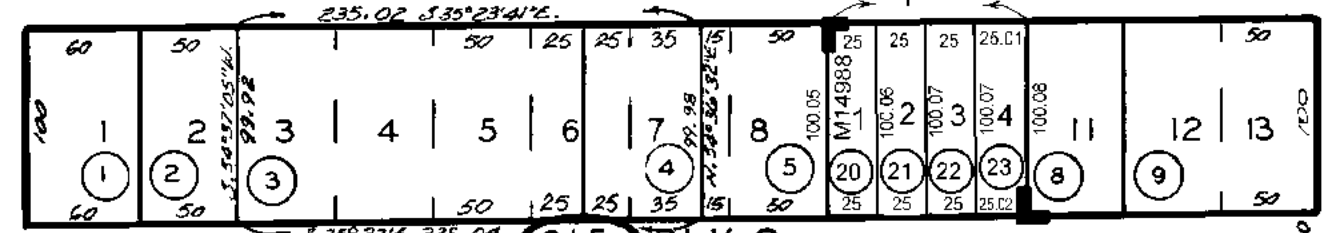
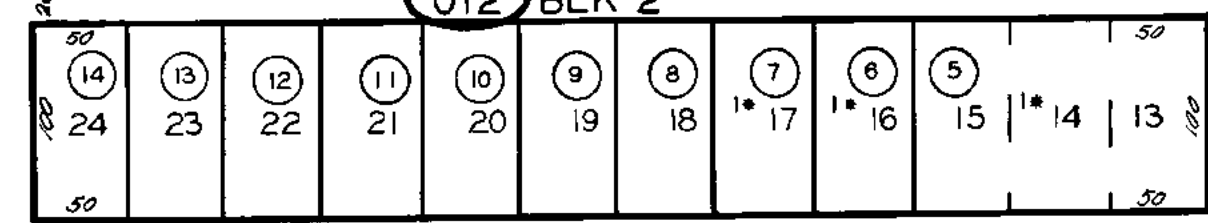
014 BLK 3



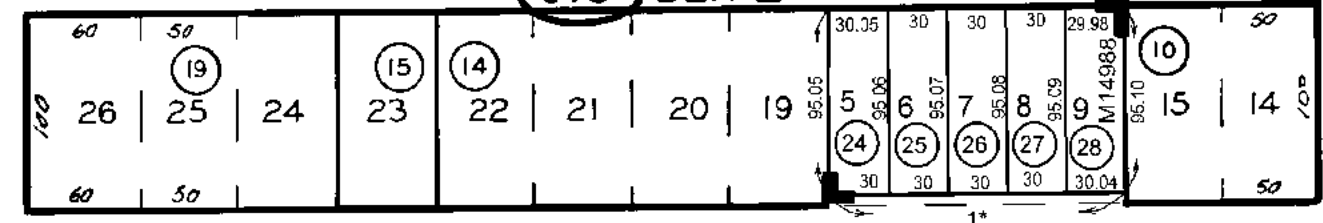
80 TREMONT ST 80



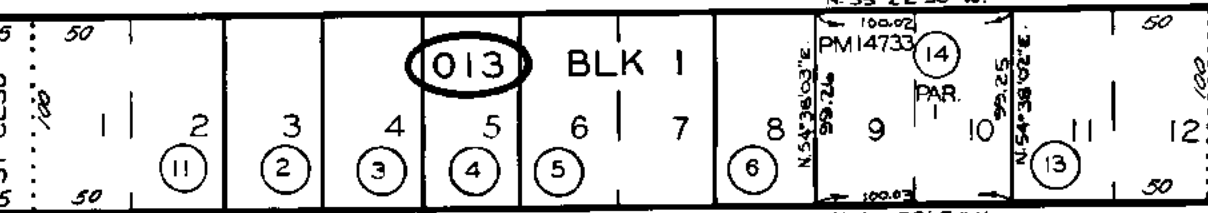
012 BLK 2



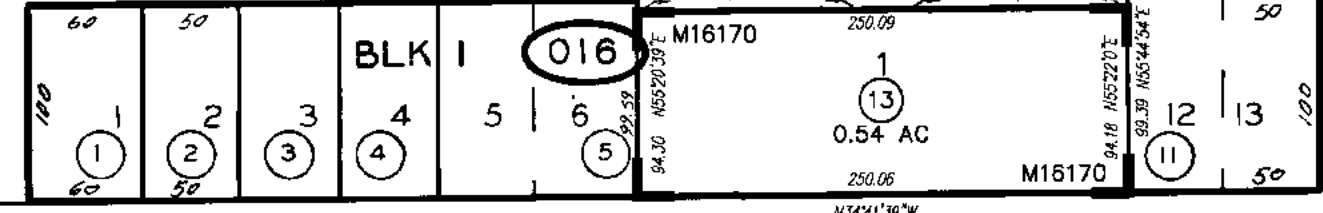
015 BLK 2



50 CLEVELAND (BROADWAY) ST. 55 55 60 50 60 OCEANSIDE (SHORT ST.) 50



013 BLK 1



016 BLK 1

150 37

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5/15/17 JMA

CHANGES	BLK	OLD NEW	YR	CUT
	013	13	69	5361
	012	15	70	2805
	016	75-11-12	76	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	08 116 RC
	016	08-10	13	18 2

7

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

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

Project Name: Proposed Tenant Improvement for 1025, 1027 & 1029 S. Coast Hwy, Oceanside, CA.

