

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, August 8th, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed expansion of the existing 8,400 sq. ft. Bread of Life center at 1919 Apple Street by leasing an additional 1,200 sq. ft. suite located adjacent to the existing thrift store. Proposed services to include life skills academy, dormitory transitional housing for 30 people, additional shower facilities and mail room

Zoning: CL (Limited Commercial)
Land Use: General Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number(s): 151-010-56
Contact Person: Tim Yzaguirre
Email: tyzaguirre@bolrescue.org

2. 10:30 - 11:30 a.m. Proposed 4-lot subdivision for 4 two-story homes (2,200 to 2,800 SF) at 4048 Pala Road

Zoning: RS-H (Single-Family Residential with Historic Overlay)
Land Use: Single Family Detached Residential
Neighborhood Area: San Luis Rey
Assessor Parcel Number(s): 158-040-07
Contact Person: David Davis
Email: winwood.davis@gmail.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

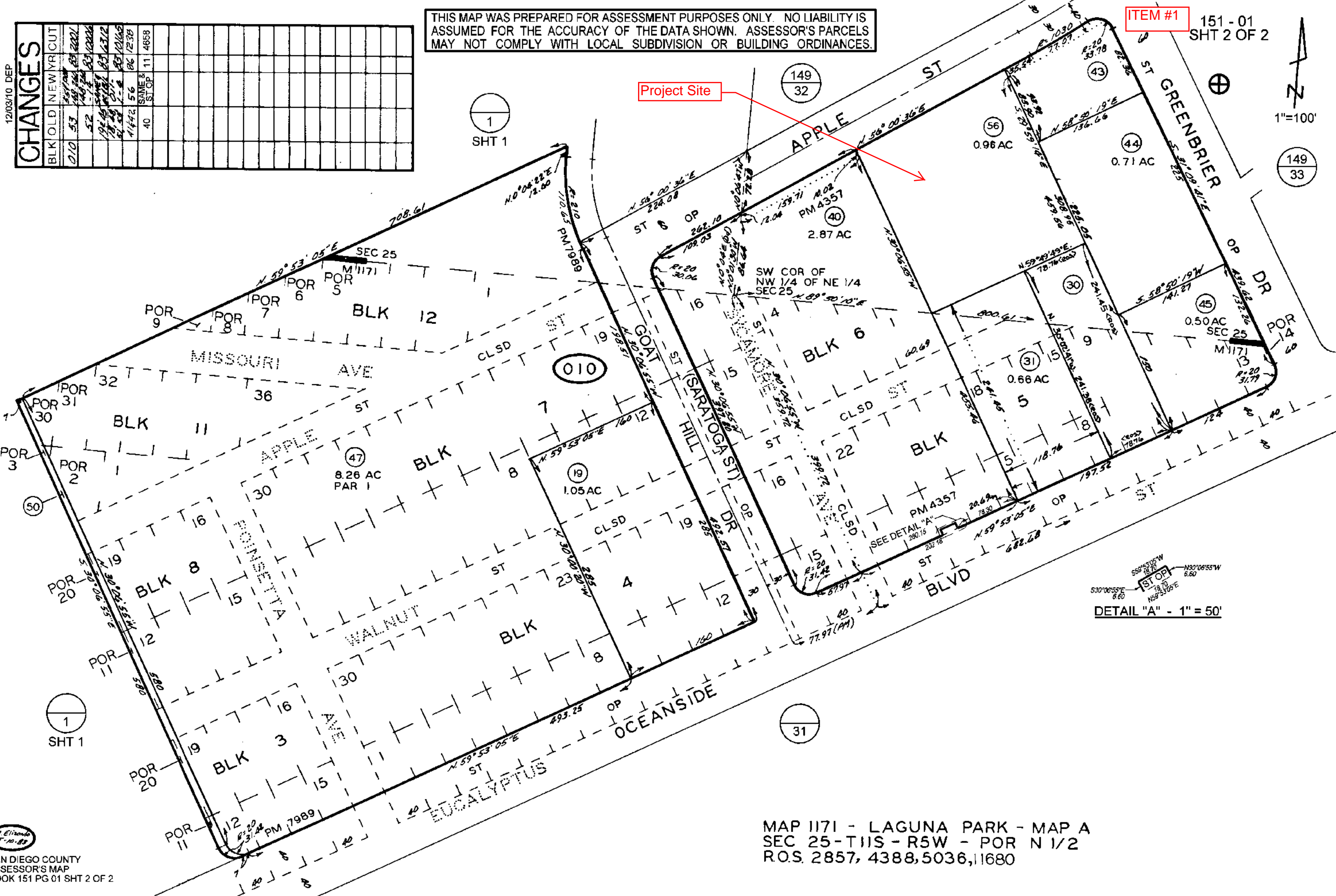
¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference 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.*

12/03/10 DEP

CHANGES		BLK	OLD	NEW	YR	CUT
010	53					
52						
194						
181						
171						
161						
151						
141						
131						
121						
111						
101						
91						
81						
71						
61						
51						
41						
31						
21						
11						
01						

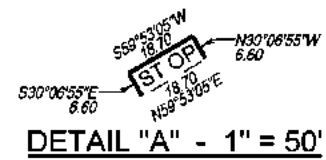
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ITEM #1 151-01 SHT 2 OF 2



1 SHT 1

31



Project Description Letter for Bread of Life Life Skills Training & Transitional Housing Center

Name of Organization: Bread of Life

Address of Organization: 1919 Apple Street

APN: 151-010-56

Current Use on the Property:

The total square footage of the two buildings on the property is 17,600 sq. ft.; and of that total square footage, Bread of Life currently occupies 8,400 sq. ft.

Currently, this 8,400 sq. ft. Bread of Life space is used for the following purposes:

- Administrative offices
- Resource Center/Computer Lab
- Multi-purpose dining room/chapel
- Food pantry/Food Distribution
- Thrift Store
- Shelter for 30 men (December-March)
- Shelter for 20 women (December-March)

What is Being Proposed:

Lease an additional 1,200 square feet next to the existing Thrift Store, for a total usage of 9,600 sq. ft. within the 17,600 sq. ft. two building facility.

