

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 19, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed gas station with six pumps, a 2,800 SF convenience store and 3,500 SF express car wash at the former CHP site at 1888 Oceanside Blvd.

Zoning: CS-HO (Special Commercial Highway Oriented)
Land Use: Special Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 151-010-19
Contact Person: Austin Dias, OnPoint Development
Email: austinwdias@gmail.com

2. 10:30 - 11:30 a.m. Proposed multi-family residential development (3-5 units) with underground parking on vacant lot located at 410 N. Tremont Street

Zoning: D-9 (Downtown Subdistrict 9- Commercial, Residential SF and Multi)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-082-07
Contact Person: Rachelle Domingo-Rogers, Arch5 Design
Email: rachelle@arch5.design

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.*



Tiffany Chen
City of Oceanside

6/3/2019

RE: Developer's Conference 6/19/2019 – 1888 Oceanside Blvd., Oceanside, CA

Dear Ms. Chen:

We are pleased to present our development plan for the former California Highway Patrol property located at 1888 Oceanside Blvd., Oceanside, CA (APN: 1510101900) for the City of Oceanside's City Staff review. We plan to build a gas station with 6 MPD's, a 2,800 SF convenience store, and a separate parcel for a 3,500 SF express car wash.

We kindly request that the City Staff review the initial site plan and please provide specific comments prior to our full plan submittal.

We look forward to working with the City Staff on this project.

Sincerely,

A handwritten signature in black ink that reads "Austin Dias".

Austin Dias

OnPoint Development, LLC

Cc: Todd Dwyer, President of OnPoint Development, LLC

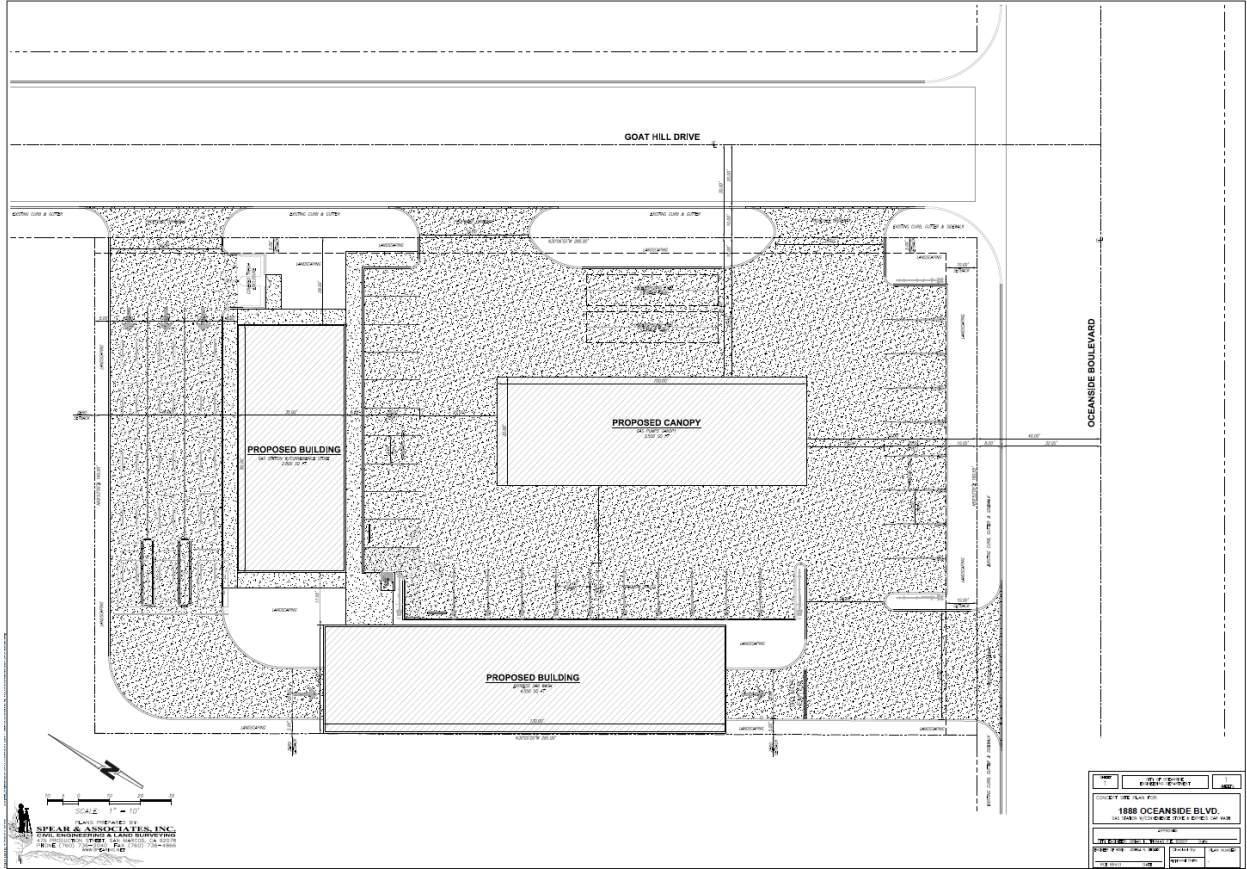
Enclosures:

Site Plan

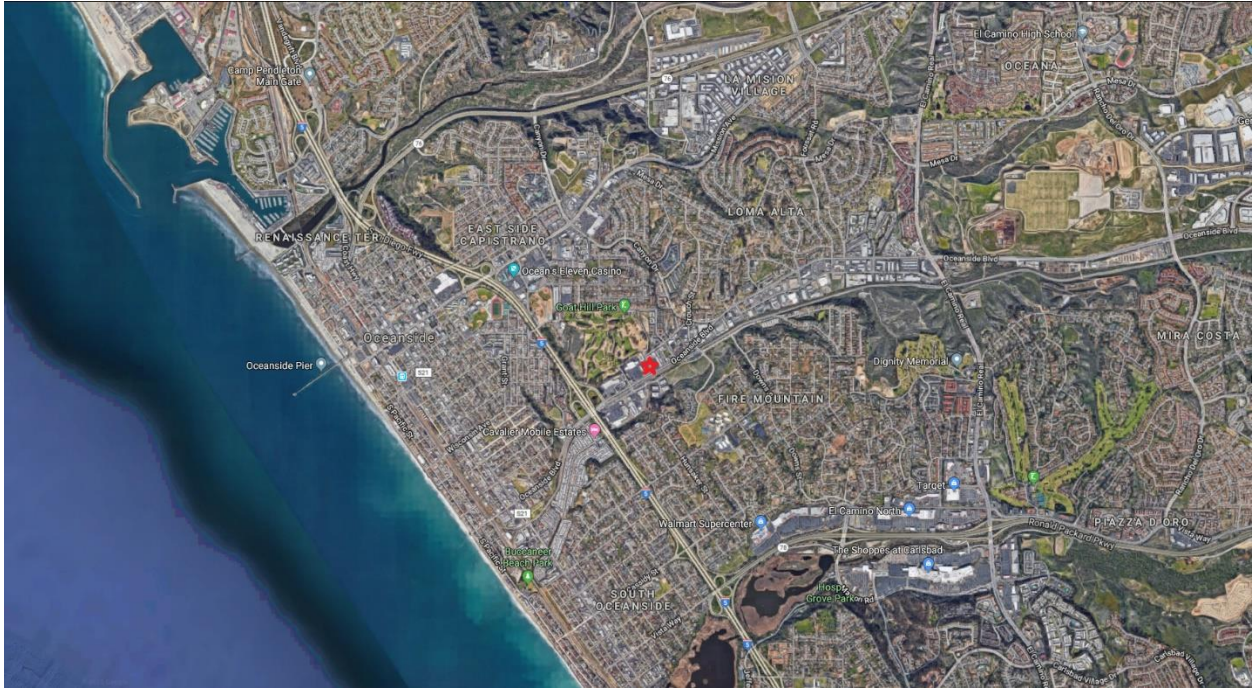
Regional Map

Vicinity Map

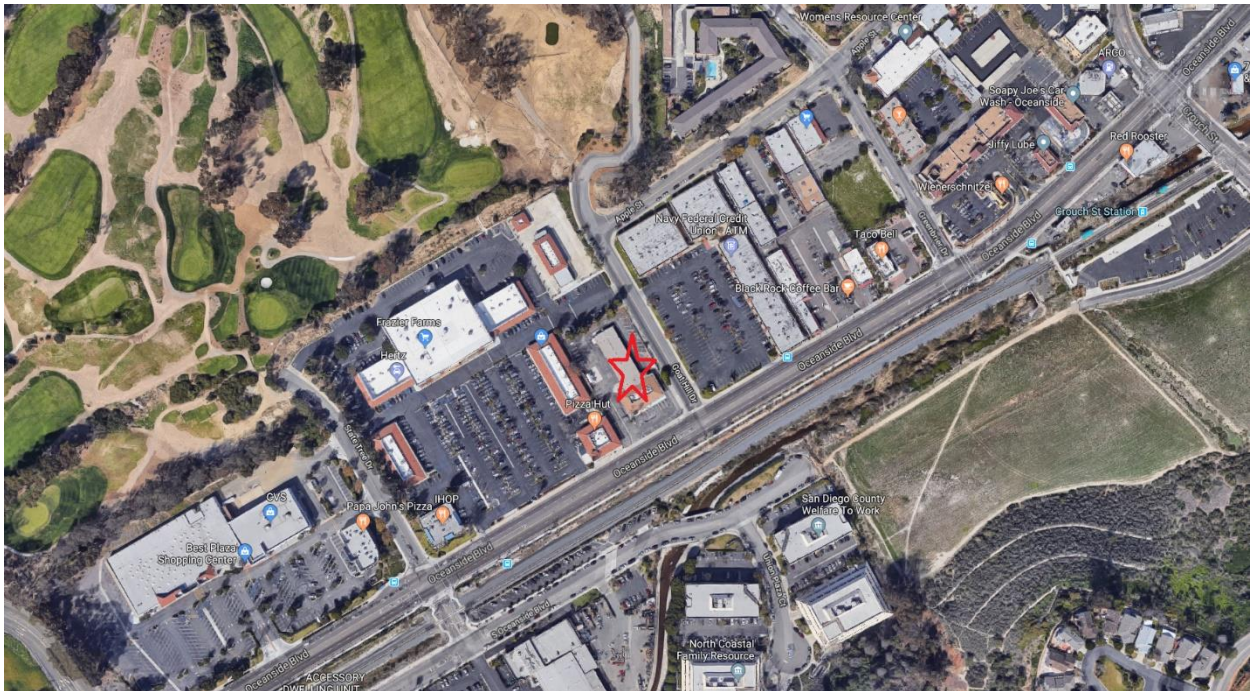