Plans Submittal Date: May 25, 2018

Submittal deadline date: June 25, 2018

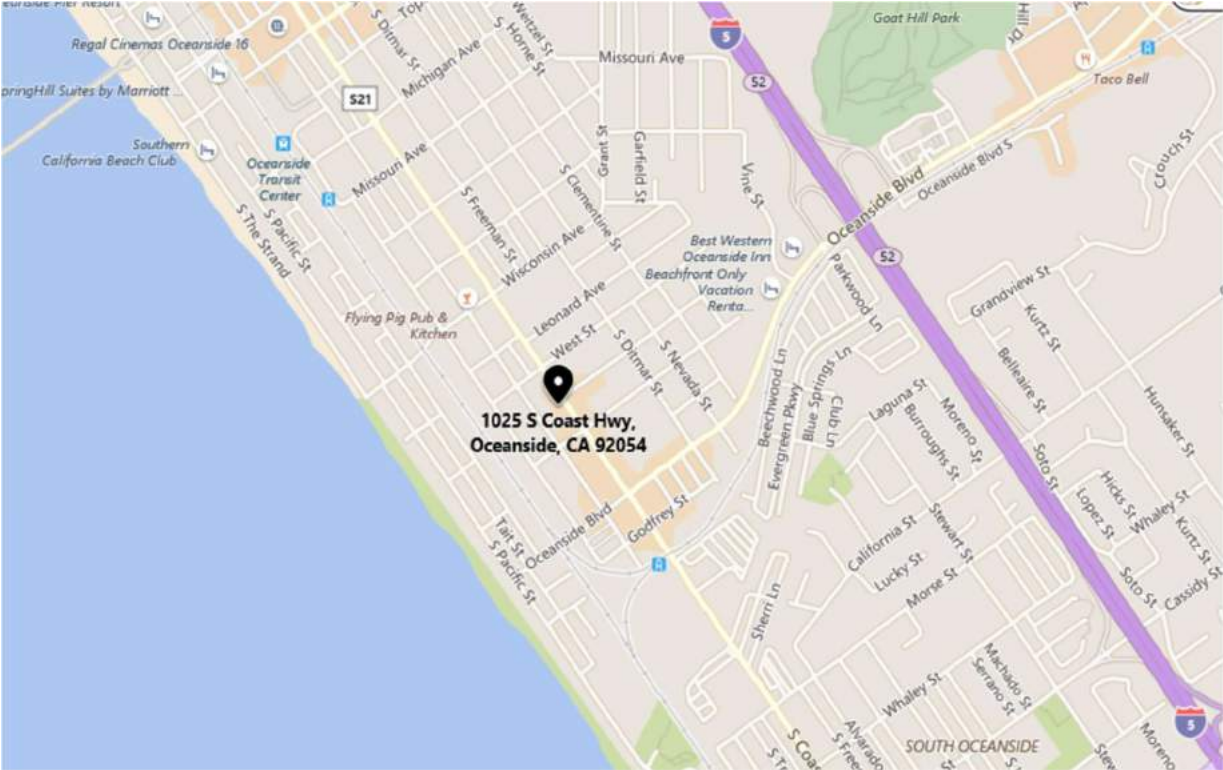
Meeting Date: July 11, 2018

Project Location:	<p>1025, 1027 & 1029 South Coast Highway, Oceanside, California Nearest Major Intersection: Coast Hwy. and Oceanside Blvd. (3) Existing (Class B) retail/business occupants: 1025 S. Coast Hwy – Stained Glass Business (to remain) 1027 & 1029 S. Coast Hwy – Appliance Sales and Repair Business (currently vacating)</p>		
APN	<p>152-011-07-00 (Affects Lot 7) and 152-011-08-00 (Affects Lot 8)</p>		
Land Description	<p>LOT SEVEN (7) AND LOT EIGHT (8), IN BLOCK THREE (3), OF JARVIS ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 163, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1887.</p>		
Proposed Tenant Improvement	<p>Tenant Improvement to include:</p> <ol style="list-style-type: none"> 1. Provide improvements to the existing building and surrounding area. 2. Accessibility upgrades: path of travel to business entrance(s), car and van parking, signage, and accessible restrooms. 3. Modify existing parking lot: provide car/van accessible stalls, path of travel, car ports (residential req't.), motorcycle/bicycle parking, bollards, wheel stops, property wall, landscape, and seating. 4. Remove and relocate existing driveway to be used to access the parking lot. Entry from Coast Hwy and exit via the alley way. 5. Add two (2) additional levels for mixed use occupancy. Business and (2) single residential. Exposed (open air) exterior patios/balconies at three sides of the building. Landscape/flowers hanging from exterior railings. 6. Roof top: open garden 7. Staircase and upper floors to be secured and card key reader access for tenant's only. 		
	<p>Contact Information</p> <hr/> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Jim Lattin Property Owner</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Mark Mou – Contact Mobile: (760) 473-8177 Email: mmou194@outlook.com</p> </td> </tr> </table>	<p>Jim Lattin Property Owner</p>	<p>Mark Mou – Contact Mobile: (760) 473-8177 Email: mmou194@outlook.com</p>
<p>Jim Lattin Property Owner</p>	<p>Mark Mou – Contact Mobile: (760) 473-8177 Email: mmou194@outlook.com</p>		

City of Oceanside Developer's Conference

Regional Map with project location

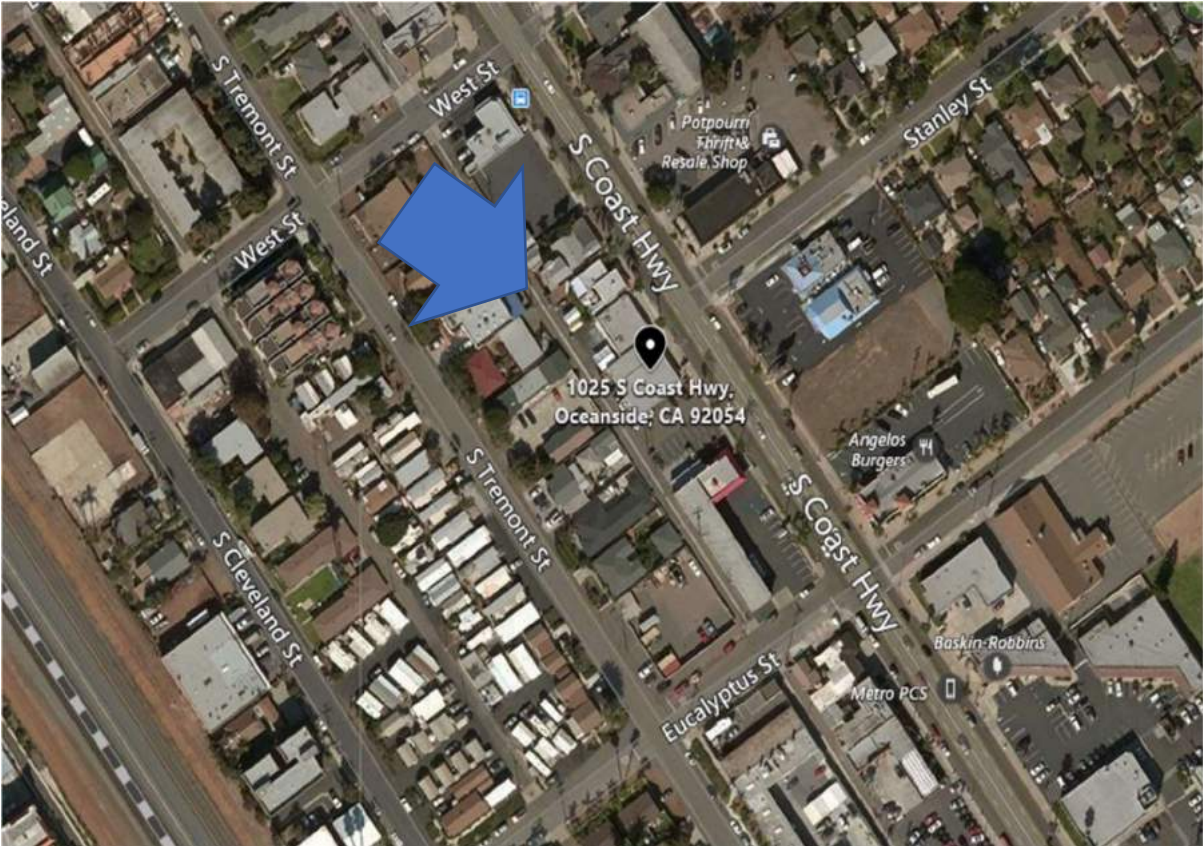
Proposed Tenant Improvement: 1025, 1027 & 1029 S. Coast Hwy., Oceanside, California

