

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

**Wednesday, May 15, 2019, 10:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

- |                       |   |
|-----------------------|---|
| 1. 9:30 - 10:30 a.m.  | No Item   |
| 2. 10:30 - 11:30 a.m. | Proposed mixed-use development with three parking levels, a commercial level, and five residential levels (72 units) on three vacant lots located at Horne Street and Pier View Way |

**Zoning: D-3 (Downtown Subdistrict 3)**  
**Land Use: Downtown**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 147-107-09, -10, & -14**  
**Contact Person: Ann Gunter**  
**Email: [ann@lightfootpg.com](mailto:ann@lightfootpg.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.*



THE  
LIGHTFOOT  
PLANNING  
GROUP

April 29, 2019

Ms. Tiffany Chen  
City of Oceanside  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

Re: Developer's Conference meeting May 15, 2019

Dear Tiffany:

Enclosed is information regarding conceptual plans for property at Horne Street and Pier View Way. These vacant properties include the land previously approved as the Portola project (now expired) plus the adjacent parcel to the north. The property is bounded by Horne Street on the east, Pier View Way on the south, and an alley to the west. To the north are two developed lots with buildings that front on Civic Center Drive.

APN's

147-107-09

147-107-10

147-107-14

Zoning

D - Downtown District, Subdistrict 3

This zone is "to provide for a mix of office development interspersed with residential development, in response to market demands."

Project Concept Overview

The project concept is for a mixed-use development that maximizes housing opportunities in the pedestrian and transit-friendly downtown, with all of its attendant amenities for recreation, entertainment and services, while providing for commercial uses at the ground floor along Horne Street as a continuation of the commercial character in the block south of Pier View Way, and the shopping center across the street. Given the amount of commercial in the immediate area, these commercial spaces are planned to provide opportunities for business users that need smaller spaces to provide local-serving uses in the downtown area, and extend an activated pedestrian area along this street.

The building design incorporates 3 levels of parking, 2 accessed from the alley, and 1 from Horne Street. The lowest level is fully subterranean, and the 2<sup>nd</sup> level is below grade at Horne Street and at grade at the alley. The 3<sup>rd</sup> level is at grade with Horne Street, with the commercial and lobby areas screening all but the drive entry from Horne Street.

Above the commercial and parking levels are 5 levels of residential units located around a central, interior courtyard, with a total of 72 units. The uppermost level includes residential units on only the east side of the building to respect the “warped plane” height limitation created by the sloping adjacent grades. The western portion of the building incorporates an open, recreation-focused roof deck with panoramic ocean views accessible to all of the residents. The building is designed within the 65-foot maximum height limit for Subdistrict 3. All building levels will be accessed via elevators and stairways. The unit interiors are not yet designed, but are anticipated to be primarily two-bedroom units, along with several one- and three-bedroom units.

A total of 159 parking spaces are provided within the garage levels. This is based on 2 assigned tandem spaces per unit, plus visitor spaces for combined guest/commercial use. The visitor spaces are planned to overlap due to anticipated variation in the time of use by businesses. Details of parking calculations are shown on the enclosed plans.

The unit configuration and density are shown based on potential modifications to the current zoning regulations, which we understand are currently under evaluation by the City, and it is understood that the proposal would not comply with existing density limits. However, we would appreciate staff’s review and input regarding other aspects of the project concept should the density limits be modified.

We look forward to meeting with staff on May 15.