The propose 9,600 sq. ft. enlarged facility will be used for the following additional purposes:

- Life Skills Academy – Teaching, Advocate, & Coaching (Additional Space)
- Dormitory transitional housing for 15 men (April-October)
- Dormitory transitional housing for 15 women (April-October)
- Shower Facility (Additional Space)
- Mail room

Future additional uses that Bread of Life would like to get approval for in the proposed CUP (these uses may require Bread of Life to lease additional space in the facility):

- Class Rooms
- GED online certification
- Computer Resource Center
- Job Skills Training-Computer/Culinary/Mechanic
- Relocation Services
- Laundry Facility
- Medical/Dental Clinic

Overview of the proposed New Programs and Facilities:

Restoration: The biggest issues facing our neighbors without homes are addictions, domestic violence, mental health issues, economic conditions, and lack of job skills. Food and shelter alone are often not enough to overcome these circumstances, which is where the following restoration services offered by the mission will help them restore their lives.

Spiritual: Spiritual restoration will be the core of the programs provided, and participants will go through a 12-week discipleship program. This program is designed to teach people how to examine their standing with God, so they can live in a relationship with the Lord and the Bible and help others do the same.

Life Skills: Successful integration into a productive life depends on the ability to adequately develop life skills. We will teach participants practical living skills, healthy communal living, job readiness preparation, social skills, conflict resolution, hygiene, and other basic skills needed to succeed in life.

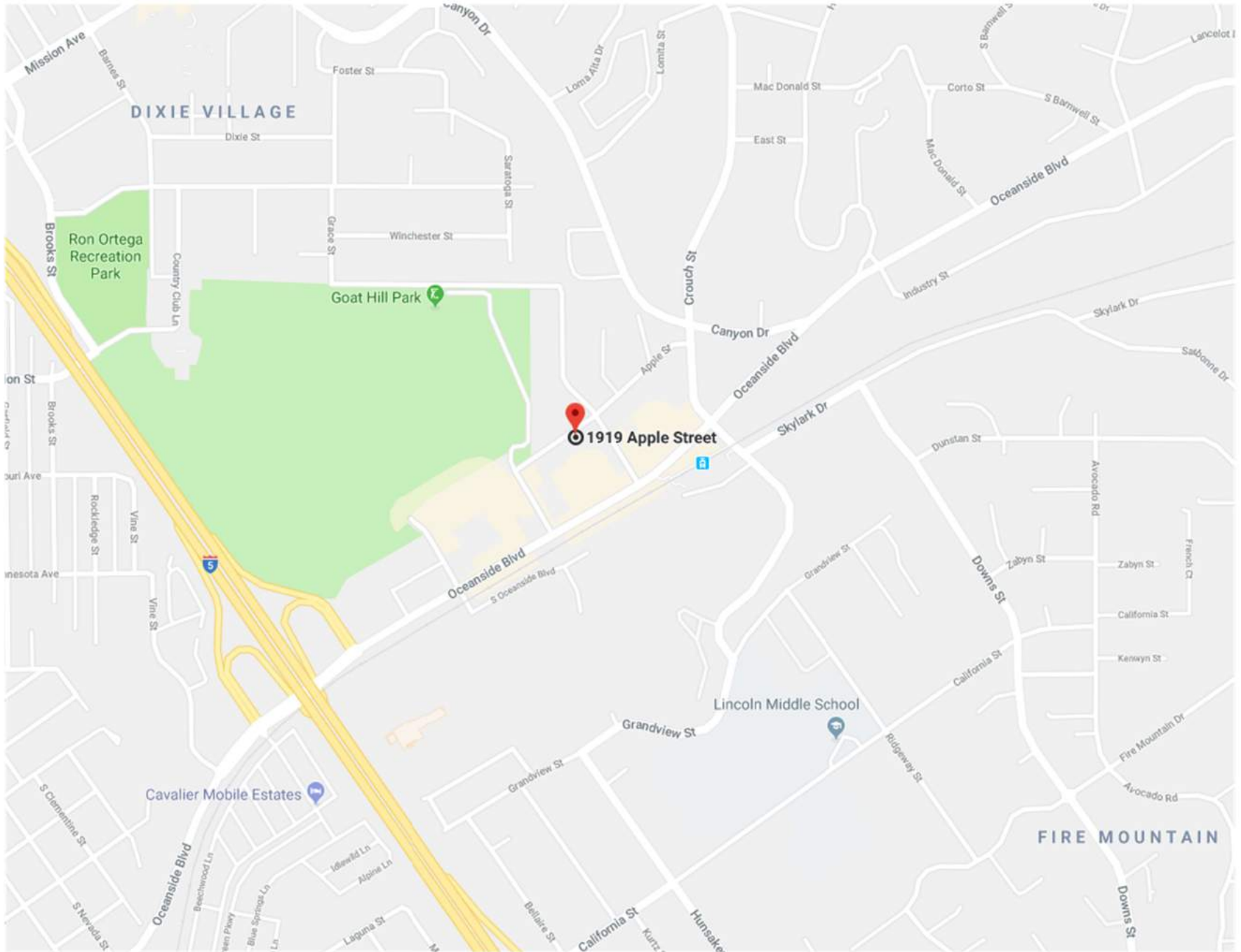
Transitional Jobs Program: Participants in the Life Skills Academy will have an opportunity to further their education by working in one of the Transitional Jobs Program. This program will be focused on providing job skills training and coping skills. The Transitional Jobs Program is a part of the Bread of Life's Strategic Plan and the first Transitional Jobs Program is our thrift store.

Work: By helping participants discover their gifts and talents in the workforce, the Back To Work Program will help them see God's plan to work and give back to society.