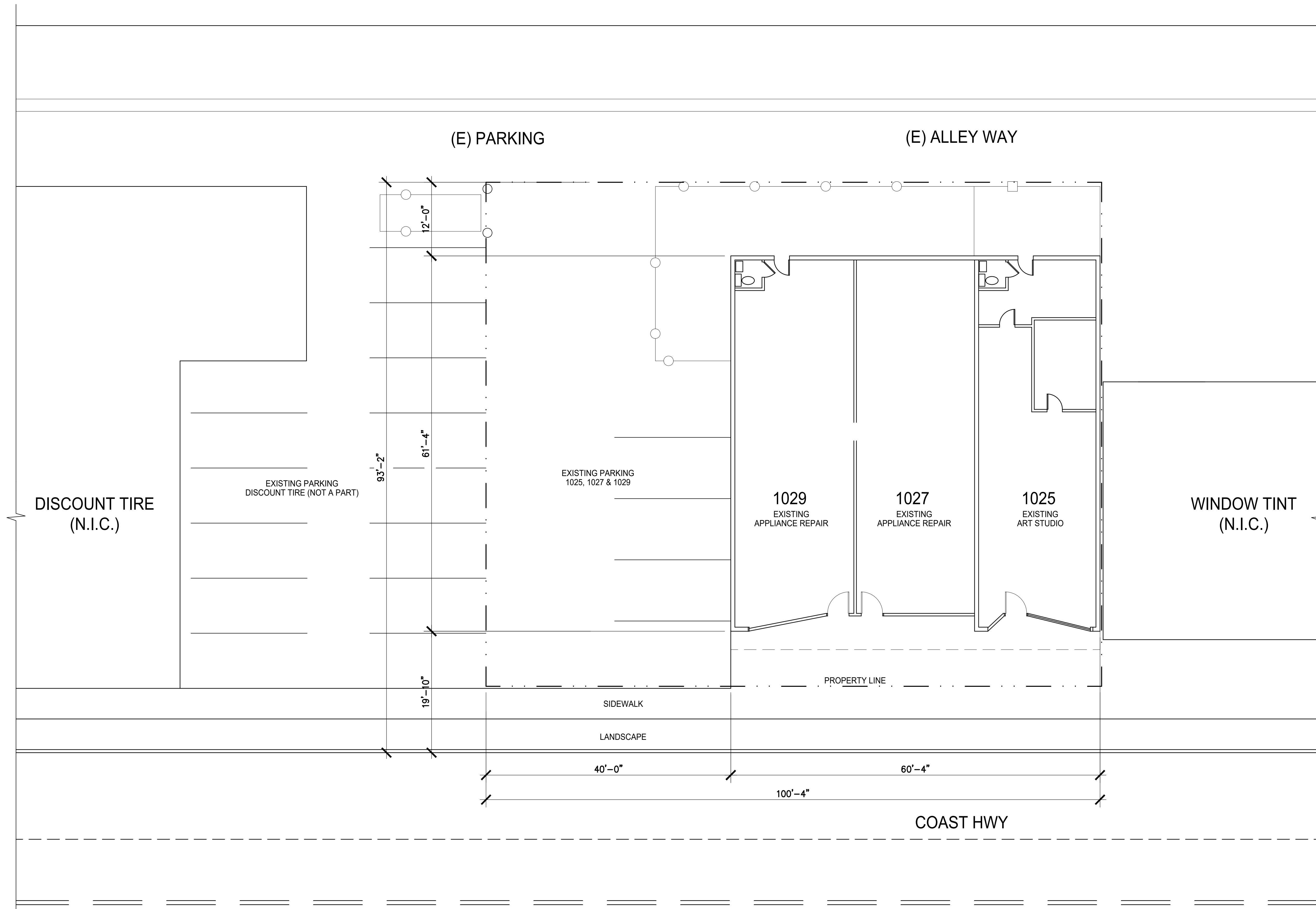


City of Oceanside Developer's Conference

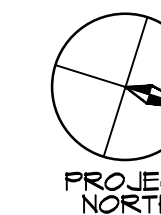
Vicinity Map with project location

Proposed Tenant Improvement: 1025, 1027 & 1029 S. Coast Hwy., Oceanside, California





