

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, August 22nd, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed three-story mixed-use development with a restaurant/office at street level, (8) studio apartments on the second level, and (3) three-bedroom apartments on the third level on a 10,000 SF lot located at 310 S. Tremont Street

Zoning: C2 (General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-047-03
Contact Person: Alan Austin
Email: agenthavana@cox.net

2. 10:30 - 11:30 a.m. Proposed five-story mixed-use development, to include commercial/retail space at street level and 308 residential apartment units (through affordable housing state density bonus), around an above-grade parking structure on a 5.3 acre site (N. Coast Hwy and Costa Pacifica Way)

Zoning: Downtown Subdistrict 7B (D-7B)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number(s): 143-040-20, -22, -23, -26 and -54
Contact Person: Ann Gunter
Email: ann@lightfootpg.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.*

PROJECT DESCRIPTION 310 S. TREMONT STREET, OCEANSIDE CA 92054

APN 150-047-03-00

OWNER: PETERSEN TRUST
RON & MARILYN PETERSEN
310 S TREMONT STREET
OCEANSIDE, CA 92054
619-456-8977

LOT SIZE: 100' X 100' = 10,000 SF

ZONE: CL-RH

BUILD A 3 STORY MIXED USE BUILDING.

THE STREET LEVEL WILL BE A RESTURANT / OFFICE: 2158 SF.

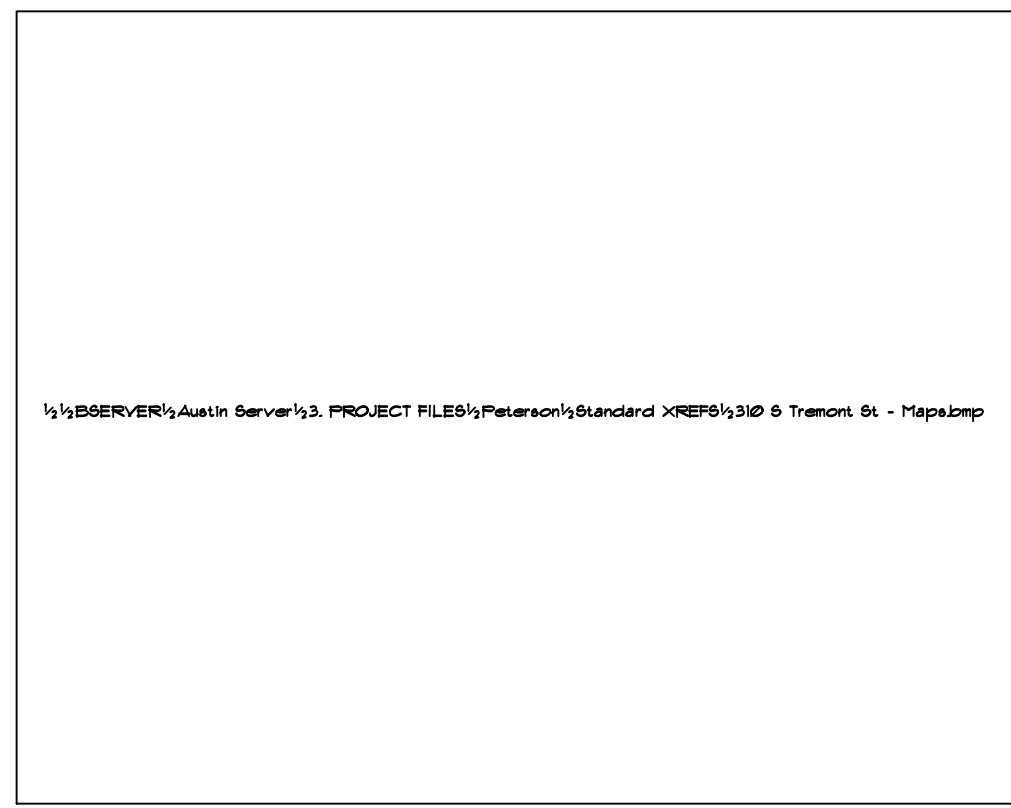
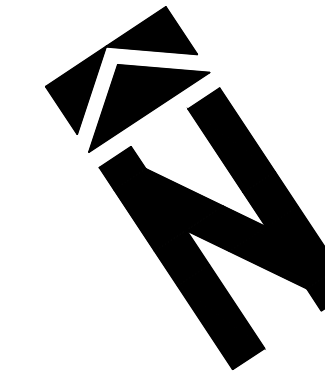
THE MIDDLE LEVEL WILL HAVE 8 STUDIO APARTMENTS RANGING FROM 473 SF TO 527 SF. EACH UNIT WILL HAVE A VIEWING DECK TO THE OCEAN.

THE THIRD LEVEL (PENTHOUSE) WILL BE 2 UNITS, 3 - BED WITH VIEWING DECK.EACH PENTHOUSE WILL BE 1876 SF

WE HAVE 14 PARKING SPACES WITH 3 TANDOM PARKING SPACES AND 1 ADA SPACE OFF THE ALLEY.