Site Plan

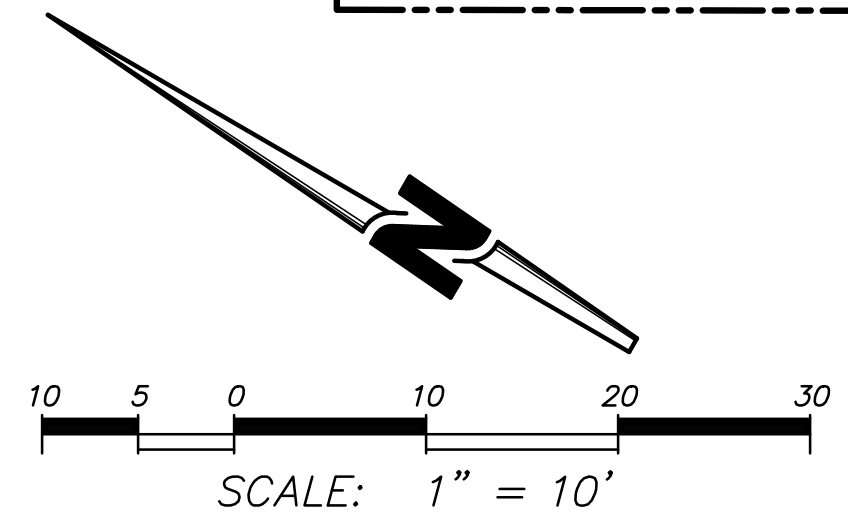
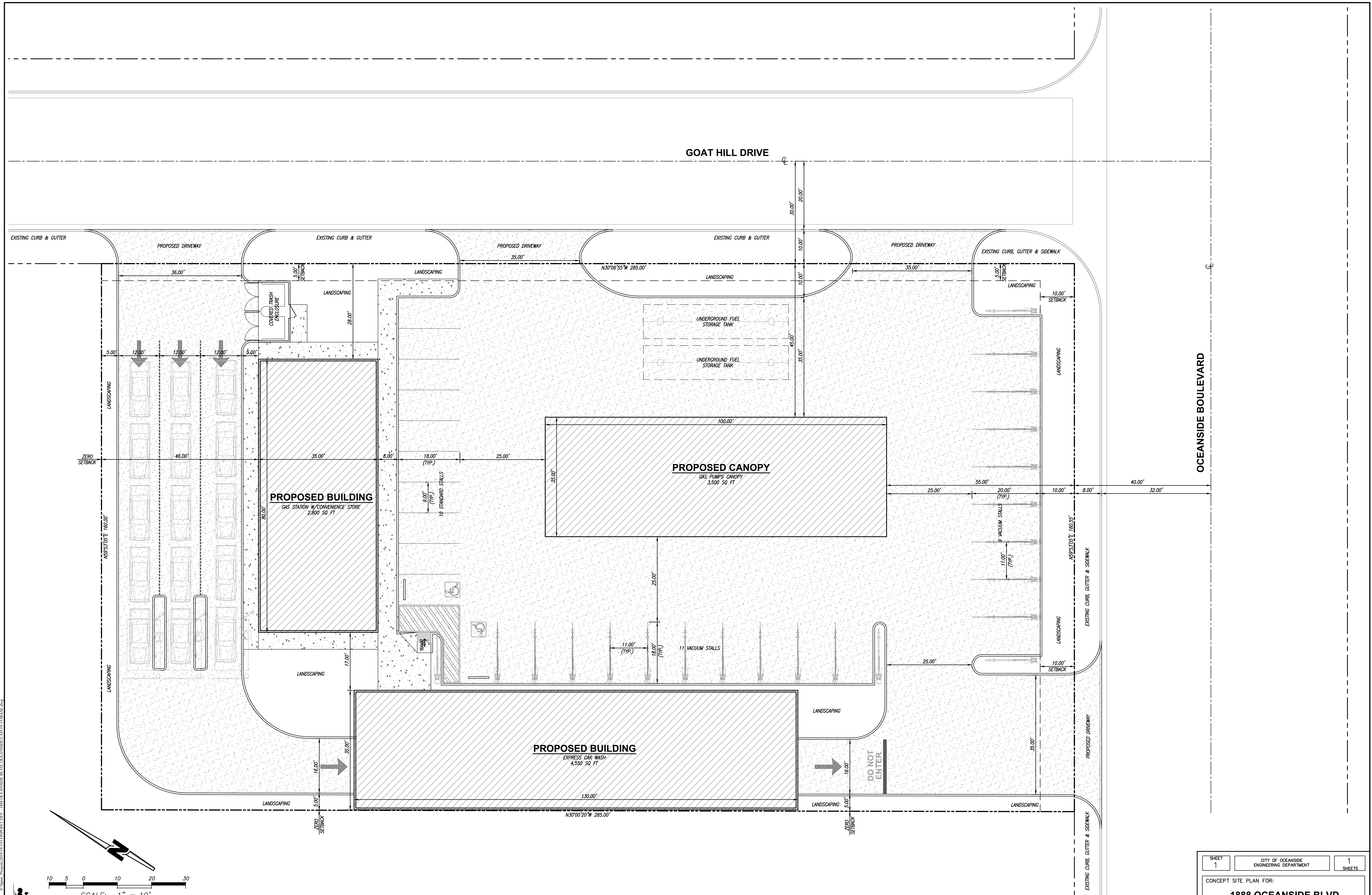


Regional Map



Vicinity Map





SHEET DATE: 6/20/10 2:30 PM
 S:\Spec\Projects\2010\1888 OCEANSIDE BLVD OCEANSIDE CAD\1888 OCEANSIDE.dwg