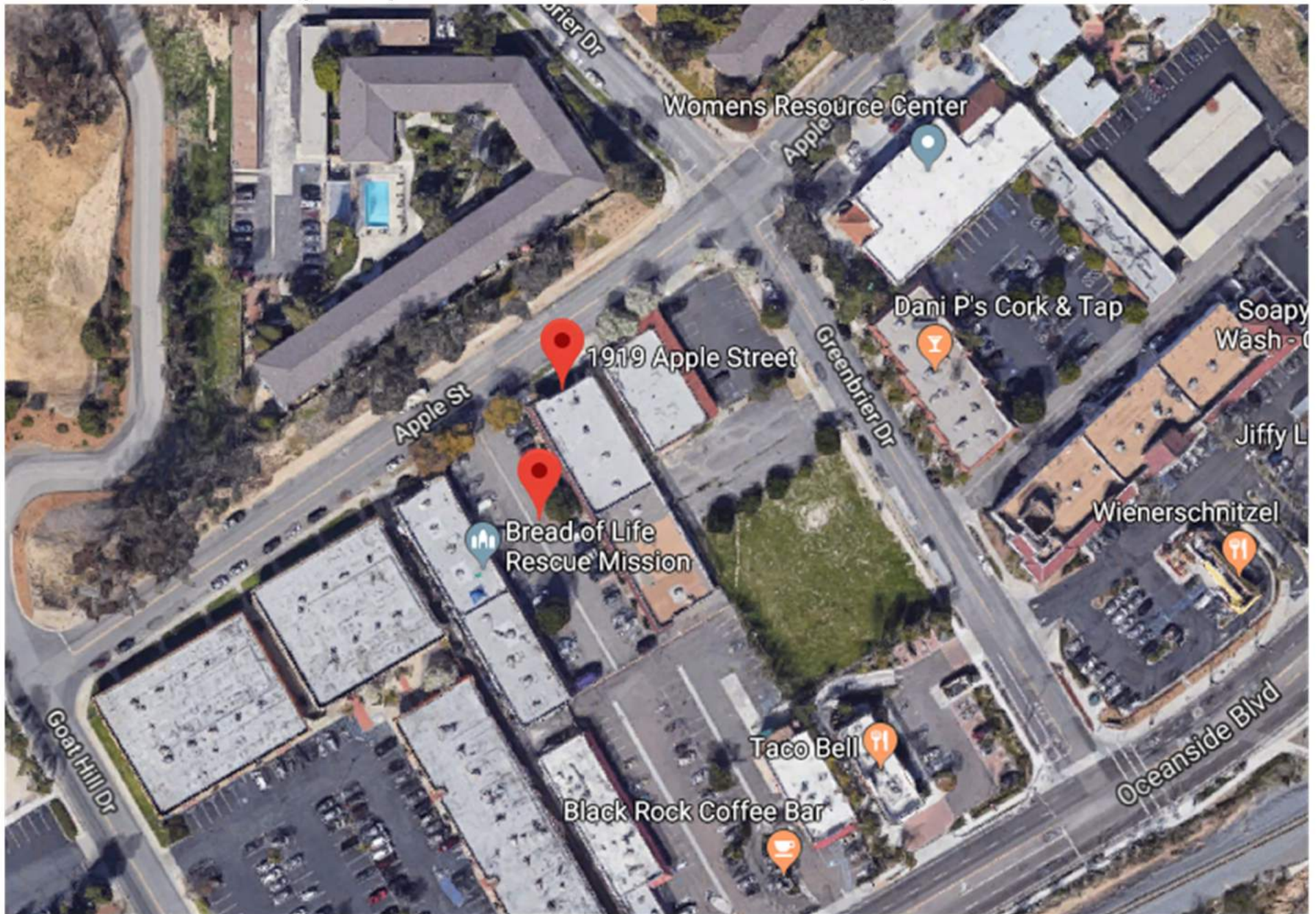
Relocation Services: The relocation service consists of a transition plan for moving participant from their present place to a location which will provide the best spiritual and physical fit for them. We will develop plan with a partnering church which suits the participant and find affordable housing within the target area. The participant with the guidance of the Life Skills Coach will secure any needed funding for the relocation. The team and the participant will plan the actual move.

Supportive Services: Participants will have bus passes provided to get them to interview's, doctor's appointments, court appearance, etc.

Regional Map - Bread of Life - 1919 Apple Street



Vicinity Map - Bread of Life - 1919 Apple Street



SITE PLAN

FOR:

BREAD OF LIFE RESCUE MISSION 1919 APPLE STREET

OWNER / SITE ADDRESS:
GHAMATY PARY INVESTMENTS INC.
1919 APPLE STREET
OCEANSIDE, CA 92054

LEGAL DESCRIPTION:
M/L IN NEQ SEC 25-11-5W

APN:
151-010-56

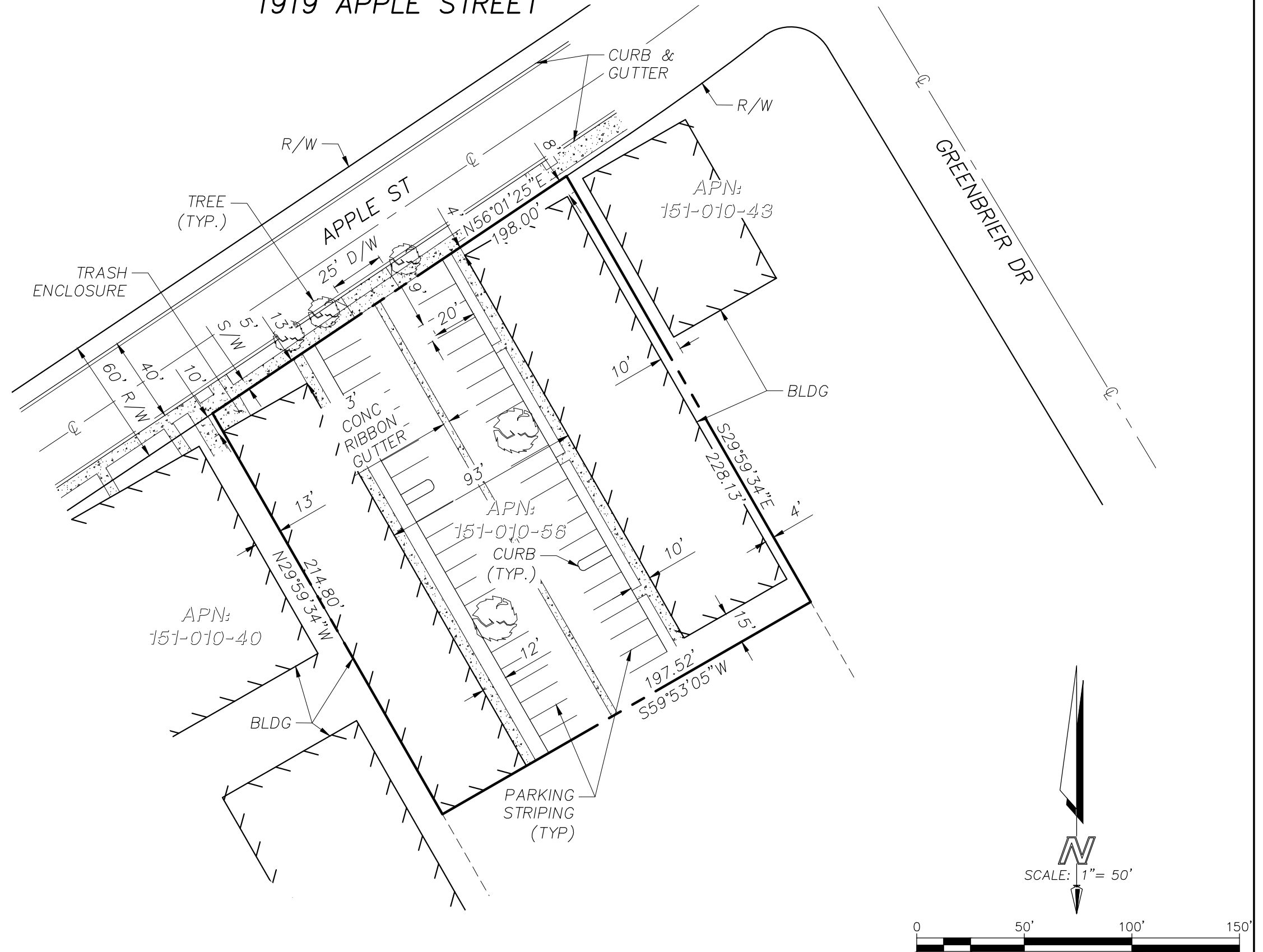
LOT AREA:
1.00 ACRE (43744 SF)