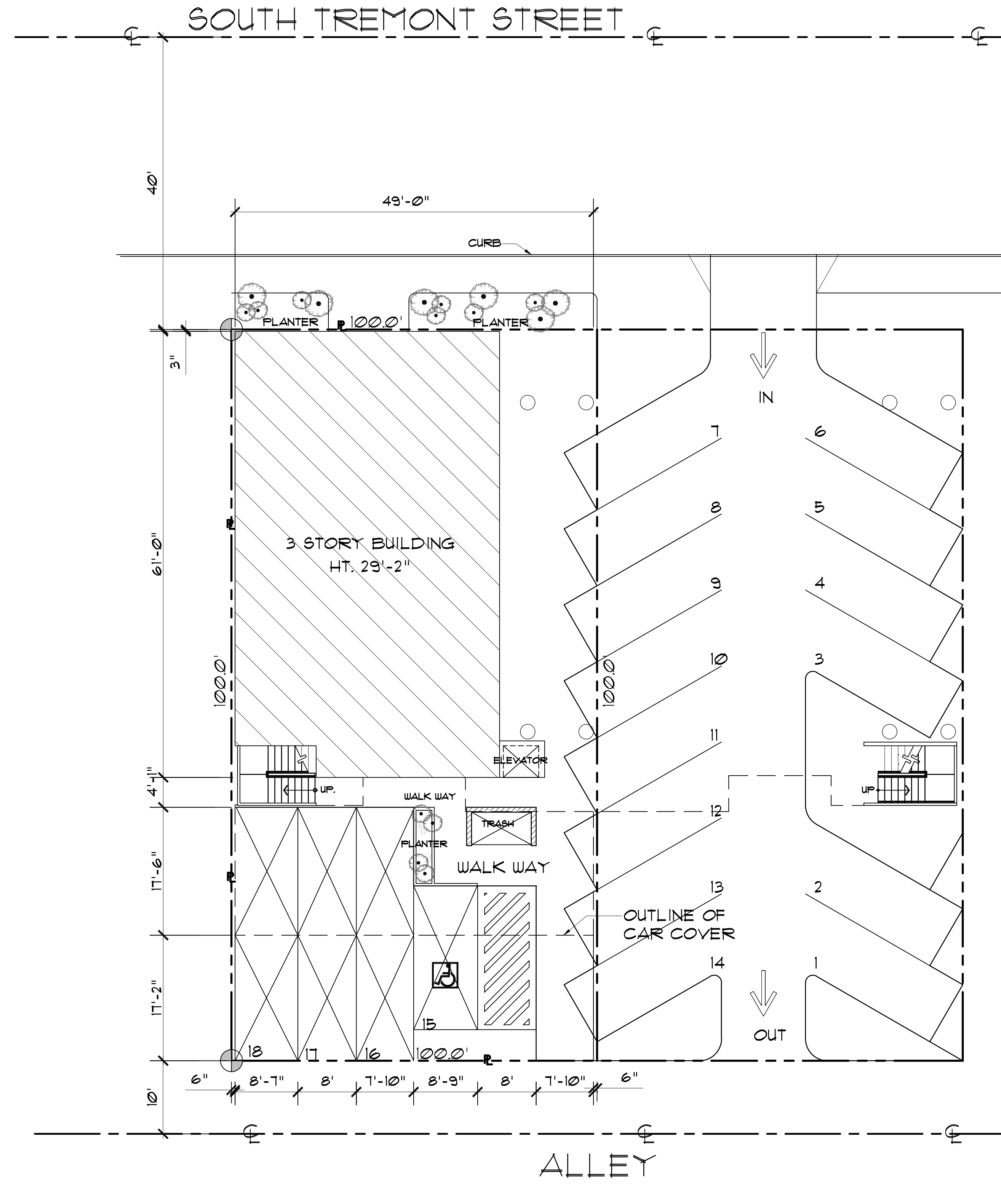
PLOT PLAN

SCALE: 1" = 10'-0"



VICINITY MAP:

NO SCALE T.B. #, GRID



SITE DATA:

MAP: 150-04, 219-BRYAN'S ADD
 ZONE:
 SETBACK: 0
 SITE:
 LOT SIZE:

PROPOSED:

GROUND LEVEL
 RESTAURANT - SIZE 2,920 SQ. FT.
 MIDDLE LEVEL
 UNIT A- SIZE 694 SQ. FT.
 DECK 100 SQ. FT.
 UNIT B- SIZE 494 SQ. FT.
 DECK 98 SQ. FT.
 UNIT C- SIZE 494 SQ. FT.
 DECK 98 SQ. FT.
 UNIT D- SIZE 689 SQ. FT.
 DECK 100 SQ. FT.
 PENT HOUSE - SIZE 1,850 SQ. FT.
 TOTAL - SIZE 7,313 SQ. FT.

SCOPE OF WORK:

PROPOSING A MIXED USE COMMERCIAL BUILDING
 3 STORY, 7,312.94 SQ. FT.
 PARKING SPACE - SIZE 1,534.48 SQ. FT.
 4 - TANDUM SPACE
 1 - ADA SPACE

SHEET INDEX:

P - PLOT PLAN
 A-1 - GROUND LEVEL FLOOR PLAN
 A-2 - MIDDLE LEVEL FLOOR PLAN
 A-3 - PENT HOUSE LEVEL FLOOR PLAN
 A-4 - FRONT 4 RIGHT ELEVATION
 A-5 - REAR 4 LEFT ELEVATION

LEGAL:

APN: 150-041-03-00
 LOTS 12413, BLK 13 TR219
 BRYAN'S ADDITION
 310 TREMONT STREET, OCEANSIDE CA. 92054

OWNER:

PETERSON TRUST
 310 SOUTH TREMONT STREET
 OCEANSIDE, CA. 92054
 PHONE NUMBER = (619) 456-8911

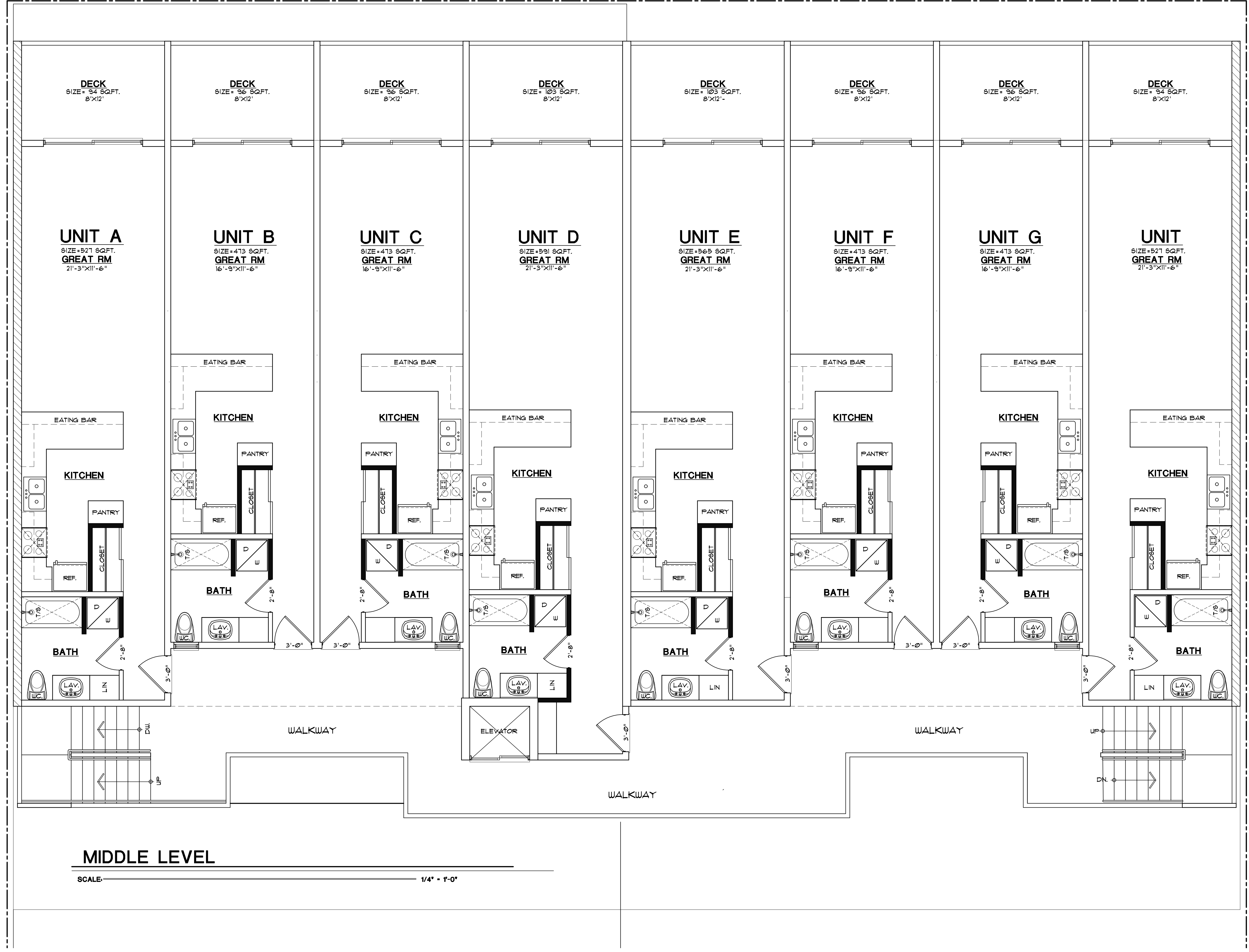
REVISIONS	BY

PETERSEN
NEW COMMERCIAL BUILDING
 310 SOUTH TREMONT ST., OCEANSIDE CA 92054

AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 1622 PIONEER WAY EL CAJON CA. 92020 Ph. (619)440-3624
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER- AMERICAN INSTITUTE OF BUILDING DESIGN

DRAWN BY:
MJC/OQ
 CHECKED BY:
 ALA
 DATE:
 -17
 SCALE:
 AS NOTED
 JOB NO.





MIDDLE LEVEL

SCALE: _____ 1/4" = 1'-0"

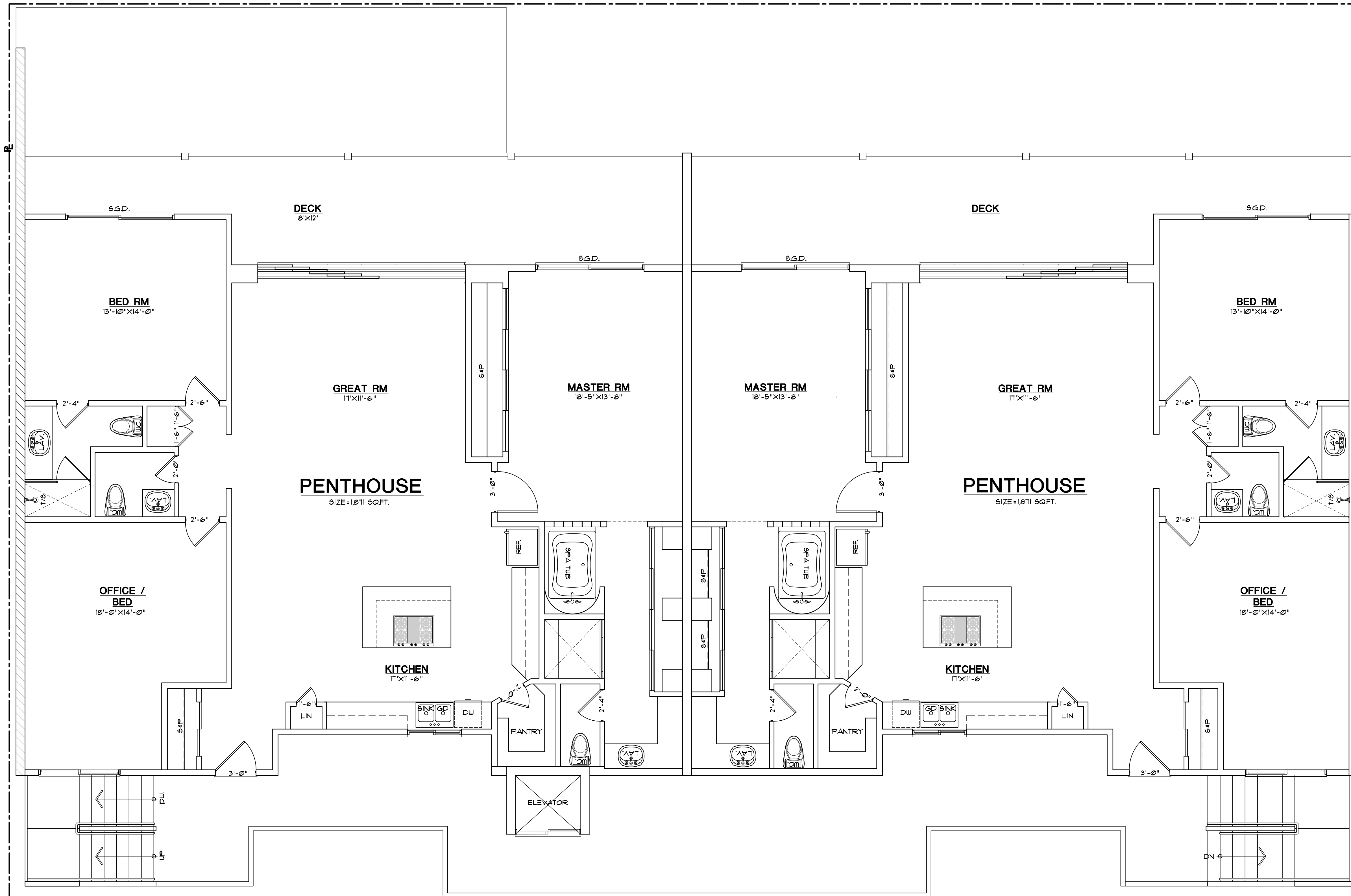
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 SCALE: AS NOTED
 JOB NO.