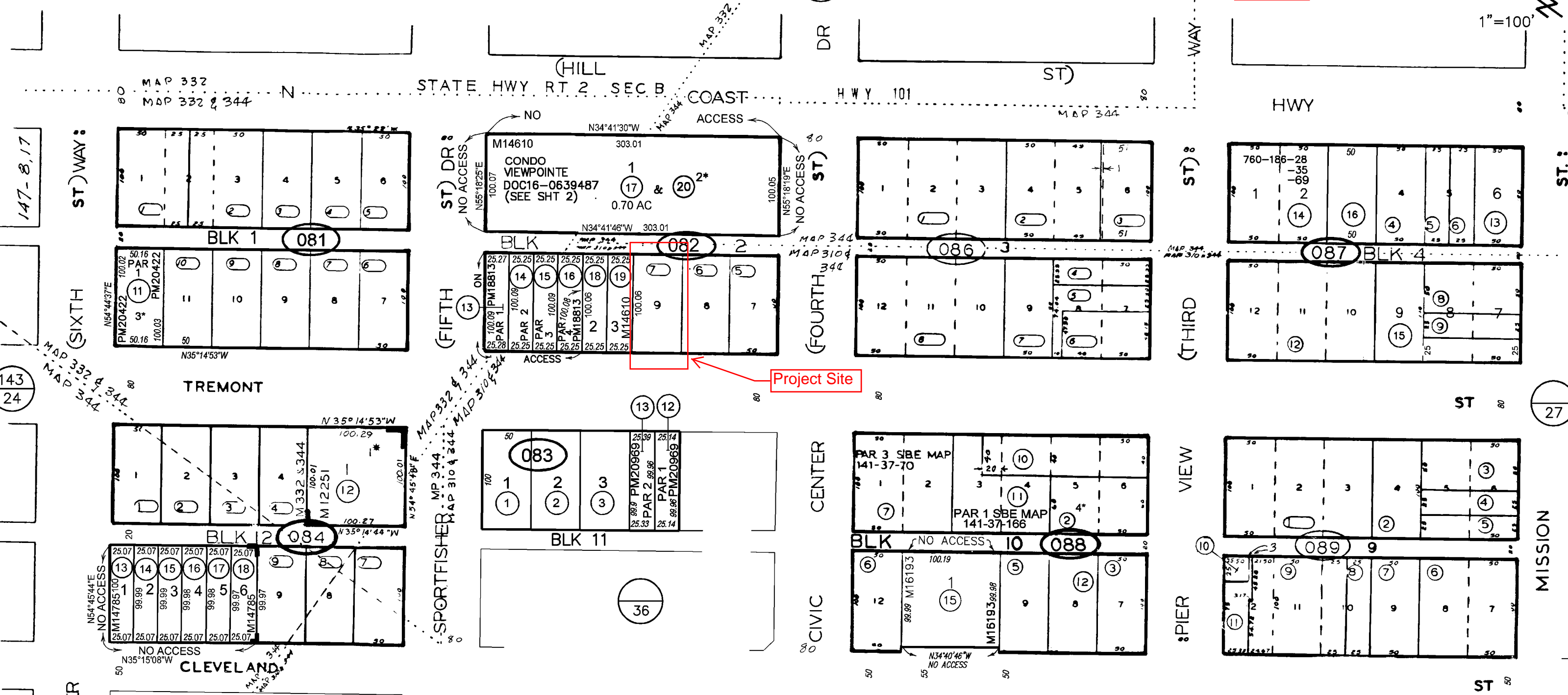
PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 475 PRODUCTION STREET, SAN MARCOS, CA 92078
 PHONE (760) 736-2040 FAX (760) 736-4866
 WWW.SPEARINC.NET

SHEET 1	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	1 SHEETS
CONCEPT SITE PLAN FOR: 1888 OCEANSIDE BLVD. GAS STATION W/CONVENIENCE STORE & EXPRESS CAR WASH		
APPROVED		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907	Date:	
ENGINEER OF WORK: JOSHUA R. ZEIGLER	Checked By:	PLAN NUMBER
RCE 85413	DATE	Approval Date:

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.

1"=100'

ITEM #2



147-8.17

143
24

27

10/02/2017 DJ5

CHANGES	BLK	OLD	NEW	YR	CUT	CC	CANC	VOID
	088	8	10,11	72	7457			
	088	4	12	73	6238			
	088	9	13,14	79	2487			
	087	7	13	79	4652			
	084	3	12	89	224			
	084	12	CONDOM	90	025			
	082	1-4	11,12	92	1524			
	087	1	13	94	2108			
	087	1,5	14	95	1470			
	083	5	THRU PG	36	99	59		
	085	1						
	082	9&10	13-16	02	1789			
	087	10 & 11	15	03	1200			
	087	2&3	16	03	1399			
	082	8,11&12	17-19	04	72			
	084	10&11	13-18	05	55			
	081	11	CONDC	09	574			
	083	4	12&13	13	1425			
	082	17	6&10	17	514			
	088	13&14	15	18	1211			