EXISTING AS-BUILT
FIRST FLOOR - SPACE PLAN



JIM LATTIN PROJECT
PROPOSED TENANT IMPROVEMENT
CONTACT: MARK MOU
p 760.473.8177

CITY OF OCEANSIDE
DEVELOPER'S CONFERENCE
1025, 1027 & 1029 S. COAST HWY
OCEANSIDE, CALIFORNIA

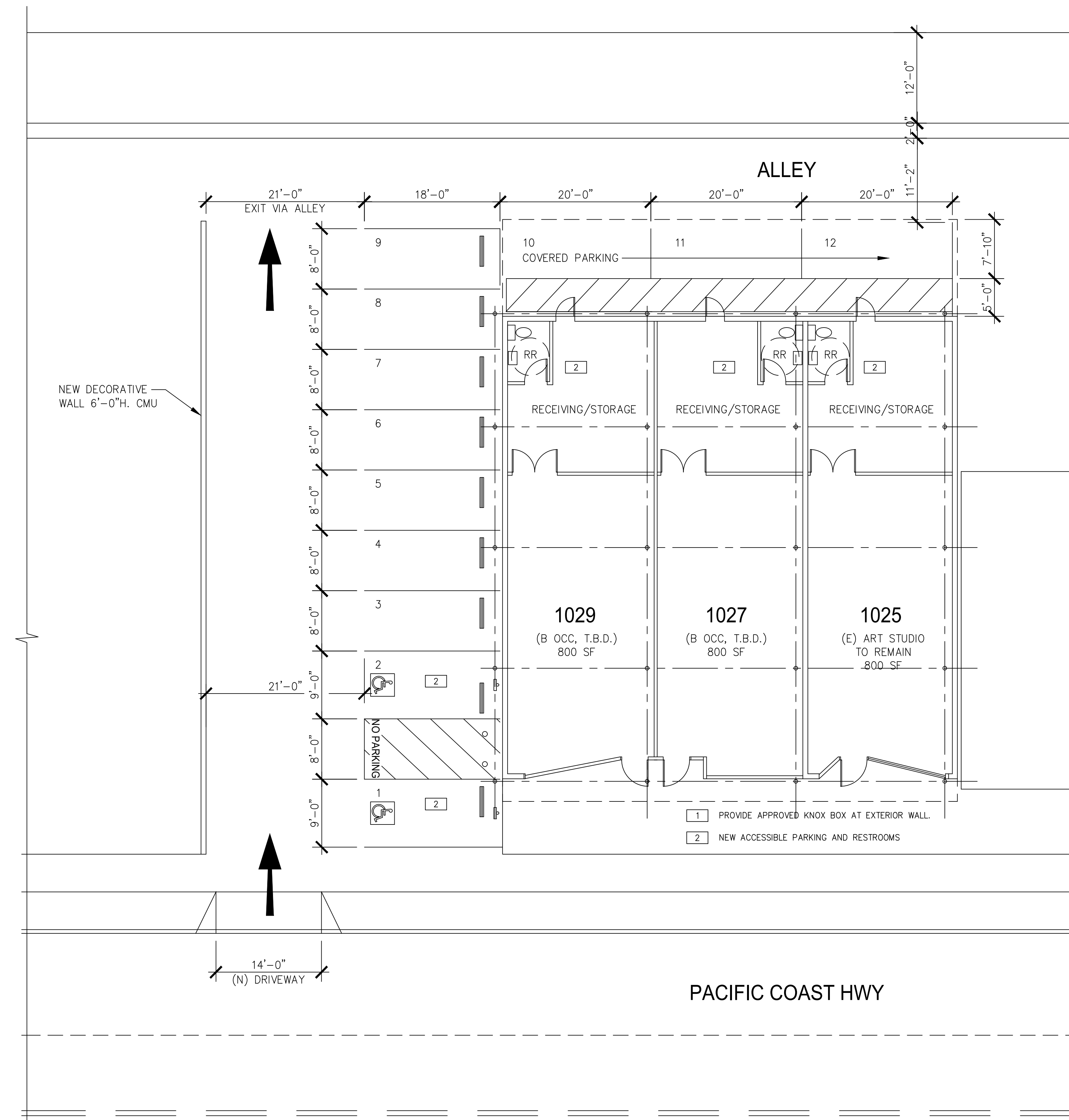
DATE	REMARKS	DATE	REMARKS
05.25.2018	DEVELOPER'S CONF. SUBMITTAL		

PA / PM:	M.F.M.
DRAWN BY:	M.F.M.
JOB NO.:	00.0105.18

SHEET
EXISTING
AS BUILTS

DEVELOPER'S CONFERENCE 07.11.18

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RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON CPC TABLE 422-1):

		MEN	WOMEN	URINALS	LAVATORIES	DRINKING FOUNTAINS
OFFICE	3,000 S.F. + 200 = 15 + 2 = 8	1	1	1	2	0
TOTAL		1	1	1	2	0

FIXTURES PROVIDED:

- WATER CLOSETS
- MEN: 1
- WOMEN: 2
- URINALS: 1
- LAVS: 2
- DRINKING FOUNTAIN: 0

*WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS. CPC415.2

REQUIRED PARKING:

B OCCUPANCY - ART STUDIO	800 S.F. / 1000 = 1
B OCCUPANCY - OFFICE	2,000 S.F. / 300 = 7
RESIDENTIAL	2 UNITS X 2 = 4
TOTAL REQUIRED	12

PARKING PROVIDED:

REGULAR PARKING STALLS	7
REGULAR COVERED PARKING STALL	3
CAR ACCESSIBLE PARKING	1
VAN ACCESSIBLE PARKING	1
TOTAL PROVIDED	12

- 1 PROVIDE APPROVED KNOX BOX AT EXTERIOR WALL.
- 2 NEW ACCESSIBLE PARKING AND RESTROOMS

OPTION A SITE AND FIRST FLOOR PLAN



JIM LATTIN PROJECT
PROPOSED TENANT IMPROVEMENT
CONTACT: MARK MOU
p 760.473.8177

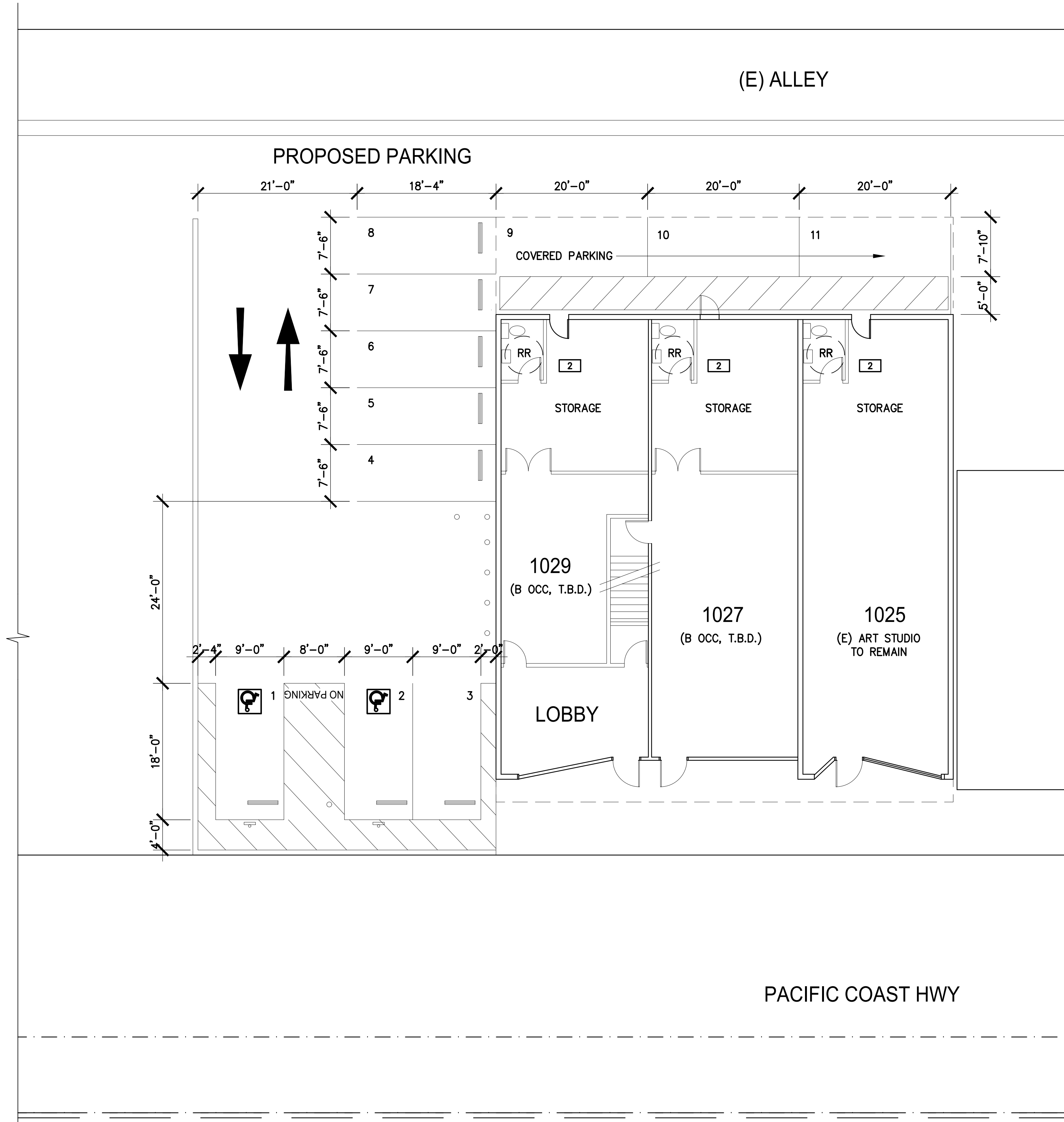
CITY OF OCEANSIDE
DEVELOPER'S CONFERENCE
1025, 1027 & 1029 S. COAST HWY
OCEANSIDE, CALIFORNIA