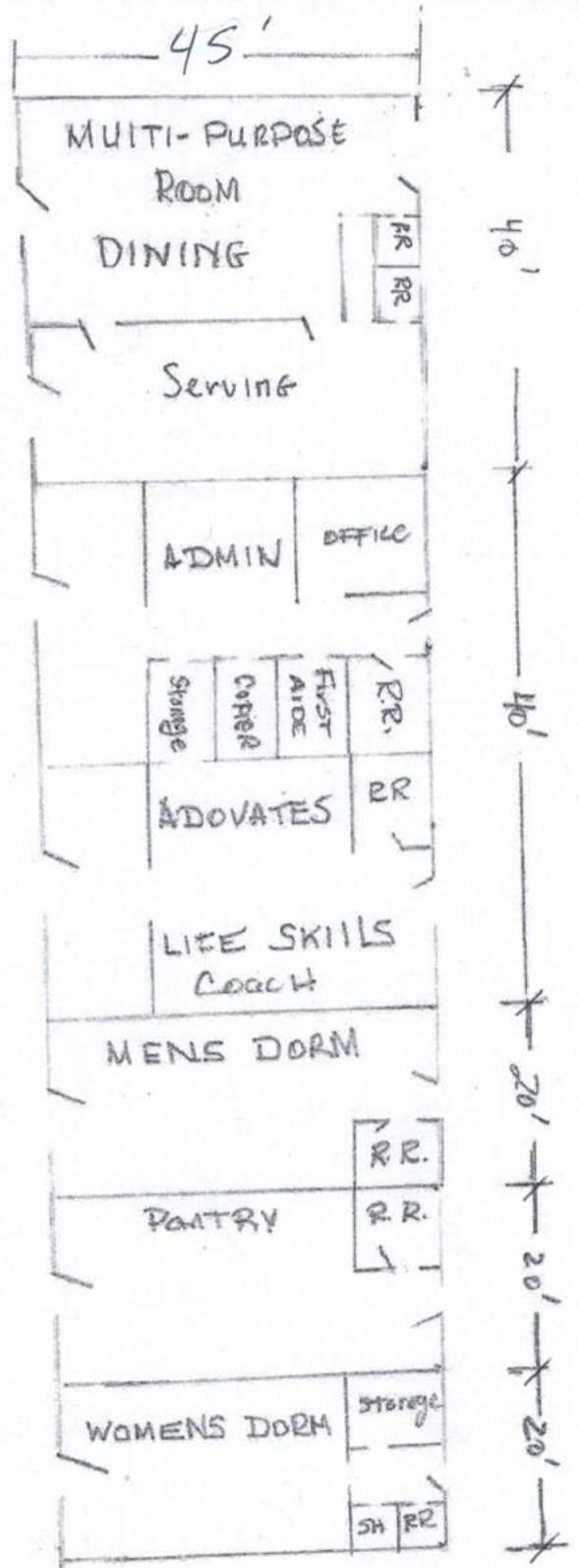
LEGEND

BOUNDARY DATA	N 42°18'59" W 40.00'
PROJECT BOUNDARY	
RIGHT OF WAY	
LOT LINE	
CENTERLINE	
EX BUILDING	
EX CURB & GUTTER	
EX TREE	
EX CONCRETE	

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
TYP.	TYPICAL
CONC	CONCRETE
L/S	LANDSCAPE
R/W	RIGHT OF WAY
ℙ	PROPERTY LINE
℄	CENTERLINE
S/W	SIDEWALK





EXISTING SQUARE FOOTAGE
8400 SQ. FT

EXPANSION SQUARE FOOTAGE
1200 SQ. FT

TOTAL PROPOSED SQUARE
FOOTAGE 9600 SQ. FT

FLOOR PLAN
BREAD OF LIFE



HORARIO DE SERVICIO
JUEVES 08:00 A 18:00
VIERNES 08:00 A 18:00
SABADO 08:00 A 18:00



BREAD OF LIFE

1919





1919

DIRECTORY
THRIFT STORE

AVAILABLE
760.822.0032

NO
OPENING

RESTORE
THRIFT STORE

1919

APPLE
plaza

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
AVAILABLE
760 929-9700
MICHAEL GOLDEN

DIRECTORY

THRIFT STORE

AVAILABLE
760.872.0032

NO
PARKING



RESTORE
YAKU'S STORE
←

RESTORE
HOURS
MON-FRI
9-4
SATURDAY
10-2



APPLE
plaza

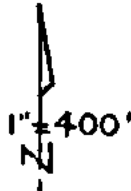
1919



NO TRESPASSING
Crossing
fence
without
permission
is a
violation
of the
law.