Sincerely,



Ann Gunter, AICP  
Vice President

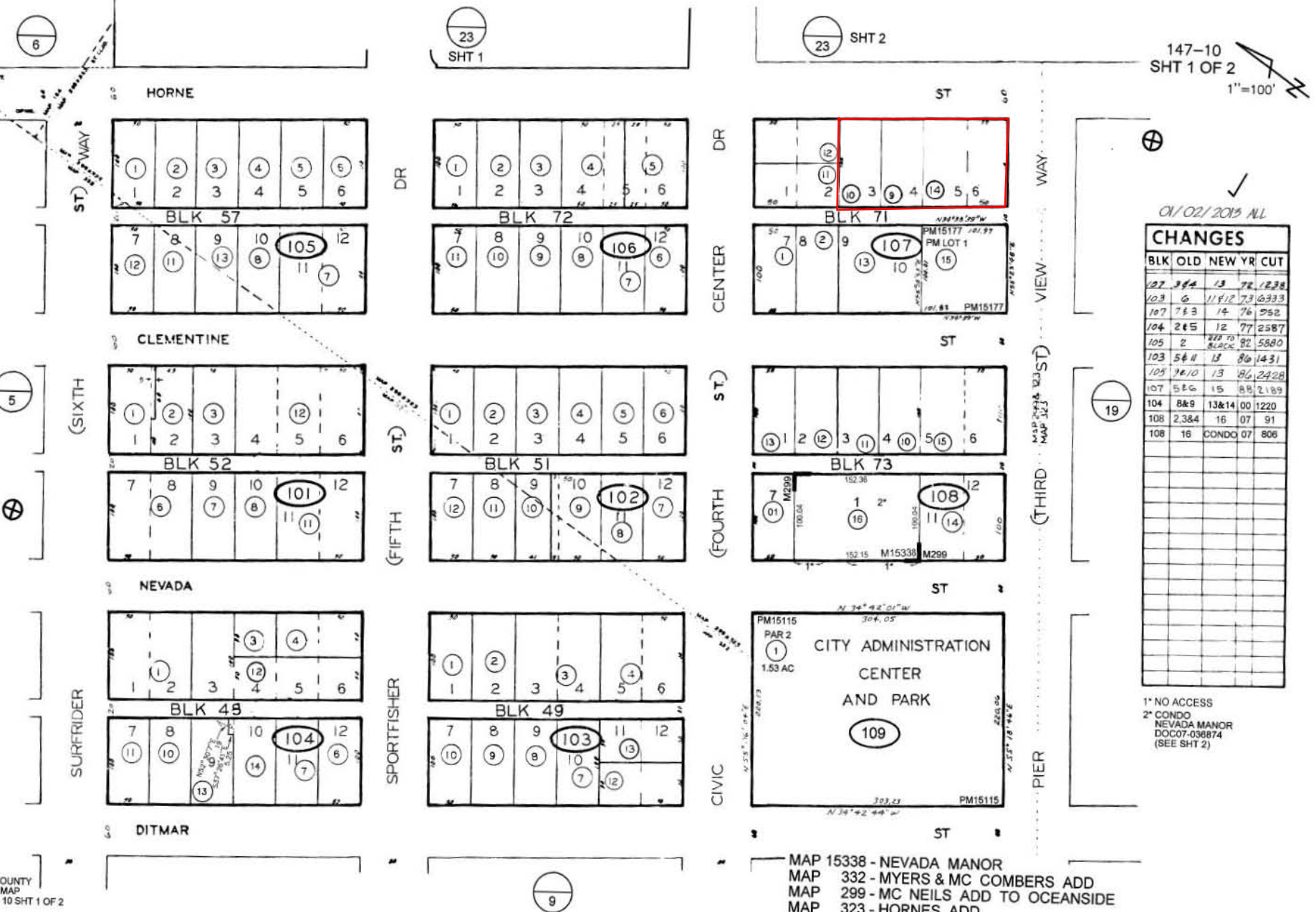
Enclosures:

- Aerial Photo
- AP Map
- Conceptual Building Plans by Floor with Section

cc: Howard Jacobs



147-10, 11, 21



147-10  
SHT 1 OF 2  
1"=100'