A-2



PENTHOUSE LEVEL

SCALE: _____ 1/4" = 1'-0"

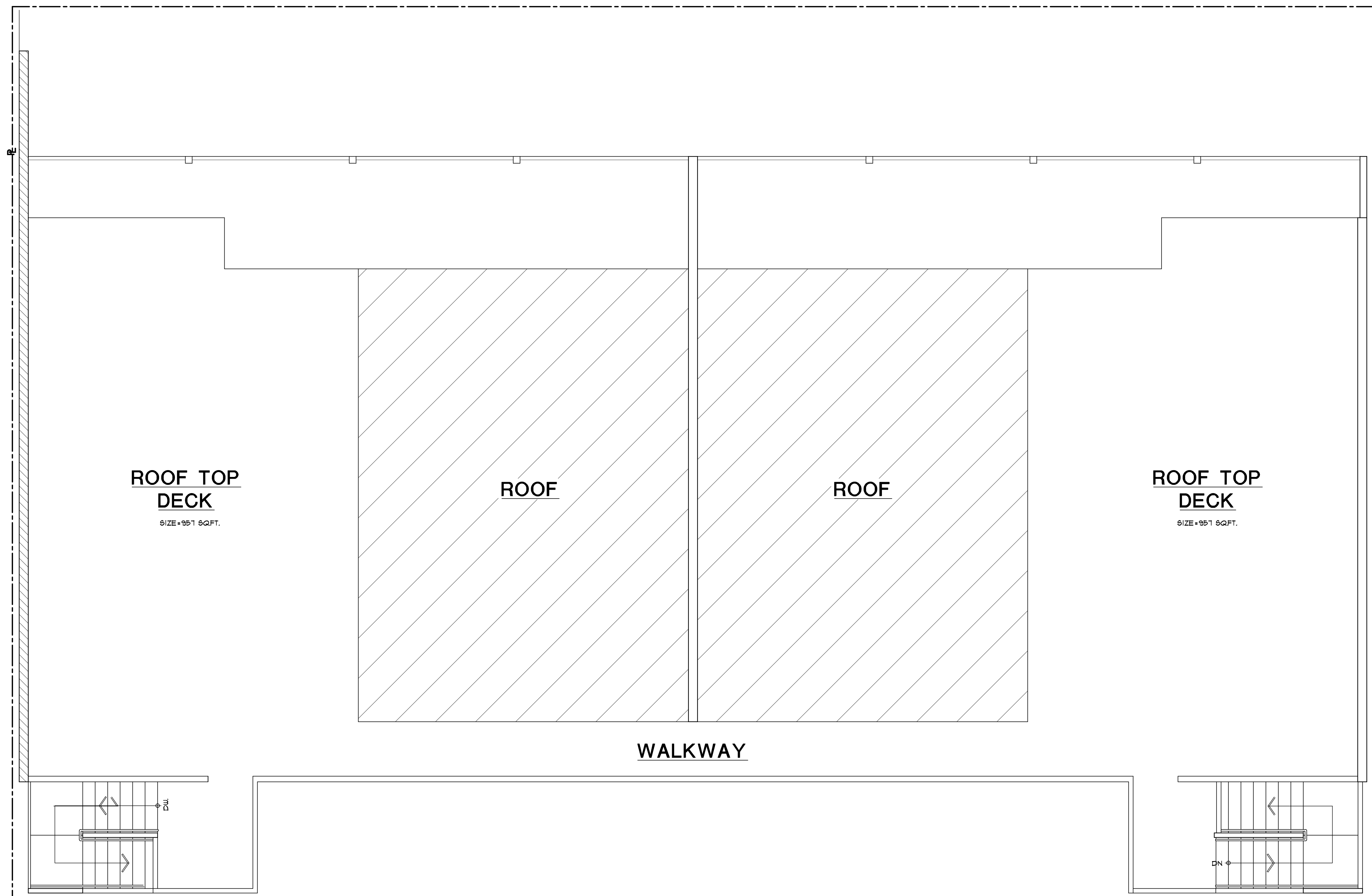
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A-3



ROOF TOP DECK
 SIZE = 951 SQ.FT.

ROOF

ROOF

ROOF TOP DECK
 SIZE = 951 SQ.FT.

WALKWAY

ROOF DECK LEVEL
 SCALE: _____ 1/4" = 1'-0"
 SIZE = 951 SQ.FT. EACH

REVISIONS	BY

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 MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN
 Ph. (619)440-3624
ABD

DRAWN BY:
 MJC/OQ
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 ALA
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 SCALE:
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 JOB NO.