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ITEM #2

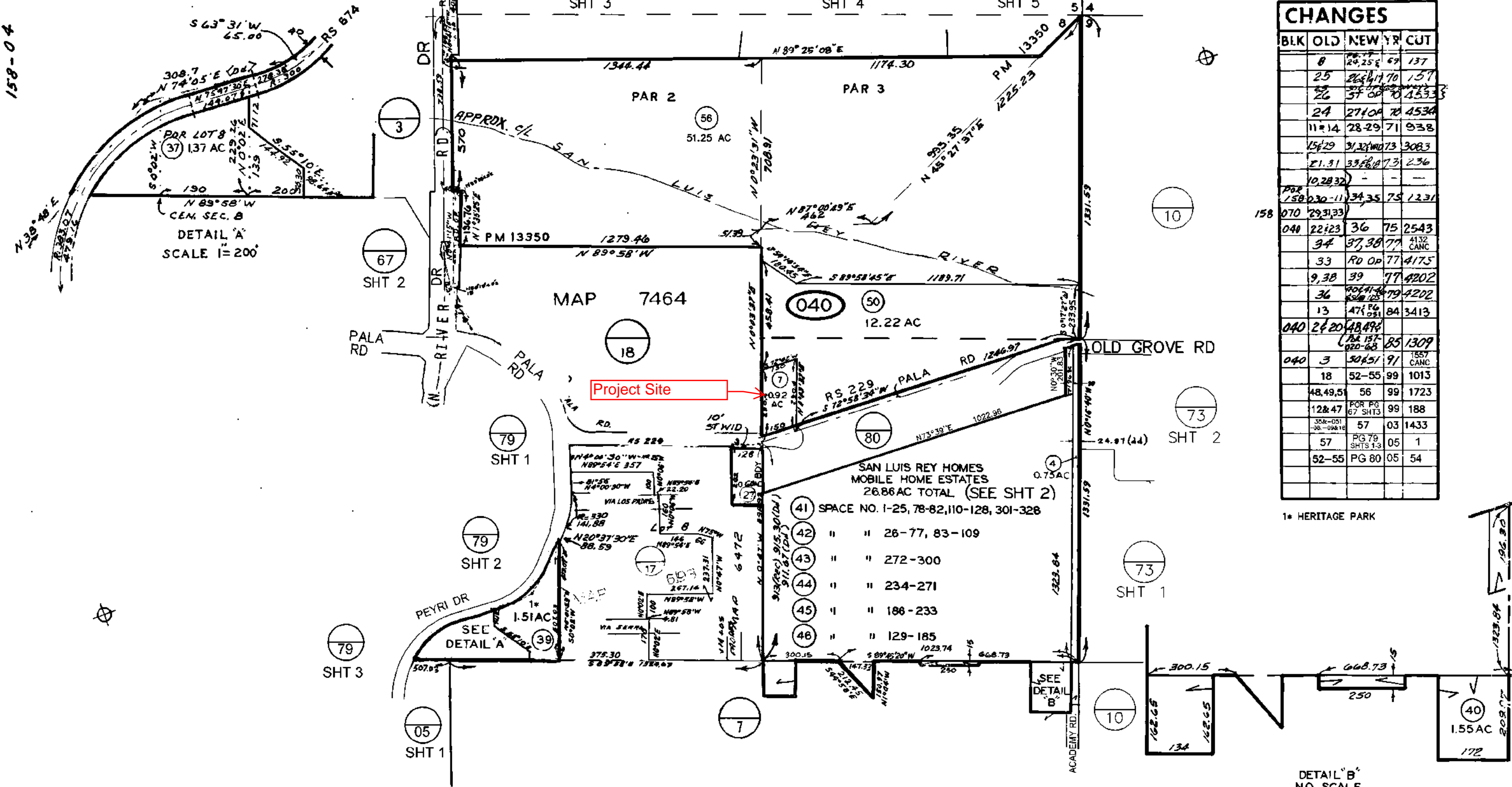


10/23/2006 RC

CHANGES					
BLK	OLD	NEW	YR	CUT	
	8	24, 25	69	137	
	25	26, 27	70	157	
	26	27, 28	70	1533	
	24	27, 28	70	4534	
	11, 14	28, 29	71	938	
	15, 29	31, 32	73	3083	
	21, 31	33, 34	73	236	
	10, 28, 32	-	-	-	
158	158	230-11	34, 35	75	1231
	070	29, 31, 33	-	-	-
	040	22, 23	36	75	2543
		34	37, 38	77	4132 CANG
		33	RD OP	77	4175
		9, 38	39	77	4202
		36	40, 41, 42	79	4202
		13	47, 48	84	3413
	040	24, 20	48, 49	-	-
		157-020-68	85	1309	-
	040	3	50, 51	91	1857 CANG
		18	52-55	99	1013
		48, 49, 51	56	99	1723
		12, 47	POR PG 67	99	188
		35, 40-051-08-09&10	57	03	1433
		57	PG 79	05	1
		52-55	PG 80	05	54

1* HERITAGE PARK

158-04



Project Site

SAN LUIS REY HOMES
MOBILE HOME ESTATES
26.86 AC TOTAL (SEE SHT 2)
SPACE NO. 1-25, 78-82, 110-128, 301-328

DETAIL 'B'
NO SCALE

4048

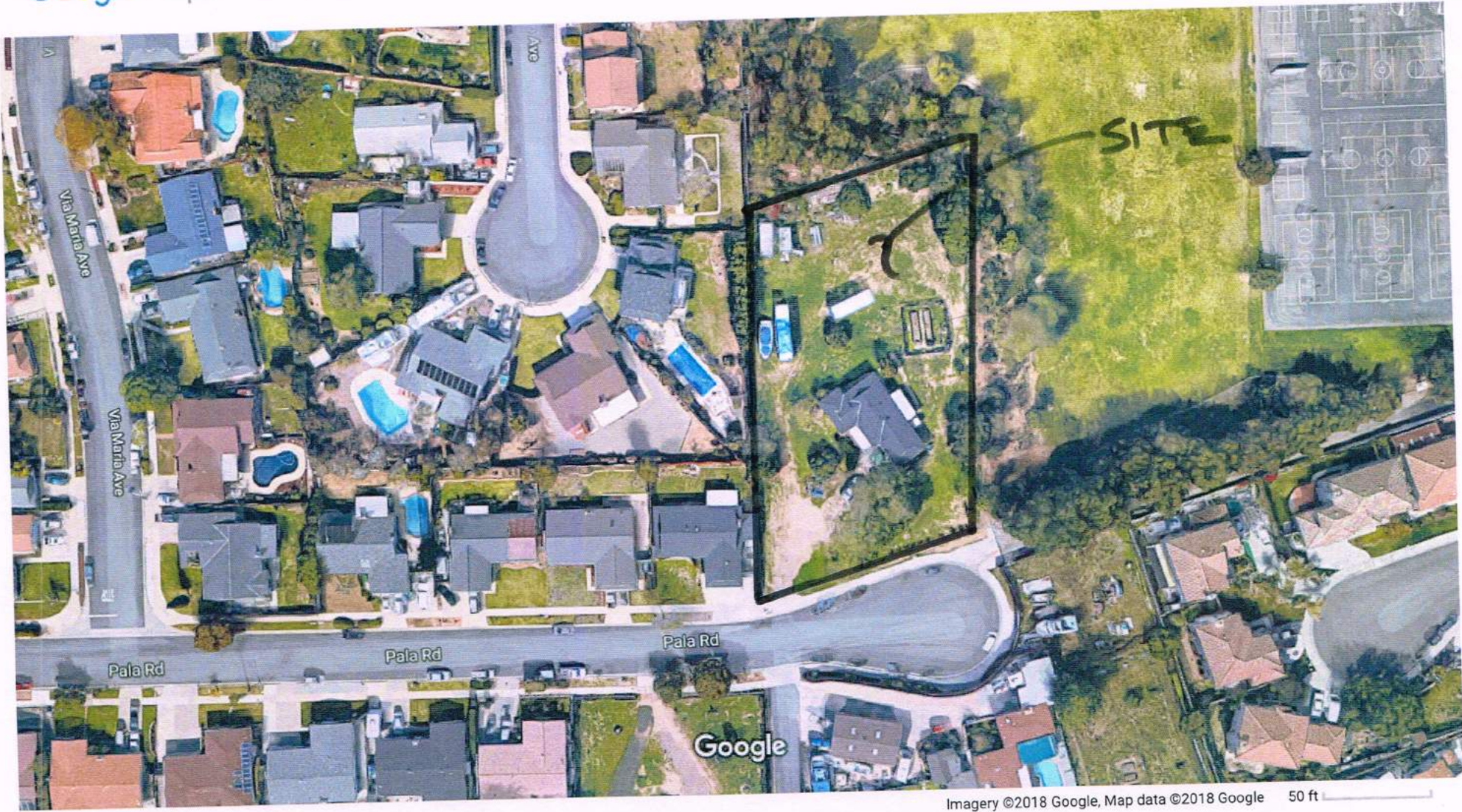
Description: The project site has a single family home on 0.92 acres located at ~~4080~~ Pala Road in Oceanside.