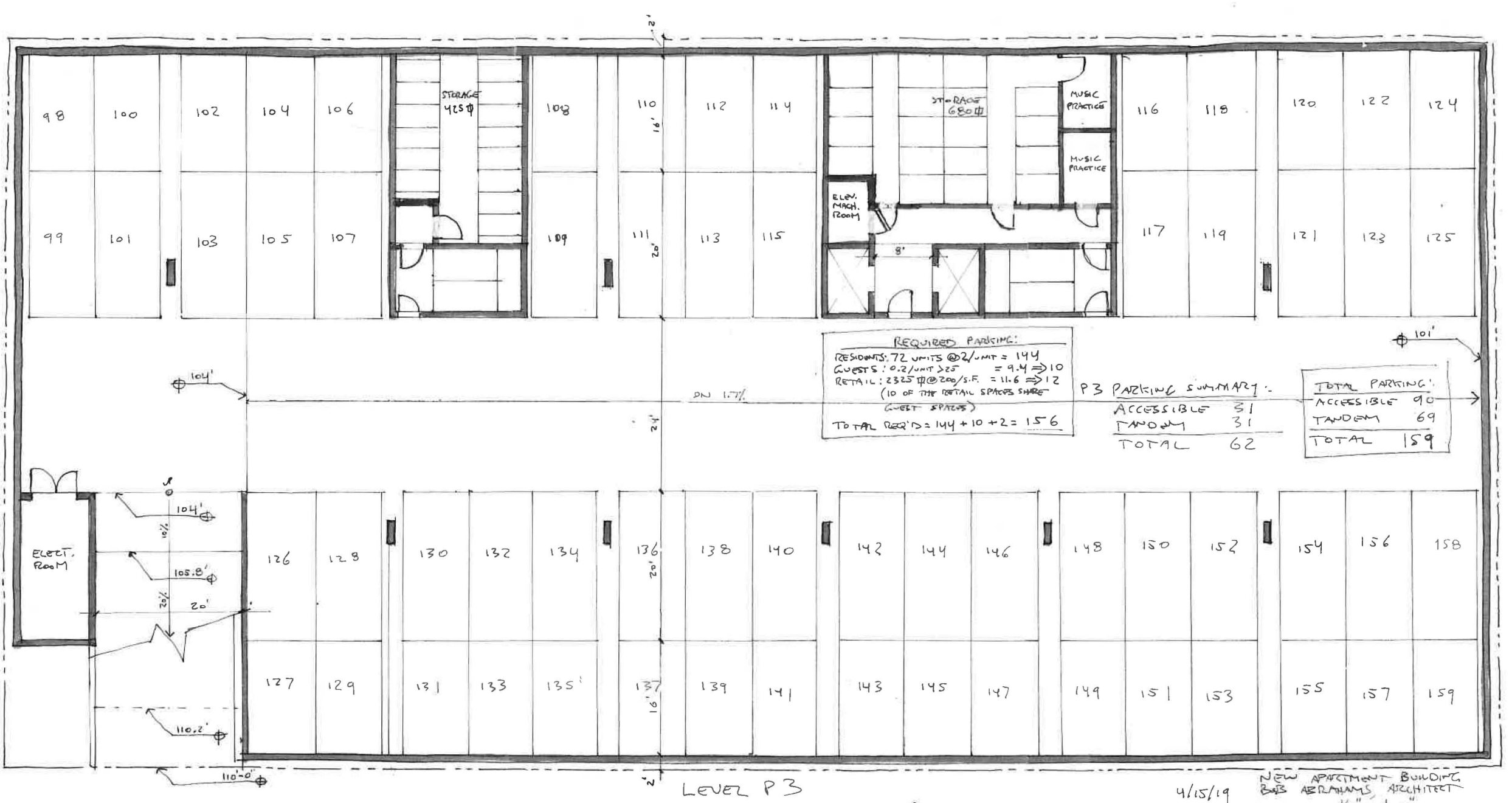
01/02/2013 ALL

CHANGES				
BLK	OLD	NEW	YR	CUT
127	344	13	72	1238
103	6	114/2	73	6333
107	743	14	76	252
104	245	12	77	2587
105	2	222 TO BLACK	82	5880
103	544	15	86	1431
105	76/10	13	86	2428
107	540	15	88	2189
104	849	13&14	00	1220
108	2384	16	07	91
108	16	CONDO	07	806