A-4

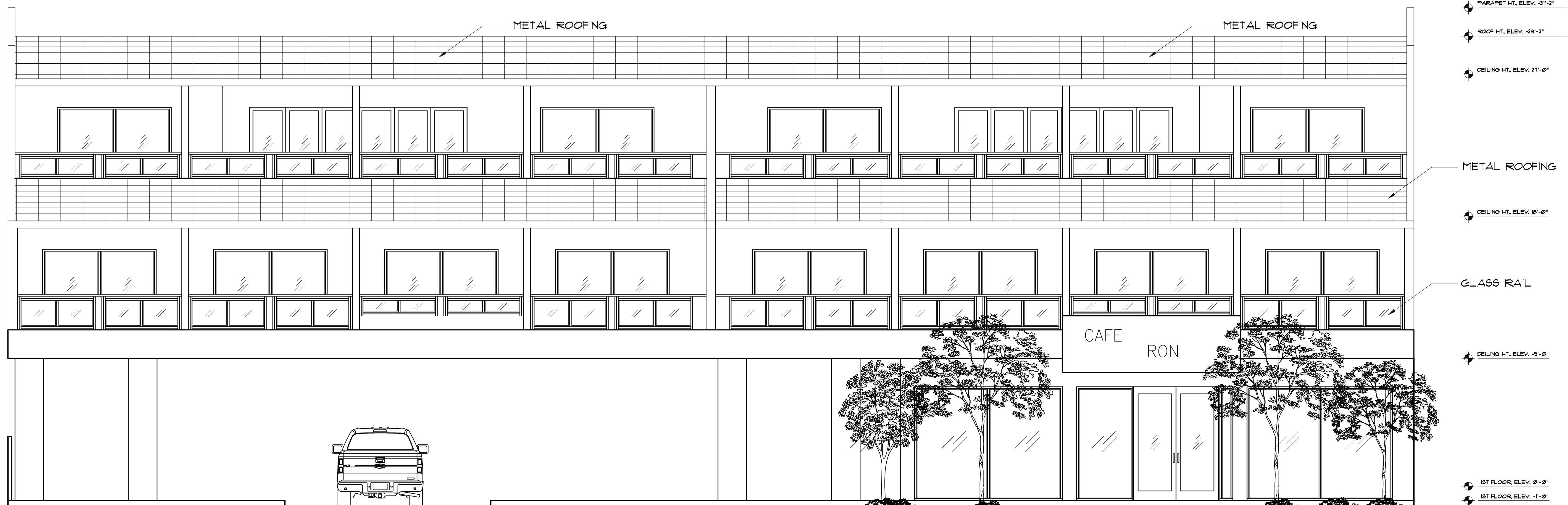
REVISIONS	BY

PETERSEN
NEW COMMERCIAL BUILDING
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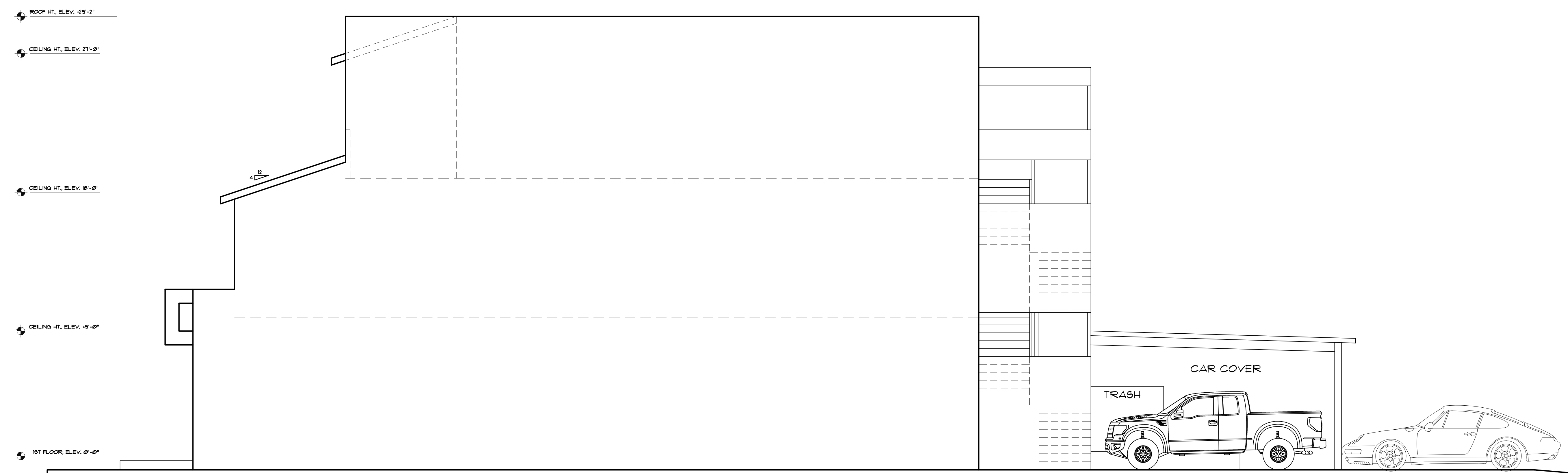
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 AS NOTED
 JOB NO.

A-5



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

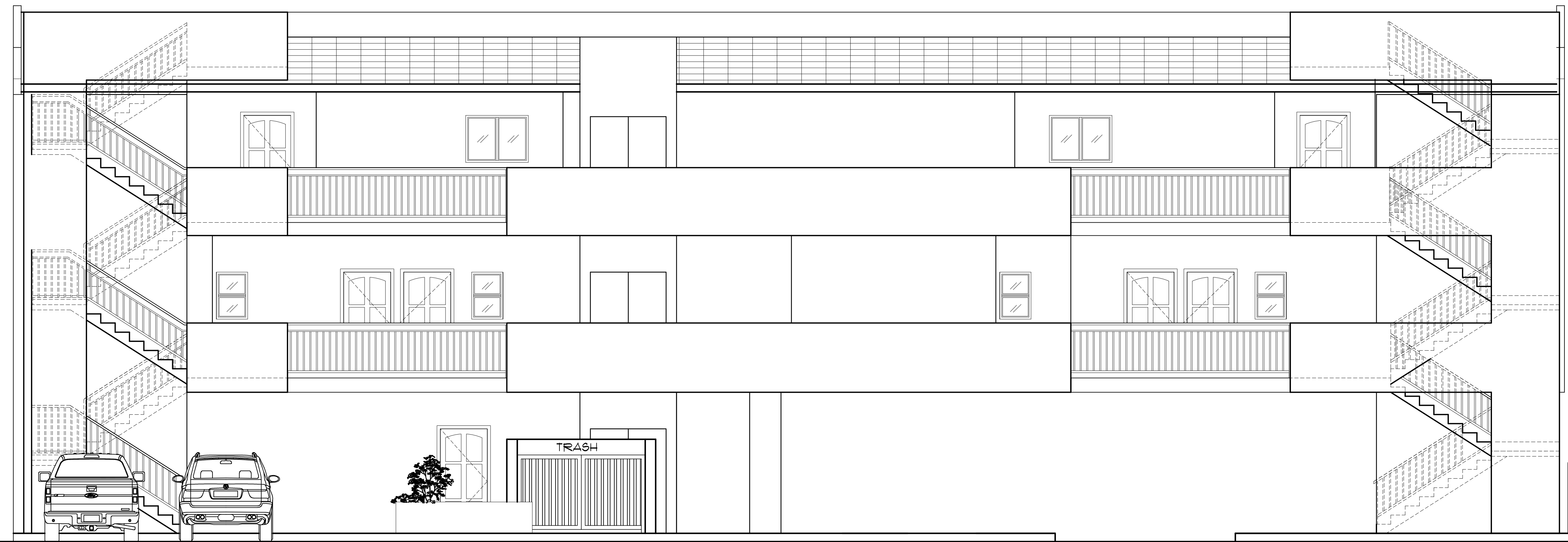
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 MJC/OQ
 CHECKED BY:
 ALA
 DATE:
 -17
 SCALE:
 AS NOTED
 JOB NO.