APN: 158-040-07

Proposal: Tentative / Final Parcel Map to create 4 lots with a private driveway.

Elevations: We envision four 2-story homes in the range of 2,200 sf to 2,800 sf.

Google Maps 4080 Pala Rd



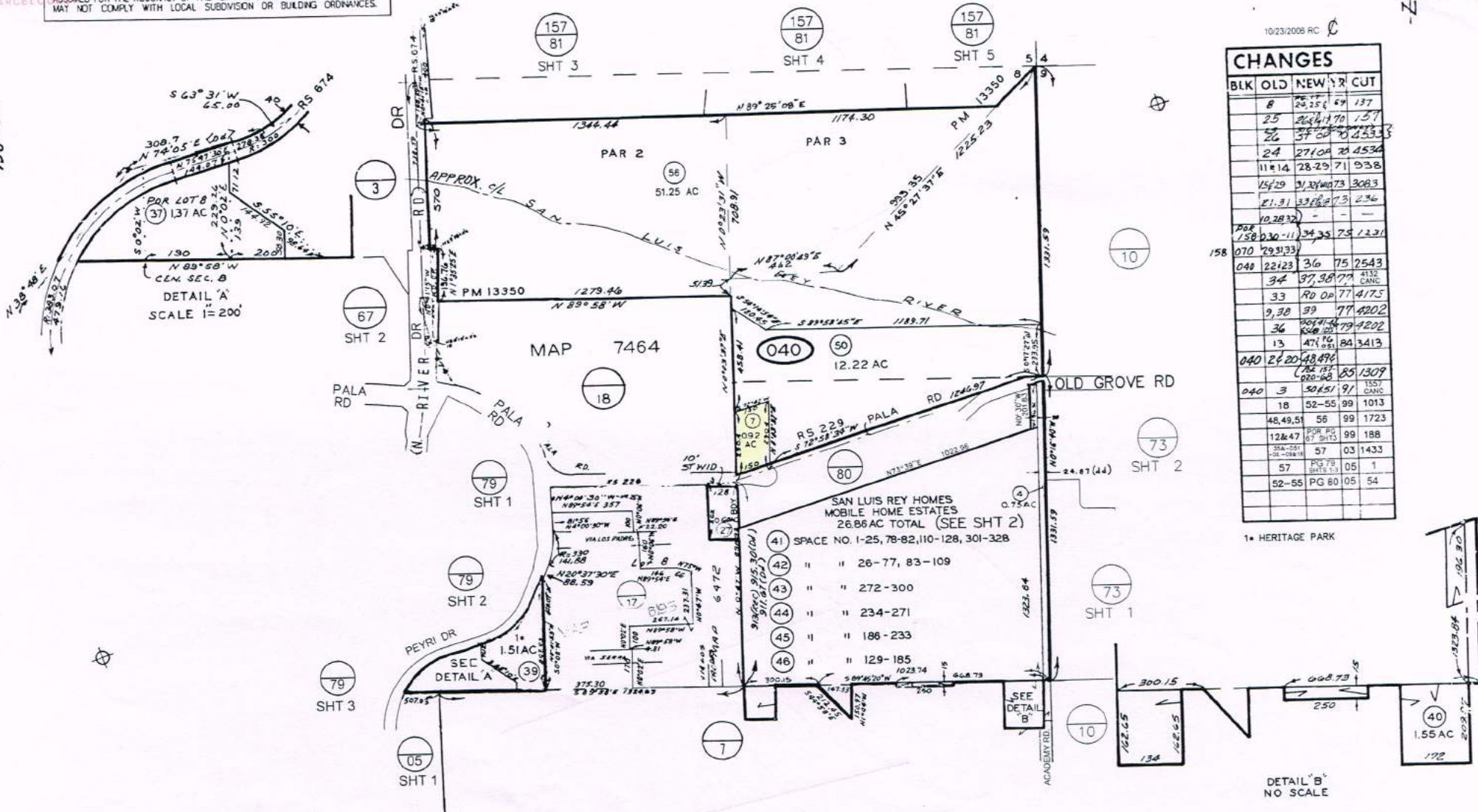
07 PARCEL

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158-04
SHT 1 OF 2

1" = 400'

158-04



BLK	OLD	NEW	YR	CUT
	8	25	69	137
	25	26	70	137
	26	27	70	137
	24	27	70	137
	11	14	71	138
	15	29	73	3083
	21	31	73	236
	10	28	73	236
	158	130	11	1231
	070	29	33	2543
	040	22	36	75 2543
		34	37	77 4132 CANG
		33	33	77 4175
		9	38	77 4202
		36	36	79 4202
		13	47	84 3413
	040	26	48	85 1309
		3	50	91 1357 CANG
		18	52	99 1013
		48,49,51	56	99 1723
		12&47	57	99 188
		57	57	03 1433
		52-55	80	05 54

1+ HERITAGE PARK

ES 9-23-49 SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 158 PAGE 04 SHT 1 OF 2

PB 1 PG 18 - MISSION LANDS OF SAN LUIS REY - LOT 41. TCT 2
POR SEC 8 - T11S-R4W
ROS 516,15161

1" = 611'