DATE	REMARKS	DATE	REMARKS
05.25.2018	DEVELOPER'S CONF. SUBMITTAL		

PA / PM:	M.F.M.
DRAWN BY:	M.F.M.
JOB NO.:	00.0105.18

SHEET
PROPOSED
SITE PLAN
OPTION A

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OPTION B
SITE AND FIRST FLOOR PLAN



RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON CPC TABLE 422-1):

	OFFICE	3,000 S.F. + 200 = 15 + 2 = 8 :	MEN	WOMEN	URINALS	LAVATORIES	DRINKING FOUNTAINS
OFFICE	3,000 S.F. + 200 = 15 + 2 = 8 :	1	1	1	2	0	0
TOTAL			1	1	1	2	0

FIXTURES PROVIDED:

WATER CLOSETS	MEN	WOMEN	URINALS	LAVS	DRINKING FOUNTAIN
MEN:	1				
WOMEN:		2			
URINALS:			1		
LAVS:				2	
DRINKING FOUNTAIN:					0

*WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS. CPC415.2

REQUIRED PARKING:

B OCCUPANCY - ART STUDIO	900 S.F. /1000 = 1
B OCCUPANCY - OFFICE	2,000 S.F. /300 = 7
RESIDENTIAL	2 UNITS x 2 = 4
TOTAL REQUIRED	12

PARKING PROVIDED:

REGULAR PARKING STALLS	6
REGULAR COVERED PARKING STALL	3
CAR ACCESSIBLE PARKING	1
VAN ACCESSIBLE PARKING	1
TOTAL PROVIDED	11

JIM LATTIN PROJECT
PROPOSED TENANT IMPROVEMENT
CONTACT: MARK MOU
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CITY OF OCEANSIDE
DEVELOPER'S CONFERENCE
1025, 1027 & 1029 S. COAST HWY
OCEANSIDE, CALIFORNIA