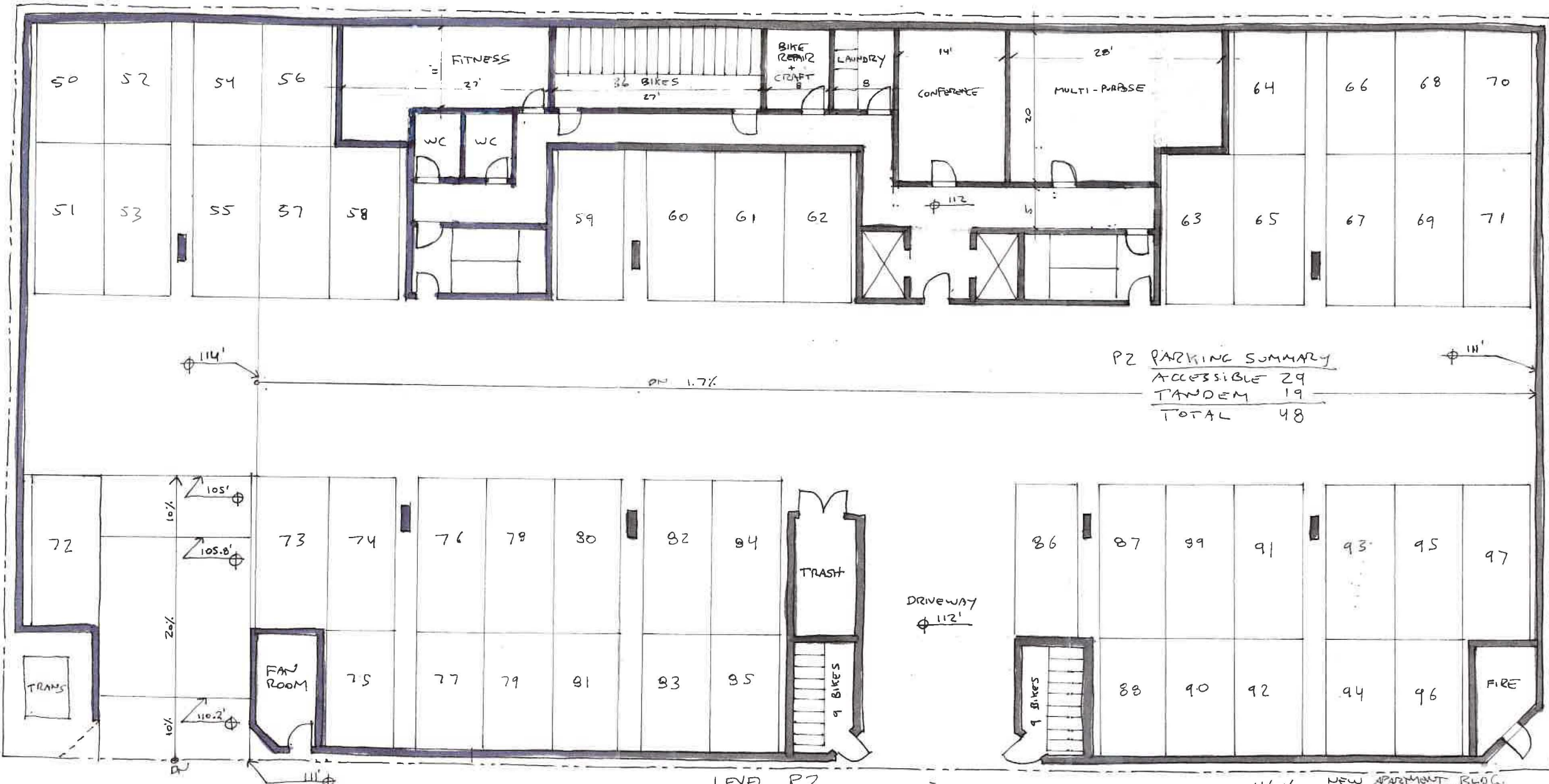
1" NO ACCESS  
2" CONDO  
NEVADA MANOR  
DOC07-036874  
(SEE SHT 2)

WM  
6-19-69  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 147 PG 10 SHT 1 OF 2

MAP 15338 - NEVADA MANOR  
MAP 332 - MYERS & MC COMBERS ADD  
MAP 299 - MC NEILS ADD TO OCEANSIDE  
MAP 323 - HORNES ADD  
ROS 10775