A-6

PARAPET HT. ELEV. 43'-2"
 ROOF HT. ELEV. 42'-2"
 CEILING HT. ELEV. 21'-0"
 CEILING HT. ELEV. 18'-0"
 CEILING HT. ELEV. 15'-0"
 1ST FLOOR ELEV. 0'-0"



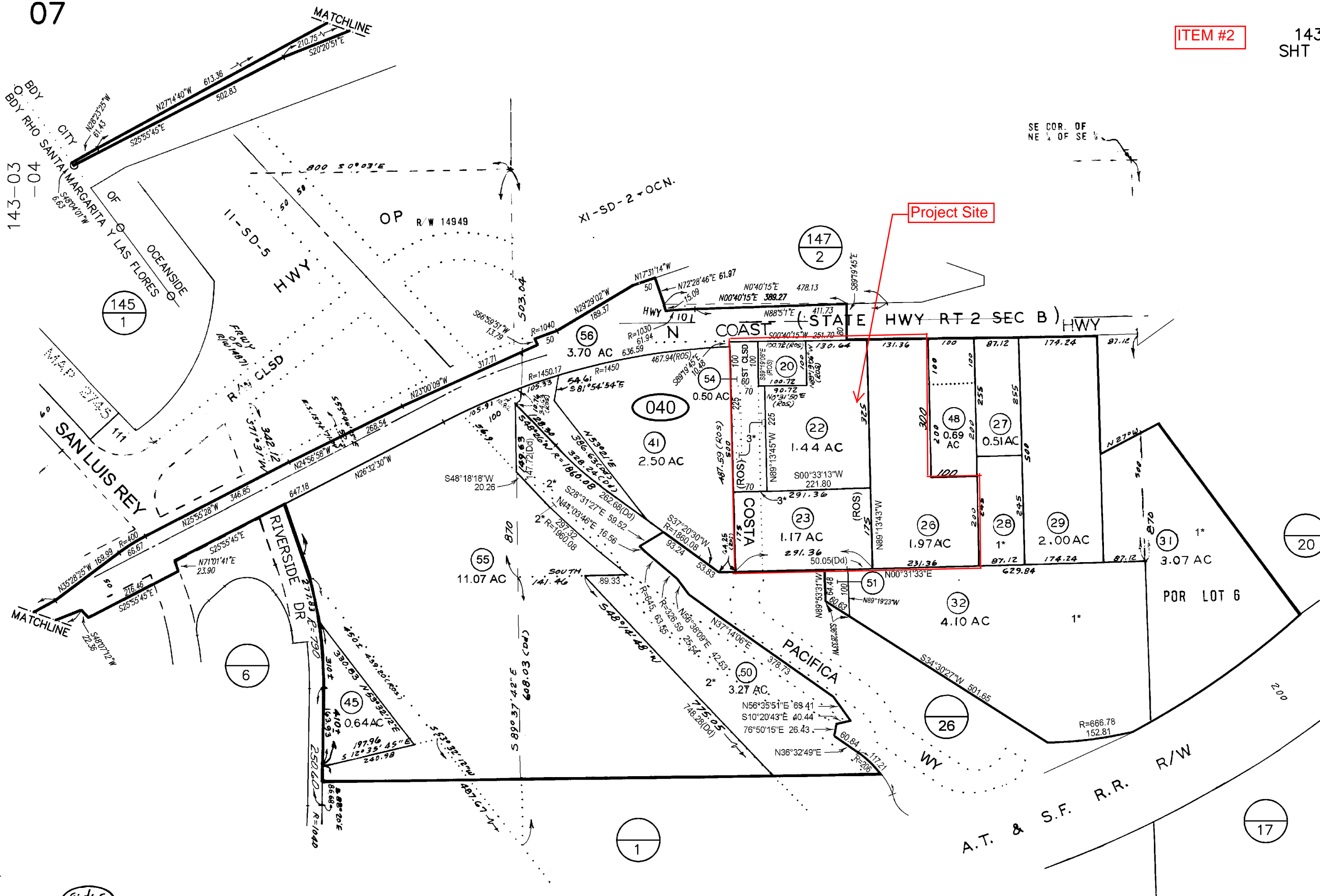
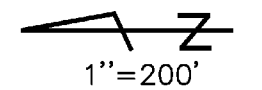
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