1* CONDM
SILVER SURF GARDEN
DOC 89-448028
(SEE SHT 2)

2* COMMON AREA

3* CONDO
TREMONT STREET DUPLEX
DOCS 08-008725 & -082971
(SEE SHT 2)

- MAP 16193 - CLEVELAND BEACH LOFTS
- MAP 14785 - SEASIDE PROPERTIES
- MAP 14610 - OCEAN VILLAGE COMPLEX
- MAP 12251 - SILVER SURF GARDENS (CONDO)
- MAP 344 - A J MYERS ADD
- MAP 332 - MYERS & MC COMBERS ADD
- MAP 310 - OCEANSIDE LOCKLING REFILED
- ROS 12553

Project Information:

Client: James Shen, Property Owner
Project Address: 410 North Tremont Street, Oceanside, CA (currently vacant lot)
Jurisdiction: City of Oceanside
Zone/District: D-9
APN: 147-082-07-00

Proposed Scope of Work:

3-5 Unit Multi-family Residential Development with Underground Parking – **Condos or Apartments – TBD**, on existing vacant lot. Client would like Mid-Century Modern style Architecture with large open glass facing frontage for maximizing ocean views.

Planning requirements:

Per D-District regulations:

Unit sizes / Density:

3 units at 1500sf or 5 Units at 1000sf minimum size requirements (We currently reflect 4 units @ 1250sf each)

California Building Code requirements for accessibility:

3 or more apartments or townhouses = 1 unit must be accessible
4 or more condominiums = 1 unit must be accessible

Parking:

2 parking spaces per Units with 2 bedrooms or more; 1.5 parking spaces per Studio/1 Bedroom Units
4 units = 8 parking spaces
1 space must be accessible

***We currently can only fit 8 (includes the ADA space)**

Visitor/Guest Parking – **conflict in municipal code documentation – Either 1 or 0 parking spaces required for entire development. Clarify with Planning.**

Rear Alley Access, required per Zoning Ordinance section 12-18 (Y)

Max. Driveway Width: 24'-0"
Minimum Driveway Width: 24'-0"

City Engineering manual – 3.8 Structural section on driveway grade if underground parking is proposed

Local streets, private streets, drives and driveway grades shall not exceed 15%, without prior written approval of the City Engineer. 6" Min. PCC pavement over Class II base is required for streets with grades equal to or greater than 15%. In no event shall grades exceed 18%.

Site Parameters:

Front Yard Setback: 10'-0"
Side Yard Setback: 3'-0" (Residential Use)
Rear Yard Setback: 5'-0" (Alley-side)
Max Height: 35'-0" (Residential Use)
FAR/Lot Cov: None

Additional Site allowances for:

Minimum Landscaping:	25% of lot
Fences:	42" Max; or 6'-0" fences under variances
Façade Modification	25% of front façade (horizontal and/or vertical)

Refuse Storage Areas – per Section 3022: Applies to 4 or more units, and parameters to be prescribed by planning

Private Outdoor Areas (i.e. Balconies, etc.): 48 minimum SF

Open Courts: Required – verify with planning

ALL BEDROOMS need to face either alley or street or Egress Windows. 15% of allowable openings at side yard walls only.

QUESTIONS FOR PLANNING:

Verify with Planning:

- Parking reductions? On-street parking? Guest Parking required?
- Height Limit Variance?
- Courts requirements – does this apply to us? Each unit is on separate floor, but not “across” from each other
- The client would like to get at least 5 units in this complex – Is it possible to request a variance to comply with “Commercial Setbacks and height?” Zero setback at lot lines, and max height at 45'-0”?