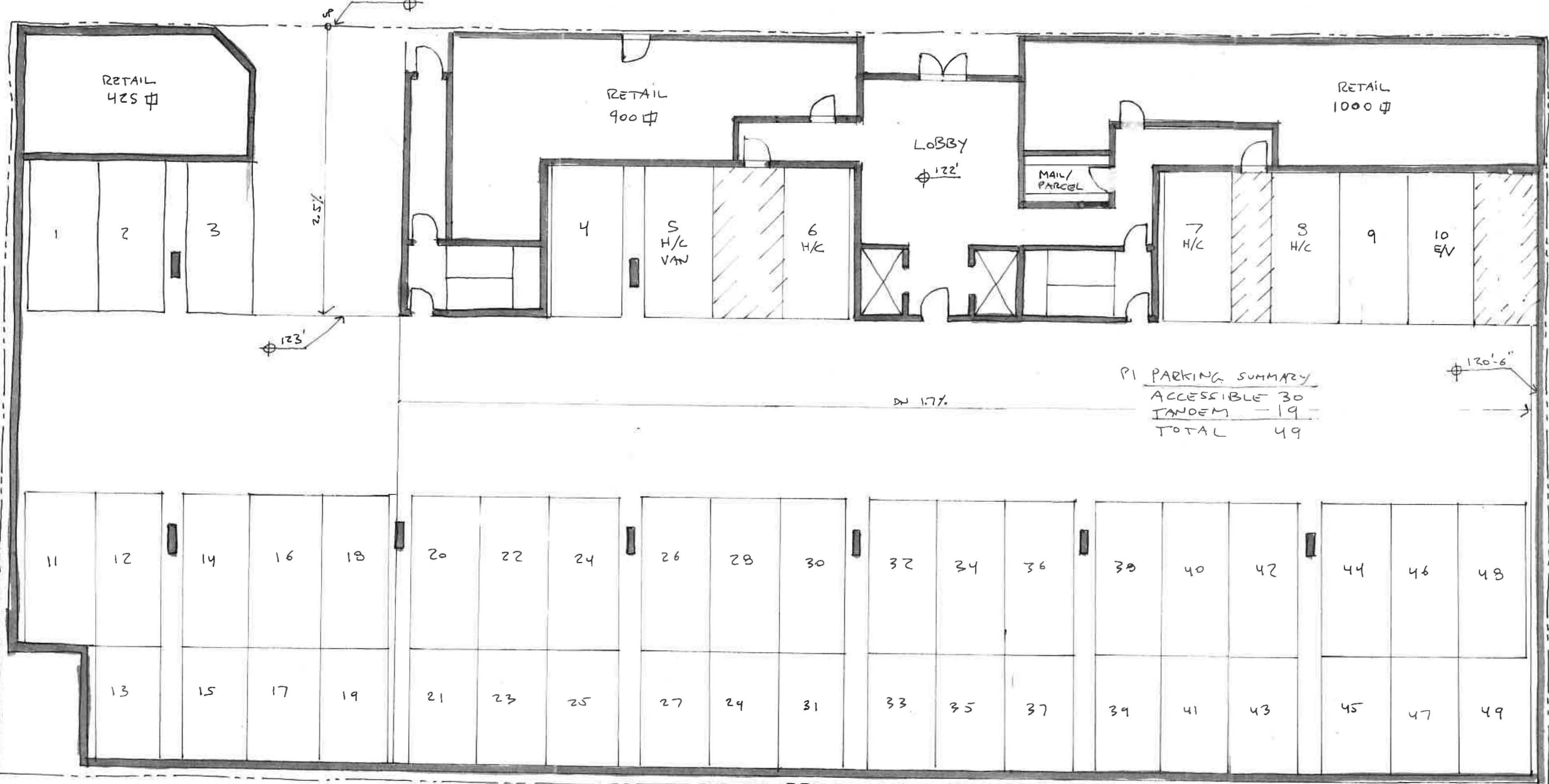


PIER VIEW WAY AND HORNE STREET CONCEPT PLAN



PIER VIEW WAY AND HORNE STREET CONCEPT PLAN