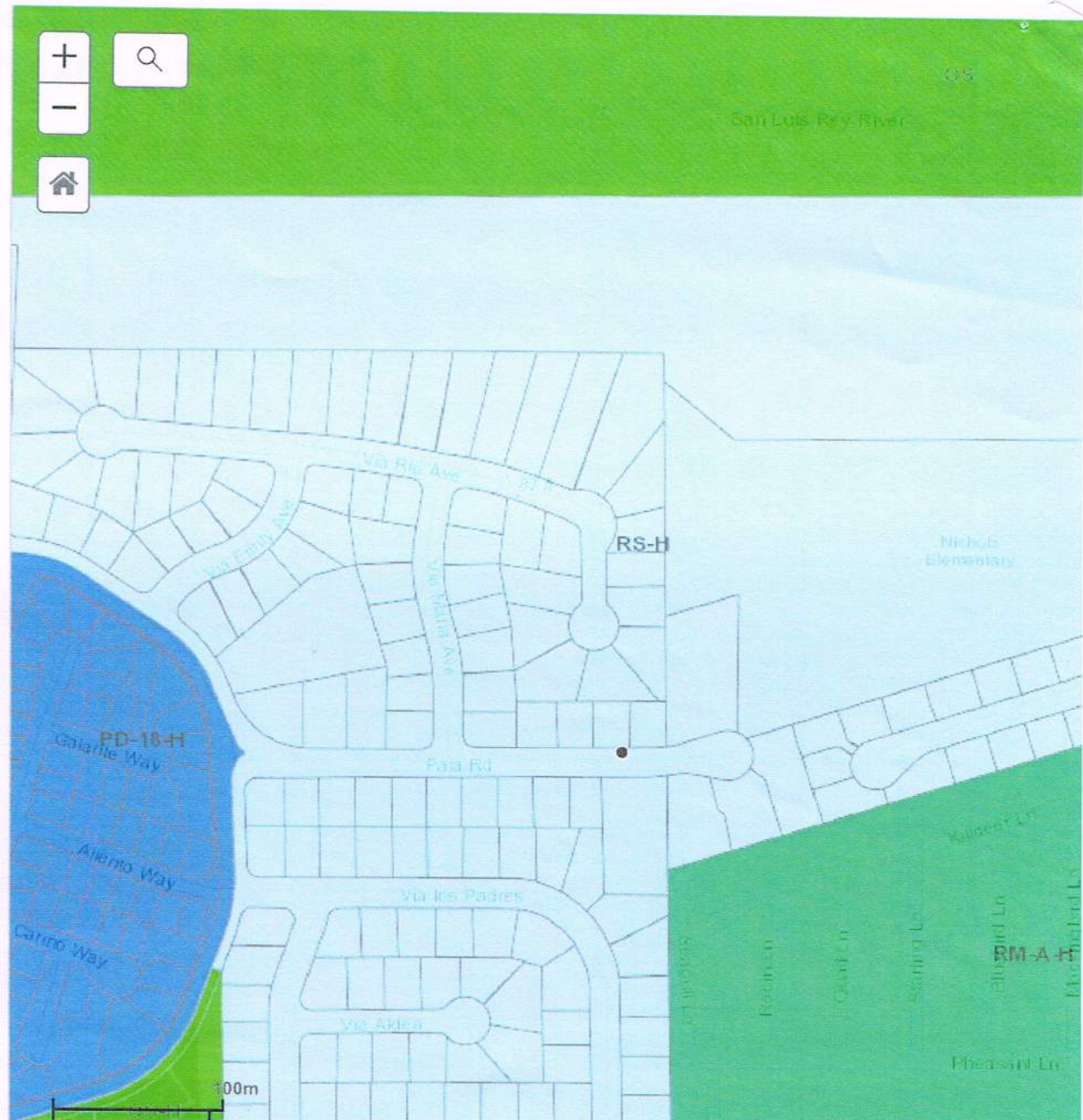
Planning & Zoning GIS Map Viewer

City of Oceanside

- (RE-A) - Residential Estate A (1992)
- (RE-B) - Residential Estate B (1992)
- (RH) - High Density Residential (1992)
- (RH-U) - Urban High Density Residential (1992)
- (RM-A) - Medium Density Residential A (1992)
- (RM-B) - Medium Density Residential B (1992)
- (RM-C) - Medium Density Residential C (1992)
- (RS) - Single Family Residential (1992)
- (RT) Residential Tourist (1992)
- (SP) Scenic Park (Coastal)
- (SP-1-09) - El Corazon (1992)
- (SS) - South Strand (Coastal)
- (VC) - Visitor Commercial (Coastal)
- CALTRANS Right-Of-Way



Powered by: GIS Division
 Water Utilities Department
 300 N. Coast Hwy
 Oceanside, CA 92054