Verify with Engineering:

- Max Slopes at driveway if we propose underground parking

As the project proceeds we will potentially need the following, depending on requirements issued by Planning and under the Conditional Use Permit / Coastal Review – Confirm with Planning & Engineering:

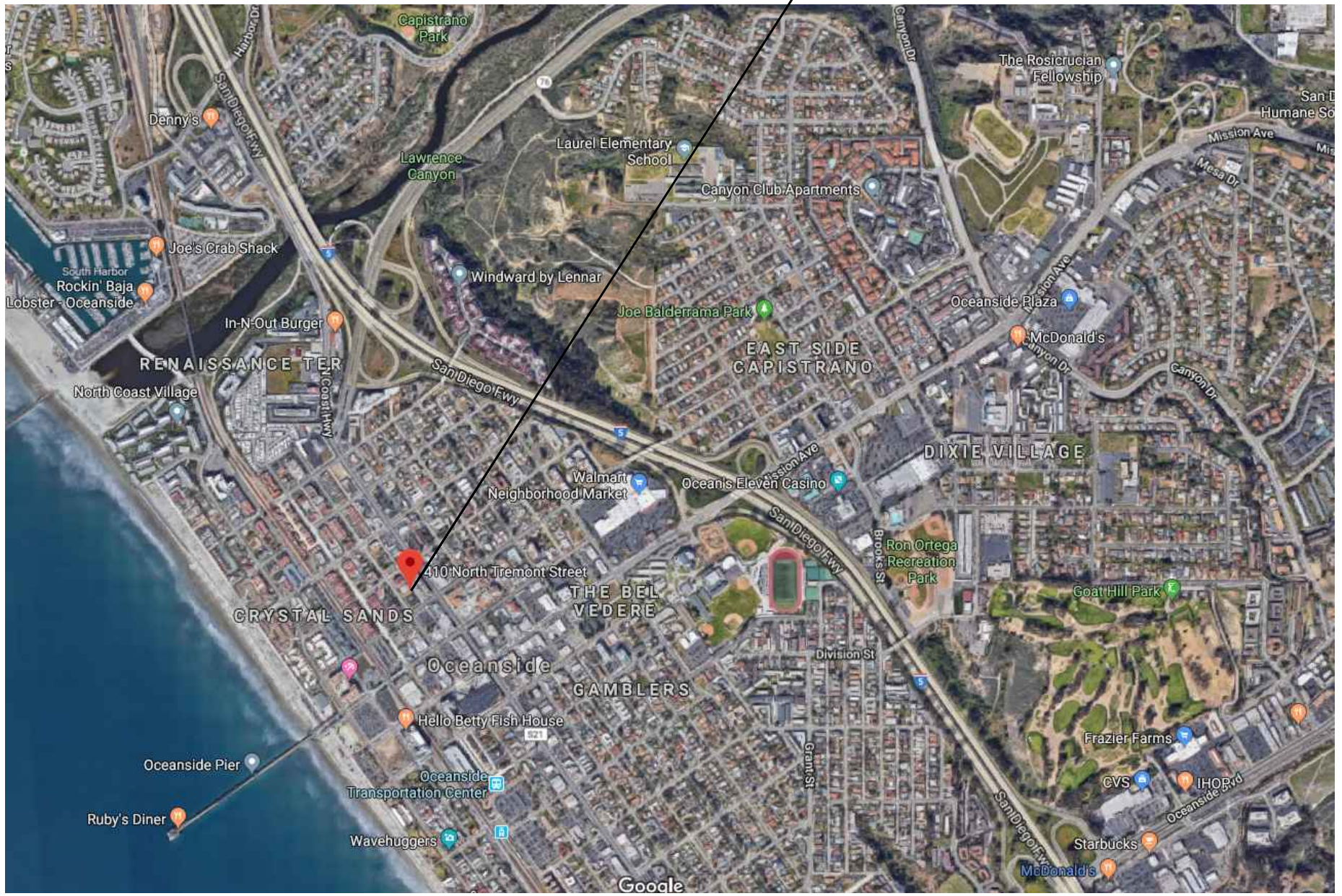
- Topo Survey – **verify all existing slopes for accurate max height line**
- Easement maps – are there any existing easements
- Traffic Study
- Sound Study
- Soils / Geotech
- Hydrology Study (water table?)

This structure may require:


- Fire Sprinklers
- Possibly Underground parking – concrete structure
- Electric vehicle charging station?
- Green Building requirements
- Requires - Conditional Use Permit / Coastal

REGIONAL MAP

PROJECT LOCATION: 410 N. TREMONT ST.