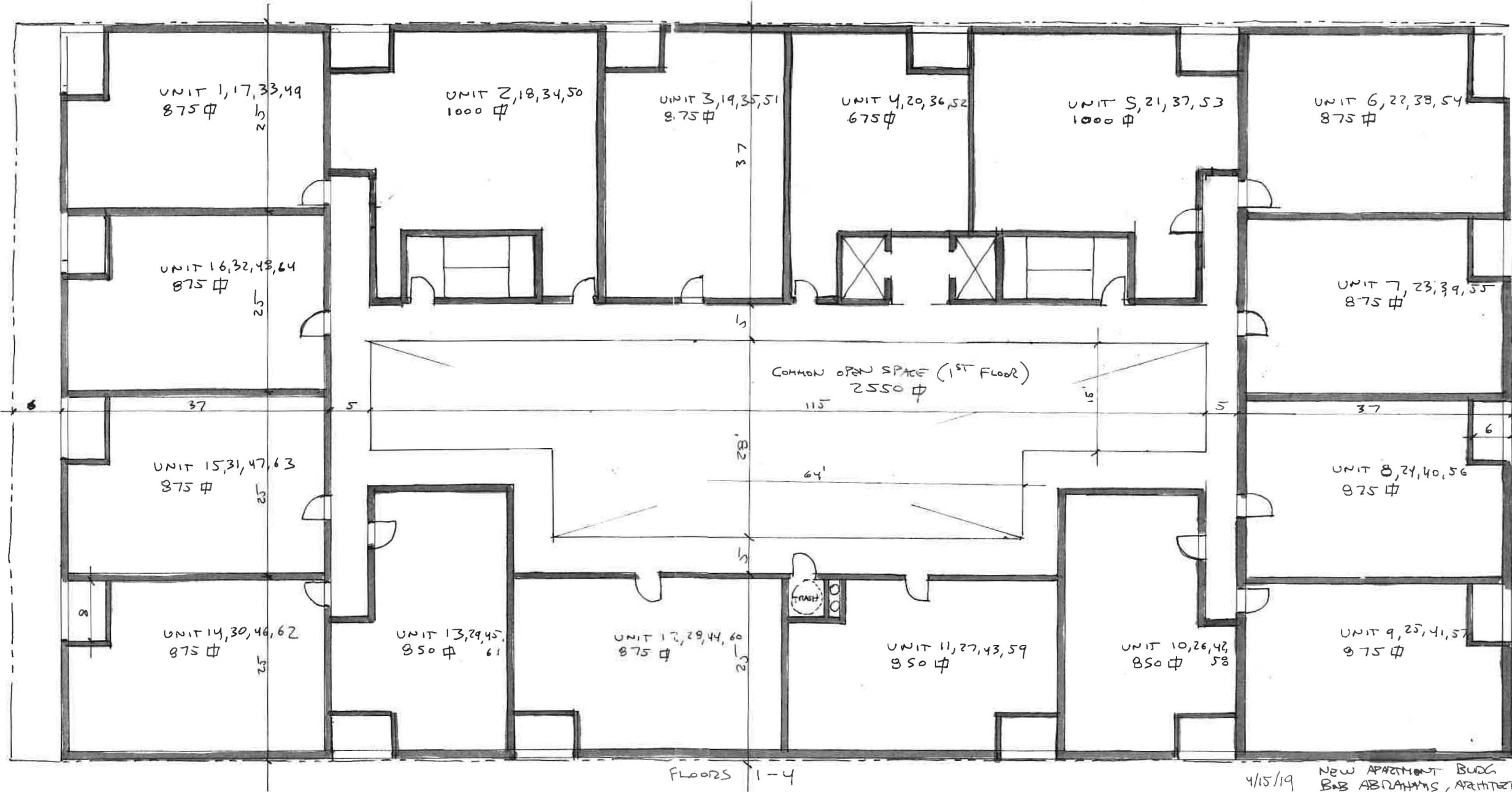
4/15/19 NEW APARTMENT BLDG.  
BOB ABRAHAM, ARCHITECT 1/2