12/21/15 RAG ☺

CHANGES				
BLK	OLD	NEW	YR	CUT
040	15	35-36	72	3461
	25	CONR SUB INC	73	4256
		37		
	PICK-UP	38	73	4981
	33	SUB. IDS.	78	506
	10	39,40	79	205
	PICK-UP	MOBILE HOMES	81	3331
	PICK-UP	MOBILE HOMES	82	4142
	PICK-UP	MOBILE HOMES	82	4073
	771-430-40-05	771-430-40-03	82	10149
	PICK-UP	MOBILE HOME	83	4173
	PICK-UP	MOBILE HOMES	83	4243
	PICK-UP	MOBILE HOME	83	4374
	771-430-40-08	771-430-40-08	84	4131
	17436	145-010-10	84	3603
	PICK-UP	MOBILE HOME	84	436
	PICK-UP	MOBILE HOME	84	4451
	34,39,44&46	47	99	1881
	30	POR -201-11	02	1618
	24&37	48	03	1543
	43	49&50	06	2071
	49	51&52	07	1143
	PICK-UP	53	07	1146
	50&52	SAME & OP SP	07	5598
	21&53	54	07	1816
	52	POR PG 26	07	163
	23&24	SAME & PUB ACC	09	5503
	11,38,42 & 47	55	12	1235
	PICK-UP	56	16	1334

1* MIRAMAR TRAILER VILLAGE (SEE SHT 2)
 2* OPEN SPACE
 3* PUBLIC ACCESS

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.

SEC 22 - T11S - R5W - POR E 1/4
 ROS 11459, 12895, 19614, 21549

c.j.c
 6/6/69
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 143 PAGE 04 SHT 1 OF 2

Developer's Conference Project Concept Summary

Wood Partners North Coast Highway Mixed Use Development

Project Location

The subject property is located within the Downtown area, in Subdistrict 7B. It includes both vacant and developed properties located on the west side of N. Coast Highway, at Costa Pacifica Way. Existing uses in the vicinity include a variety of commercial, hotel/motel, and residential developments, including the Seacliff condominiums and the Mira Mar mobile home community to the west. The San Luis Rey River is located to the northwest and Interstate 5 is further east. The proposed project boundaries include land that was approved for 52 condominiums (Seacliff Terrace, RT13-00001 et al), but remains vacant, the Main Attraction building, and other vacant commercial buildings and land on the balance of the site. These properties are being consolidated to create a development area suitable for the proposed mixed-use building.

Property data for the Site

Assessor's Parcel Numbers	143-040-20, -22, -23, -26, and -54
Property Size	5.3 acres
General Plan/Zoning	Downtown/Subdistrict 7B
Coastal Zone	Yes, outside appeal jurisdiction
Residential Use	Allowed as part of a mixed-use project

Proposed Development

The project concept is for a mixed-use development, that includes commercial/retail space at the ground-level fronting Coast Highway, combined with residential apartment units. The main building uses a "wrap" design in which the residential units and commercial space wrap around an above-grade parking structure, which screens parking and provides for architectural treatment on all sides of the building. A second townhome building with 11 units is to the south of the main structure. The project incorporates affordable housing units under the state density bonus program. A total of 308 units are proposed, based on the zoning density of 43 du/acre and using the maximum allowable 35% density bonus ($5.3 \times 43 = 228 + 80 (35\%) = 308$). All site access into the parking garage entry would be from Costa Pacifica Way along the northern site boundary. The existing public access for bicycles and pedestrians along Costa Pacifica Way will be retained. On the southern boundary of the property is an access road leading to the townhome building and providing fire access to the townhomes and the south side of the main structure.

The main building is proposed to have five residential levels with a maximum height of 65 feet. The regulations for Subdistrict 7B allow this height with a CUP, subject to certain conditions including a coverage limitation of 35%. The coverage limitations will need to be increased as one of the concessions and incentives under density bonus to accommodate the building, site and parking requirements. All of the residential units will be single level and arranged in a “stacked flat” configuration with the exception of the townhome units, which are 2- and 3-stories.

The commercial/retail areas would have approximately 4,000 sf, suitable for a variety of service-oriented or visitor uses approved within Downtown District D, Subdistrict 7B. The contemporary architectural design incorporates extensive façade glazing and glass entry doors to establish the commercial character and provide visibility to the businesses, and a public plaza fronting Coast Highway that could be used as outdoor seating for potential restaurant users.

In addition to the street-front retail, there will be an onsite leasing office that incorporates a co-work space for residents with wi-fi and printers, and recreational amenities for the residents including an indoor-outdoor social lounge with pool access and catering kitchen, and fitness center. Other residential amenities include an artist center, bicycle room, and surfboard storage. A 5th-floor deck located on the west side will allow residents to enjoy the ocean view.

Required parking for the stacked flat units and the commercial space is in the parking garage. Townhomes will have attached garages, with at least one covered parking space per unit, and tandem spaces for some units. Parking will meet or exceed the requirements under state density bonus law, but will be a reduction from the City’s standards for studio units (1 space per unit instead of 1.5) and one-bedroom units (1.25 spaces per unit instead of 1.5). The two- and three-bedroom units, and commercial space, will be parked per the City standards.

Discretionary Actions

The following discretionary approvals are anticipated to be necessary:

- Mixed Use Development Plan
- Density Bonus
- Regular Coastal Permit
- Conditional Use Permits (Residential use within Mixed Use and Height)
- Tentative Map – May be included if determined we want to establish commercial parcels for leasing purposes. We are evaluating using a commercial condominium plan for this purpose.