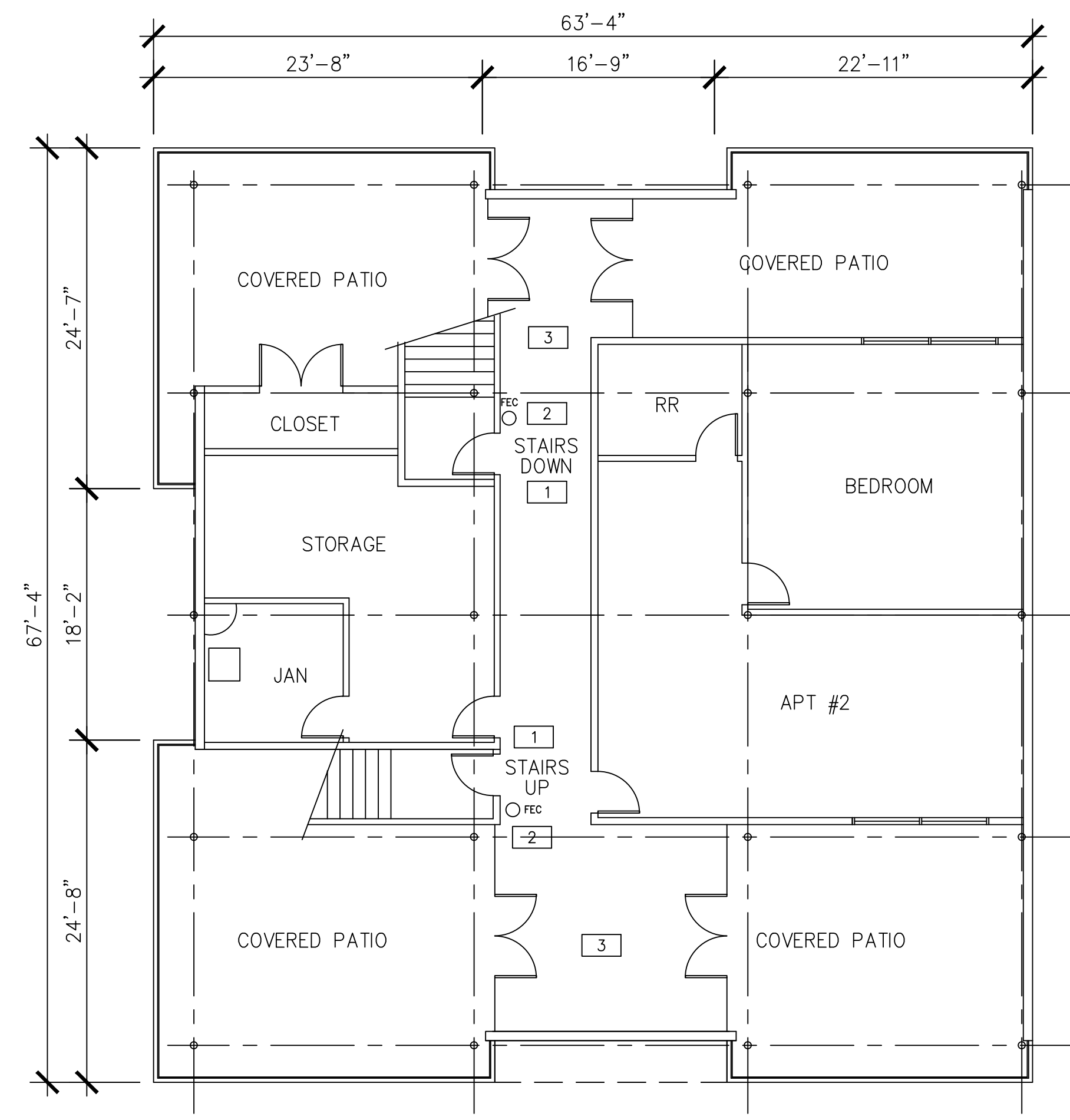
DATE	REMARKS	DATE	REMARKS
05.25.2018	DEVELOPER'S CONF. SUBMITTAL		

PA / PM:	M.F.M.
DRAWN BY:	M.F.M.
JOB NO.:	00.0105.18

SHEET
PROPOSED
SITE PLAN
OPTION B

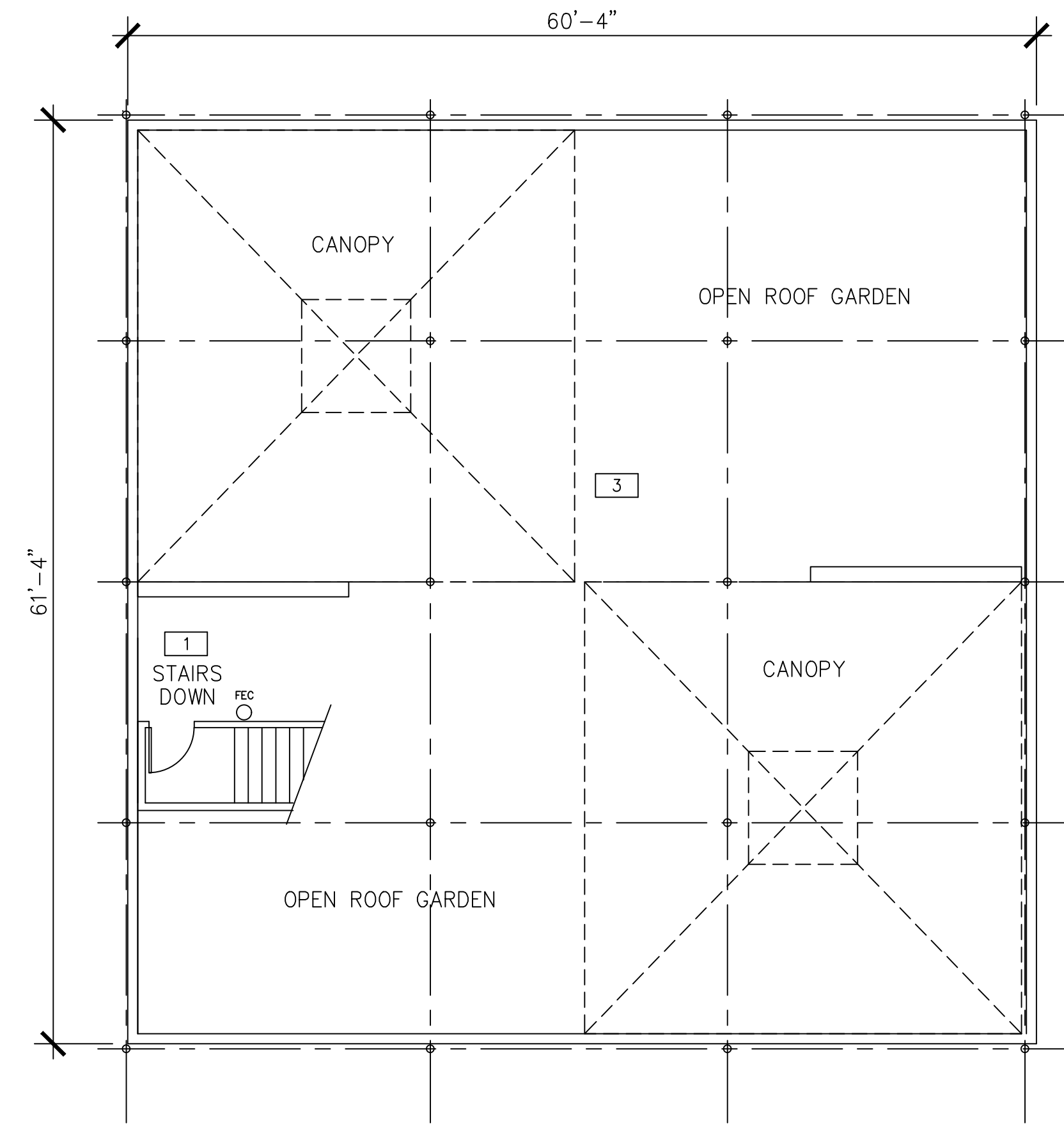
DEVELOPER'S CONFERENCE 07.11.18

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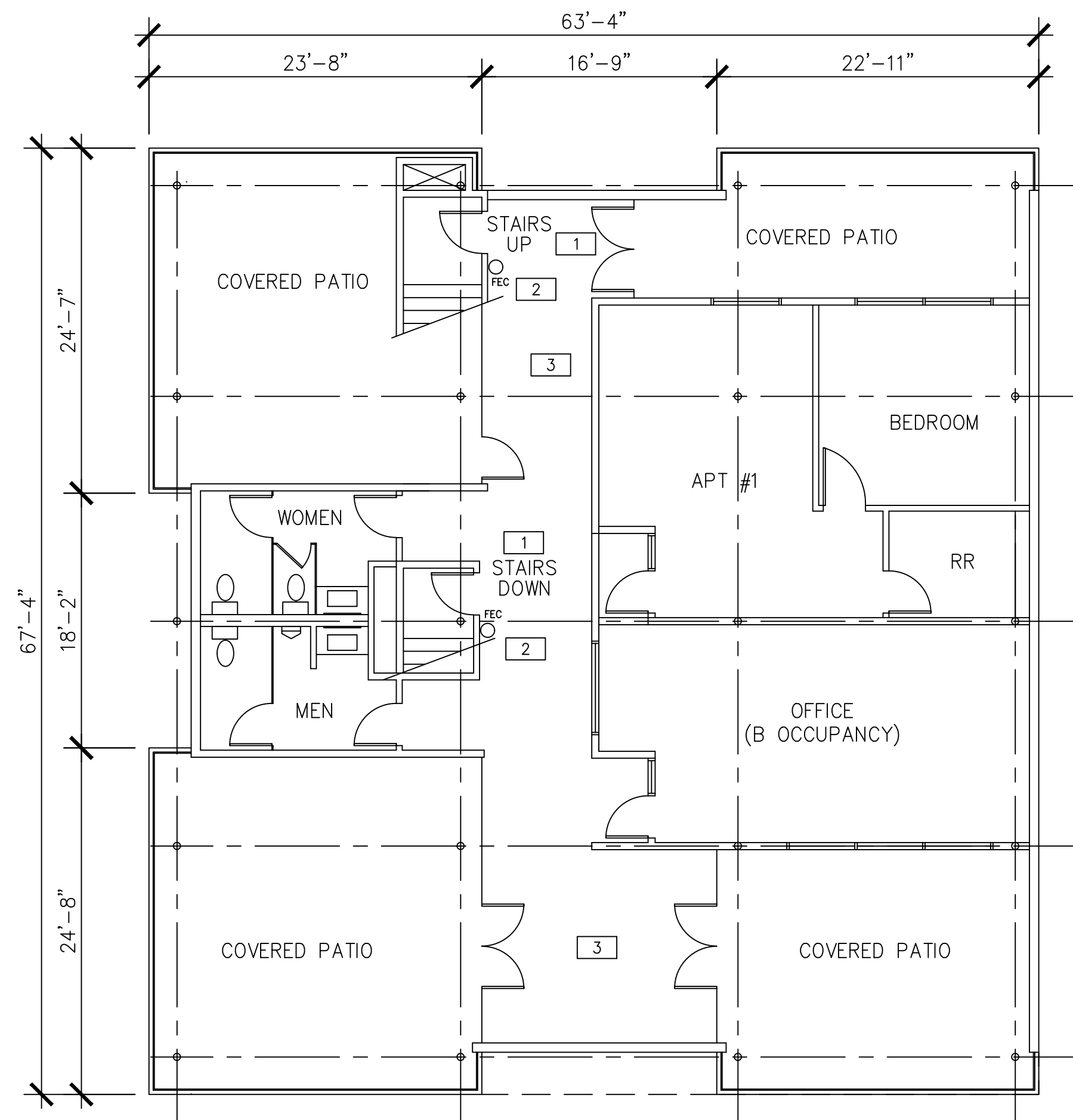
- 1 PROVIDE CARD KEY READER WITH PANIC HARDWARE AT EXIT AND STAIRCASE DOORS, TYP., U.N.O.
- 2 FIRE EXTINGUISHER CABINET ON FIRE SPRINKLERED FLOOR.
- 3 PROVIDE POWER AND PLUMBING AT EACH FLOOR FOR EXTERIOR LANDSCAPING