LEVEL P1

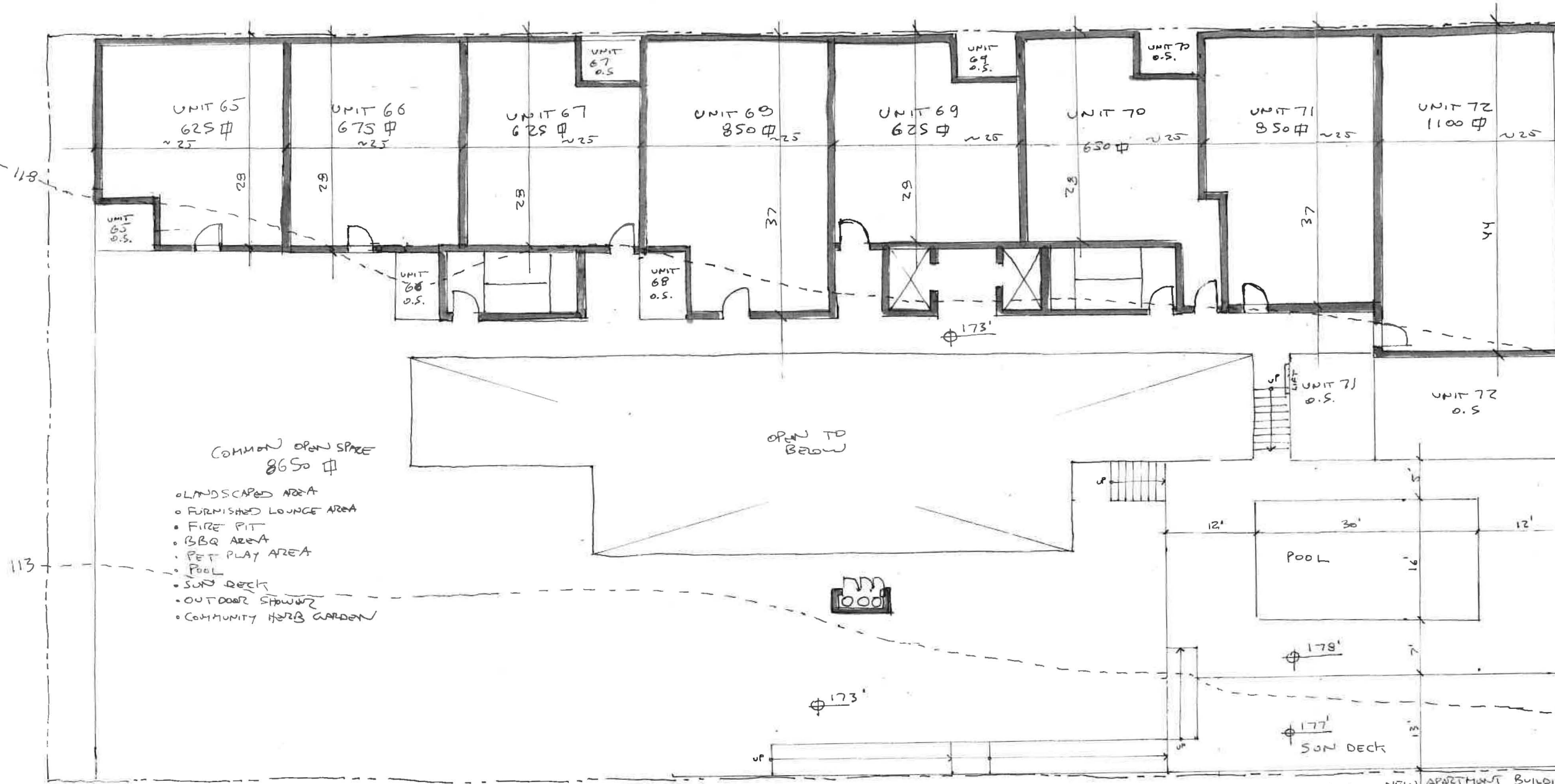
4/15/19 NEW APARTMENT BLDG.  
BOB ABRAMMS ARCH  
1/4" = 1'-0"

PIER VIEW WAY AND HORNE STREET CONCEPT PLAN



4/15/19 NEW APARTMENT BLDG  
BOB ABRAHAM, ARCHITECT

PIER VIEW WAY AND HORNE STREET CONCEPT PLAN



UNIT 65  
625 #  
~25

UNIT 66  
675 #  
~25

UNIT 67  
625 #  
~25

UNIT 68  
850 #  
~25

UNIT 69  
625 #  
~25

UNIT 70  
650 #  
~25

UNIT 71  
850 #  
~25

UNIT 72  
1100 #  
~25

COMMON OPEN SPACE  
8650 #

- LANDSCAPED AREA
- FURNISHED LOUNGE AREA
- FIRE PIT
- BBQ AREA
- PET PLAY AREA
- POOL
- SUN DECK
- OUTDOOR SHOWER
- COMMUNITY HERB GARDEN

OPEN TO BELOW

POOL

178'