Project Site

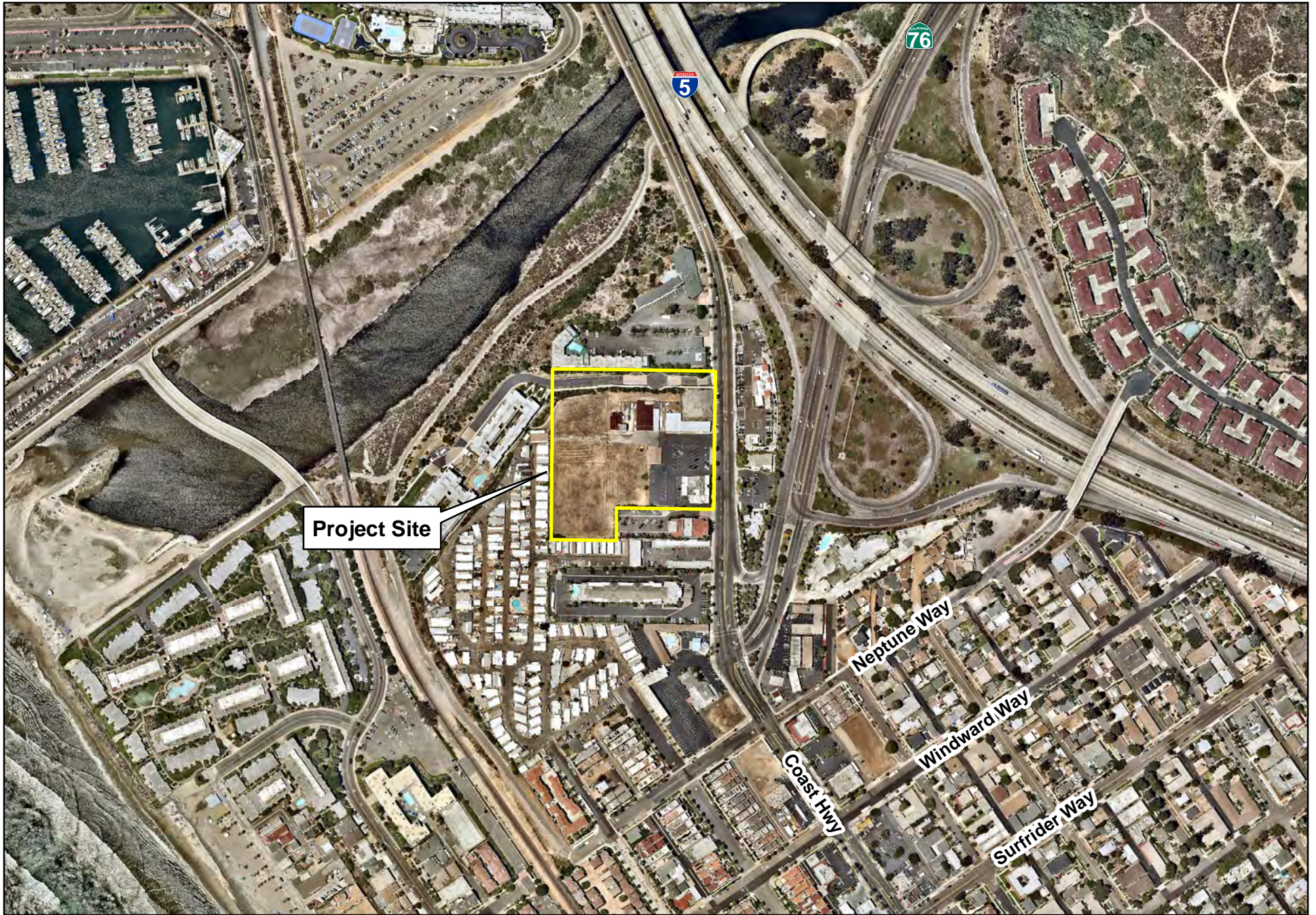
Wood Partners
North Coast Highway Mixed-Use
APNs: 143-040-20, -22, -23, -26, & -54



0 1,000 2,000 4,000 Feet
1 inch = 2,000 feet

Source: SanGIS 7-18, nearmap imagery 6/3/18

Regional Map
 **THE LIGHTFOOT PLANNING GROUP**



Wood Partners
North Coast Highway Mixed-Use

APNs: 143-040-20, -22, -23, -26, & -54



0 200 400 800 Feet

1 inch = 400 feet

Source: SanGIS 7-18, nearmap imagery 6/3/18

Vicinity Map



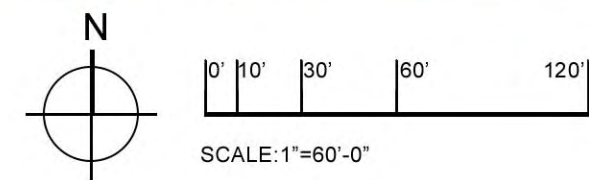


PROJECT SUMMARY:

1. STUDIO (550 S.F.):	34 UNITS (11%)
1 BR/1+LOFT (750-920 S.F.):	146 UNITS (47%)
2 BR (1100 S.F.):	106 UNITS (34%)
3 BR (1400 S.F.):	11 UNITS (4%)
TH (1250-1550 S.F.):	11 UNITS (4%)
TOTAL:	308 UNITS
2. TOTAL ACRES:	+/- 5.28 ACRES
3. DENSITY:	58.3 DU/AC (USING 35% STATE DENSITY BONUS)
4. BUILDING COVERAGE:	0.54
5. PARKING REQUIRED:	536 STALLS
STUDIO:	34X1.0=34 STALLS
1 BR:	146X1.25=183 STALLS
2 BR+TH:	106X2=212 STALLS
3 BR:	11X2=22 STALLS
TH:	11X2=22 STALLS
GUEST:	1+308x20%=63 STALLS
6. RETAIL:	+/-4,000 SF
7. PARKING REQUIRED:	20 STALLS
8. PARKING RATIO:	5 S /1000 SF

NOTE: BUILDING HEIGHT DOES NOT EXCEED 65'.
* "T" STANDS FOR TRANSFORMER.

NORTH COAST HIGHWAY MIXED-USE OCEANSIDE, CA
WOOD PARTNERS



CONCEPTUAL UNIT PLAN
OPTION "E-2"
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2018-0XX WWW.ARCHITECTSORANGE.COM 08-06-2018



NOTE: THIS PROGRESS MASSING IS IN ITS SCHEMATIC STAGES AND PURELY CONCEPTUAL. IT WILL BE UPDATED AT A LATER TIME.



STREET VIEW ALONG NORTH COAST HIGHWAY



BIRDS-EYE VIEW LOOKING SOUTHWEST ON NORTH COAST HIGHWAY



BIRDS-EYE VIEW LOOKING SOUTHEAST REAR OF PROJECT

NORTH COAST HIGHWAY APARTMENTS OCEANSIDE, CA
WOOD PARTNERS

PERSPECTIVE VIEWS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
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