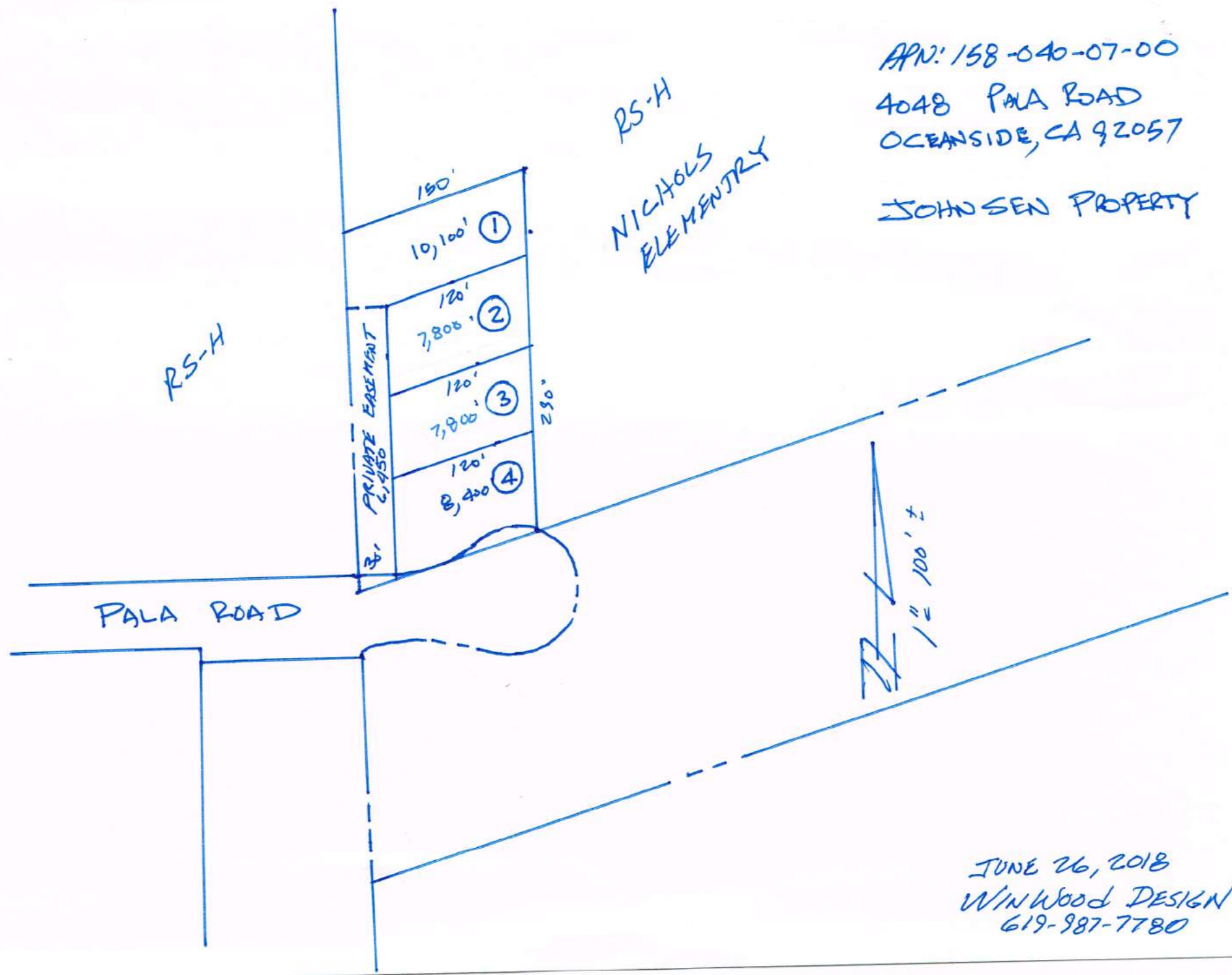
APN: 158-040-07-00

4048 PALA ROAD
OCEANSIDE, CA 92057

JOHNSON PROPERTY

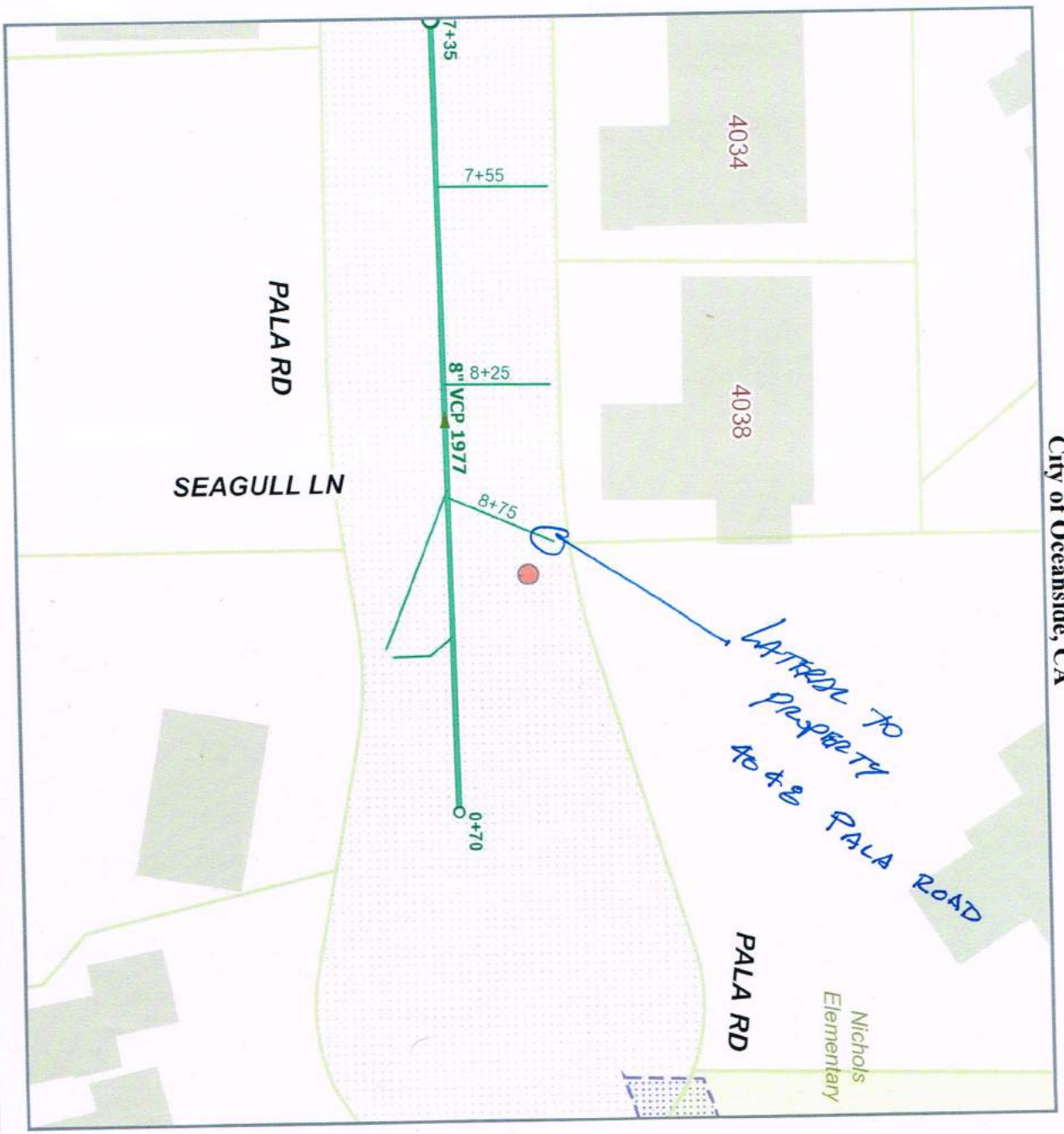
RS-H
NICHOLS
ELEMENTARY

RS-H



JUNE 26, 2018
WINWOOD DESIGN
619-987-7780

City of Oceanside, CA



Facility Identifier	851115176	Rate Class	R - SINGLE-FAMILY RESIDENTIAL
Active Flag		Cycle	15
Location Identifier	128270	Route	5
Meter Number	W31705816	Plan Number	Not available
Owned By		Install Year	
Meter Size	5/8"	Street Address	4048 PALA RD



Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.

Map Scale
1 inch = 42 feet
 7/3/2018

City of Oceanside, CA



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