THIRD FLOOR - SPACE PLAN



- 1 PROVIDE CARD KEY READER WITH PANIC HARDWARE AT EXIT AND STAIRCASE DOORS, TYP., U.N.O.
- 2 FIRE EXTINGUISHER CABINET ON FIRE SPRINKLERED FLOOR.
- 3 PROVIDE POWER AND PLUMBING AT EACH FLOOR FOR EXTERIOR LANDSCAPING

ROOF - SPACE PLAN



- 1 PROVIDE CARD KEY READER WITH PANIC HARDWARE AT EXIT AND STAIRCASE DOORS, TYP., U.N.O.
- 2 FIRE EXTINGUISHER CABINET ON FIRE SPRINKLERED FLOOR.
- 3 PROVIDE POWER AND PLUMBING AT EACH FLOOR FOR EXTERIOR LANDSCAPING

SECOND FLOOR - SPACE PLAN



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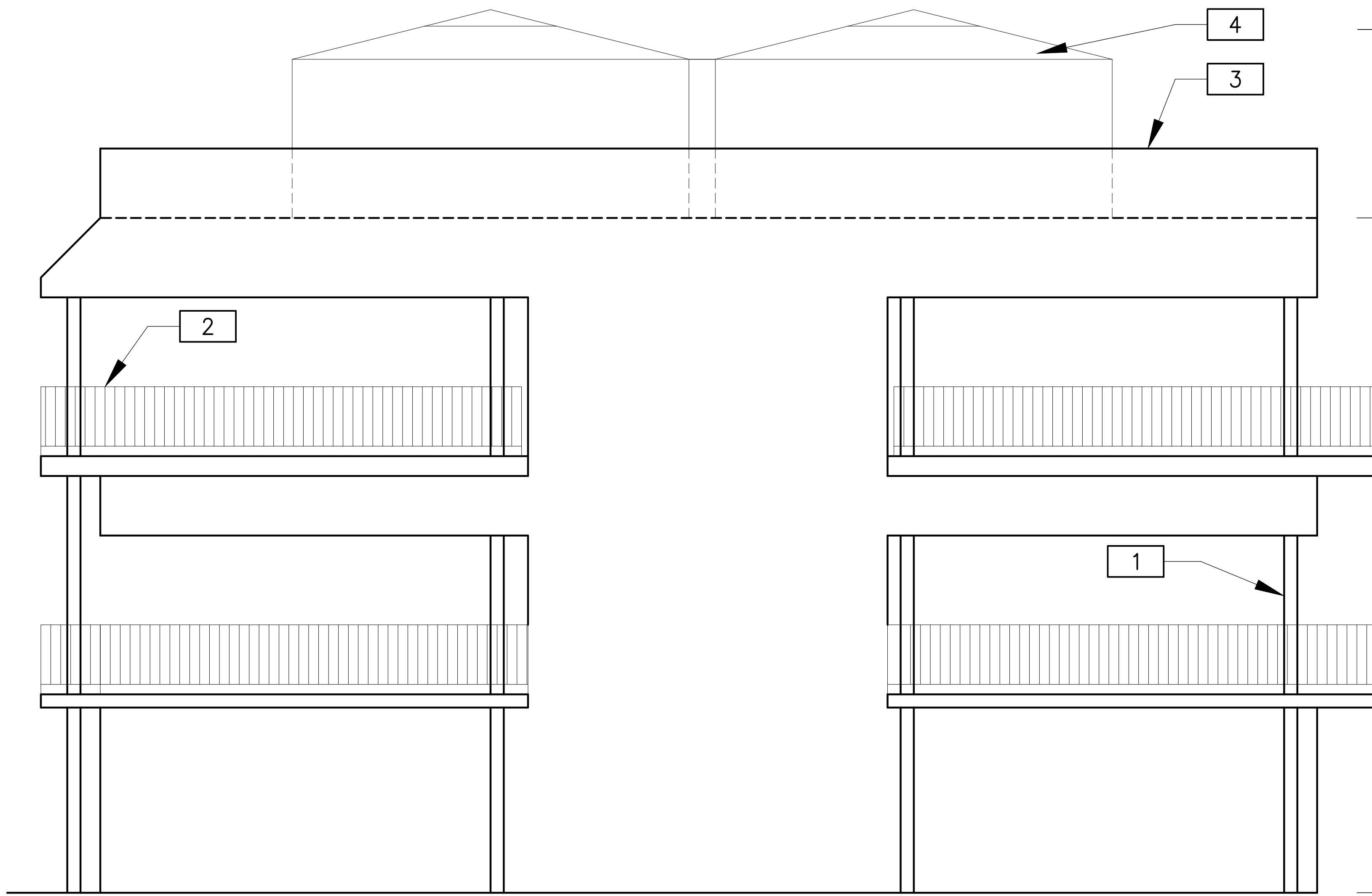
CITY OF OCEANSIDE
DEVELOPER'S CONFERENCE
1025, 1027 & 1029 S. COAST HWY
OCEANSIDE, CALIFORNIA

DATE	REMARKS	DATE	REMARKS
05.23.2018	DEVELOPER'S CONF. SUBMITTAL		

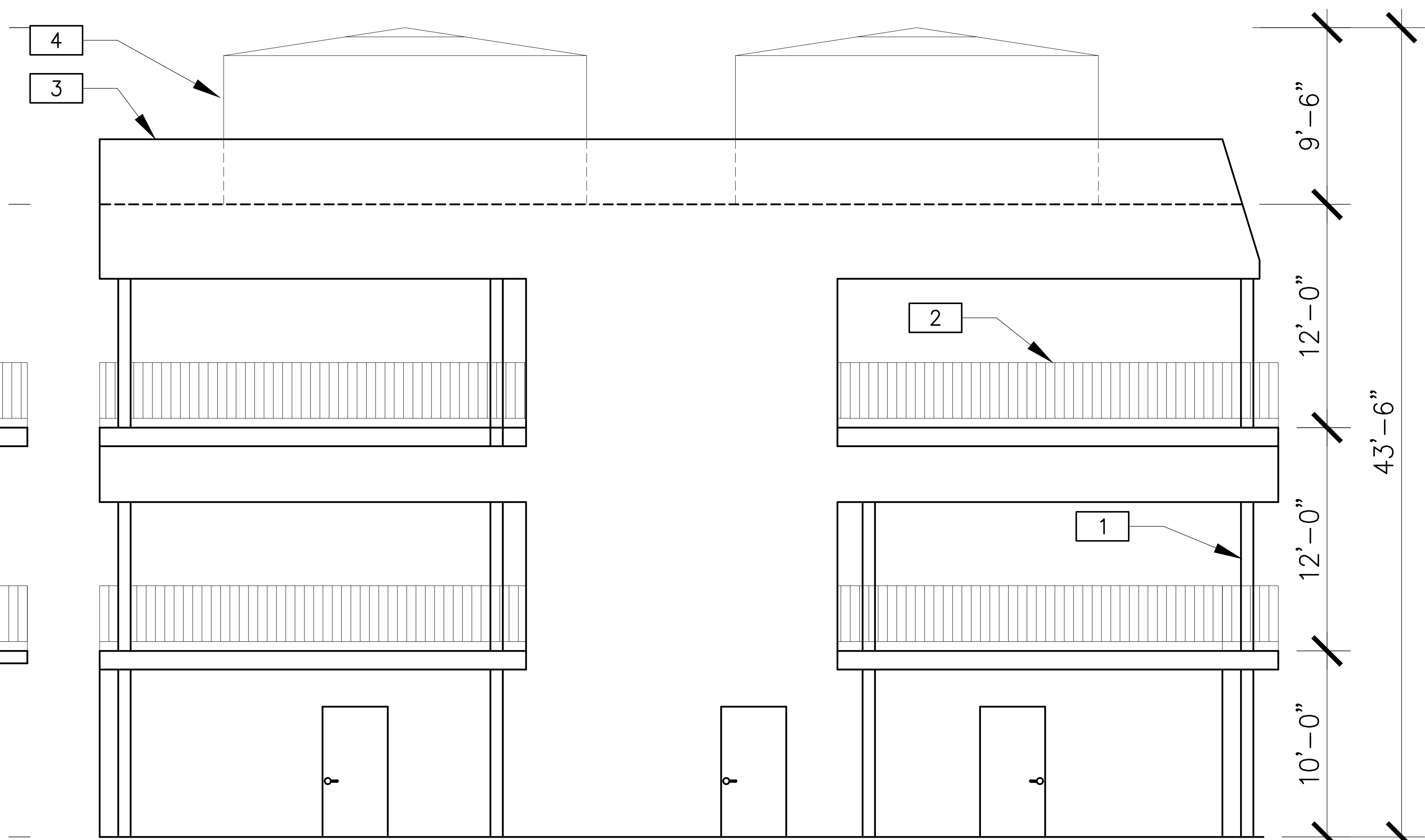
PA / PM:	M.F.M.
DRAWN BY:	M.F.M.
JOB NO.:	00.0105.18