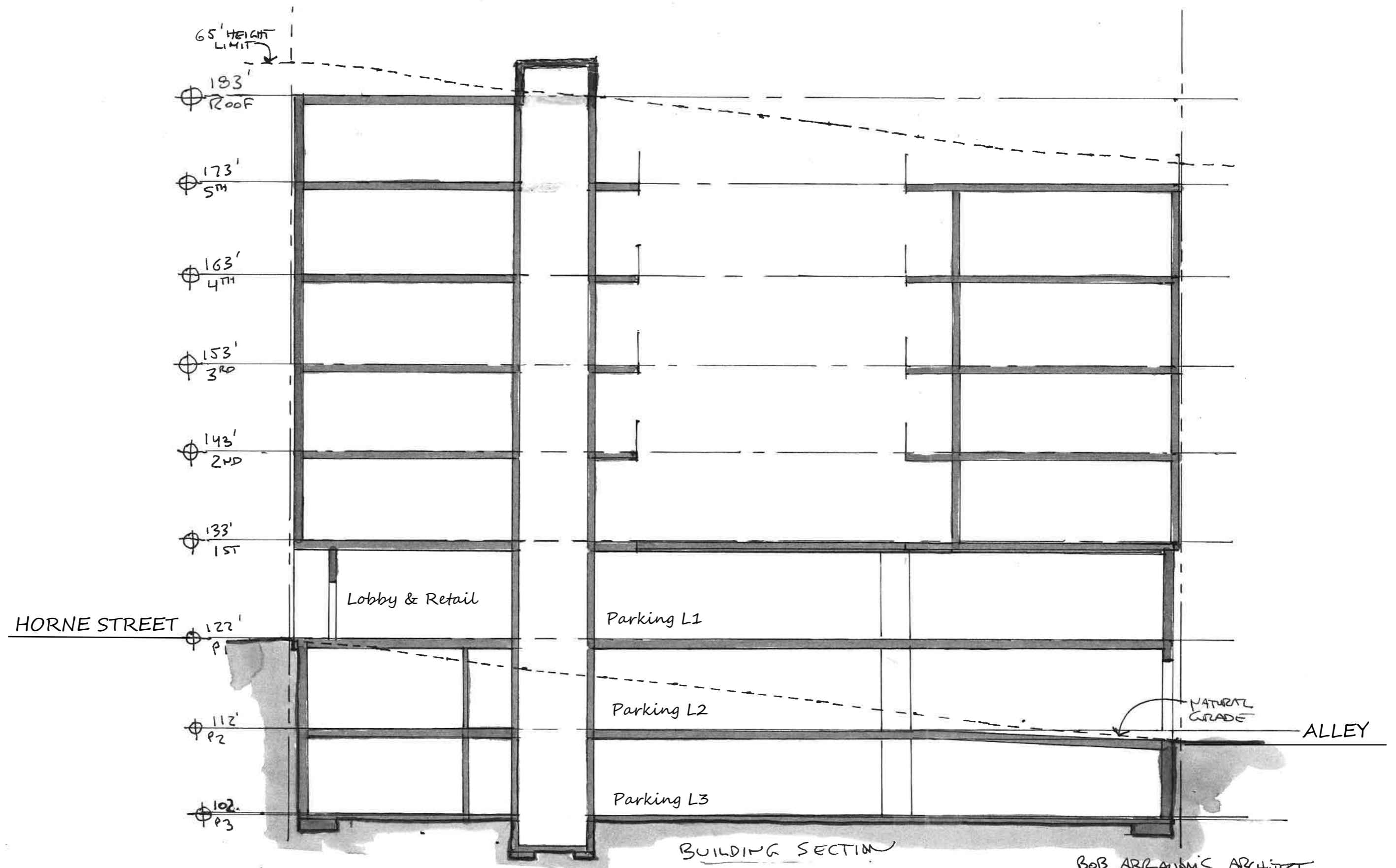
177'

SUN DECK

4/15/19

NEW APARTMENT BUILDING  
BOSS ABRAHAM, ARCHITECT

PIER VIEW WAY AND HORNE STREET CONCEPT PLAN



BOB ABRAHAM'S ARCHITECT  
 4/5/19 1/8" = 1'-0"