SHEET
PROPOSED LEVELS

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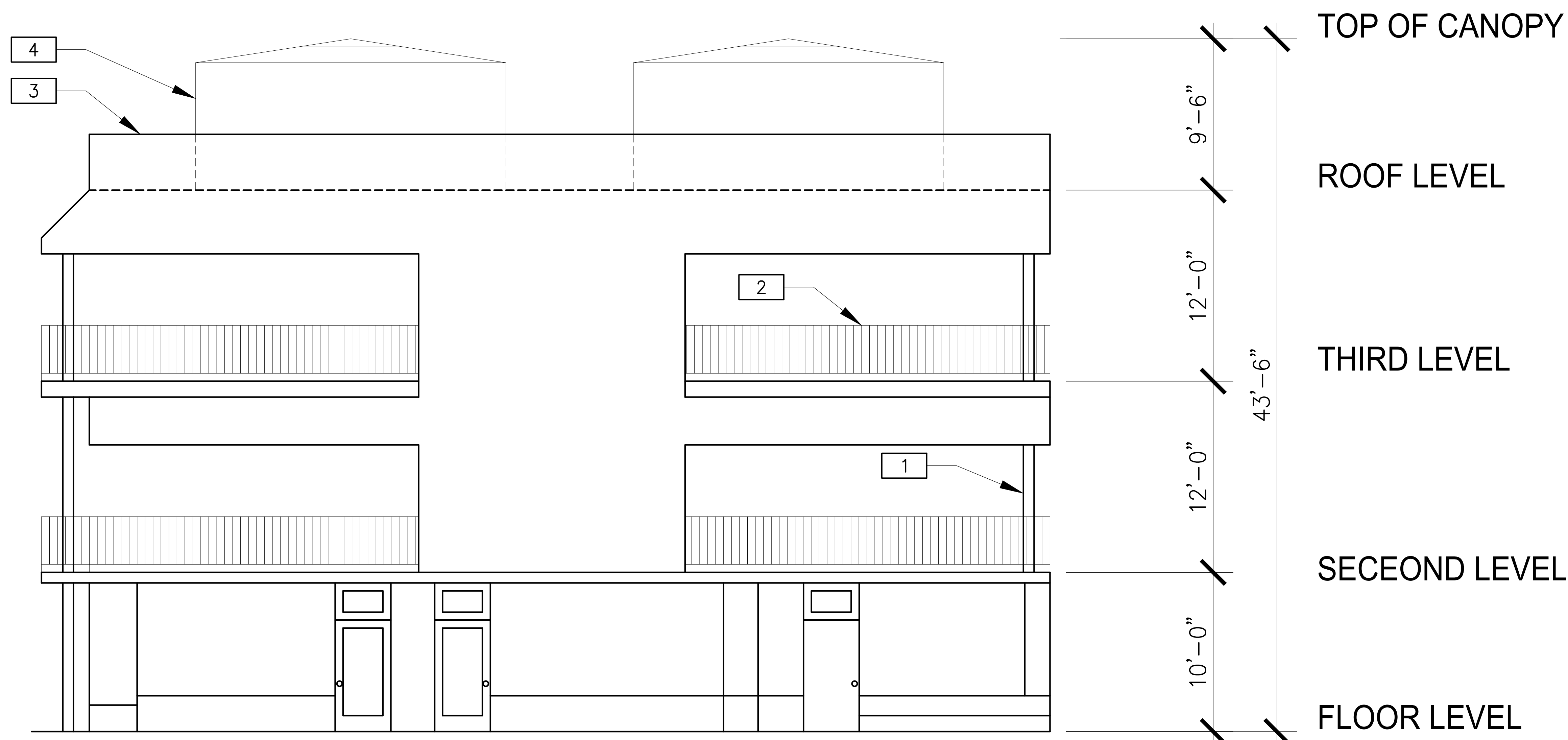


SOUTH ELEVATION (PARKING VIEW)



WEST ELEVATION (ALLEY VIEW)

10'-0"
12'-0"
12'-0"
9'-6"
43'-6"



EAST ELEVATION (STREET VIEW)
PROPOSED ELEVATIONS

- 1 NEW MTL COL.
- 2 NEW DECORATIVE FACADE T.B.D. MTL RAILING AT ALL PATIO BALCONIES WITH PLANTS
- 3 NEW 42"H ROOFTOP PARAPET WALL
- 4 NEW SCREENED CANOPY

TOP OF CANOPY
9'-6"
ROOF LEVEL
12'-0"
THIRD LEVEL
43'-6"
12'-0"
SECEOND LEVEL
10'-0"
FLOOR LEVEL

JIM LATTIN PROJECT
PROPOSED TENANT IMPROVEMENT
CONTACT: MARK MOU
P 760.473.8177

CITY OF OCEANSIDE
DEVELOPER'S CONFERENCE
1025, 1027 & 1029 S. COAST HWY
OCEANSIDE, CALIFORNIA

DATE	REMARKS
05.25.2018	DEVELOPER'S CONF. SUBMITTAL

PA / PM:	M.F.M.
DRAWN BY:	M.F.M.
JOB NO.:	00.0105.18

SHEET
PROPOSED ELEVATIONS

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