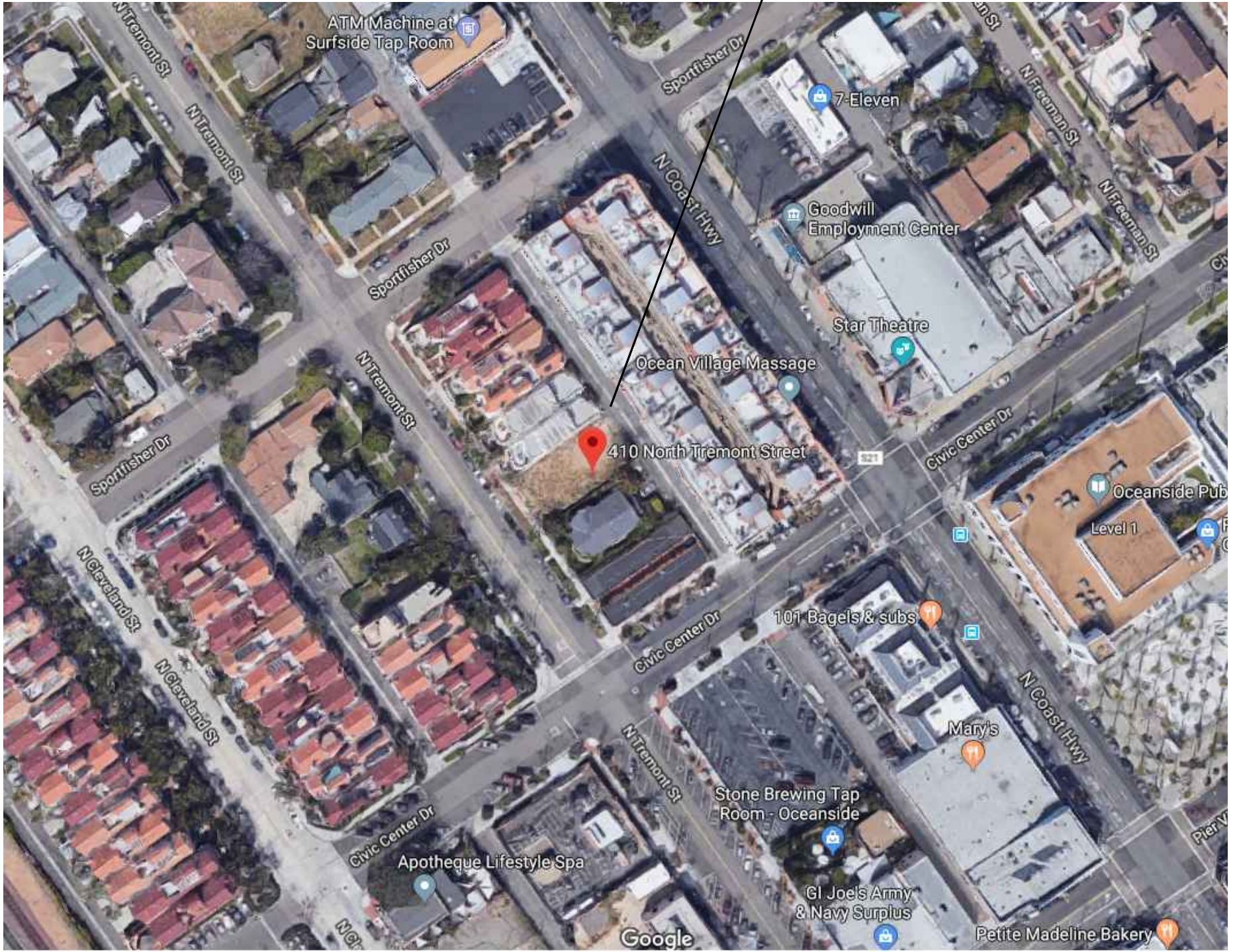


PROJECT IS LOCATED WEST OF INTERSTATE 5, WEST OF N. COAST HWY, SITUATED BETWEEN THE 76 AND MISSION AVE.

PROJECT DESCRIPTION	SCALE	
SHEN MULTI-FAMILY 410 N. TREMONT ST.	N.T.S.	
OCEANSIDE, CA	DATE	
	6/3/2019	

VICINITY MAP

PROJECT LOCATION: 410 N. TREMONT ST.



STREET VIEW



PROJECT DESCRIPTION
 SHEN MULTI-FAMILY
 410 N. TREMONT ST.
 OCEANSIDE, CA

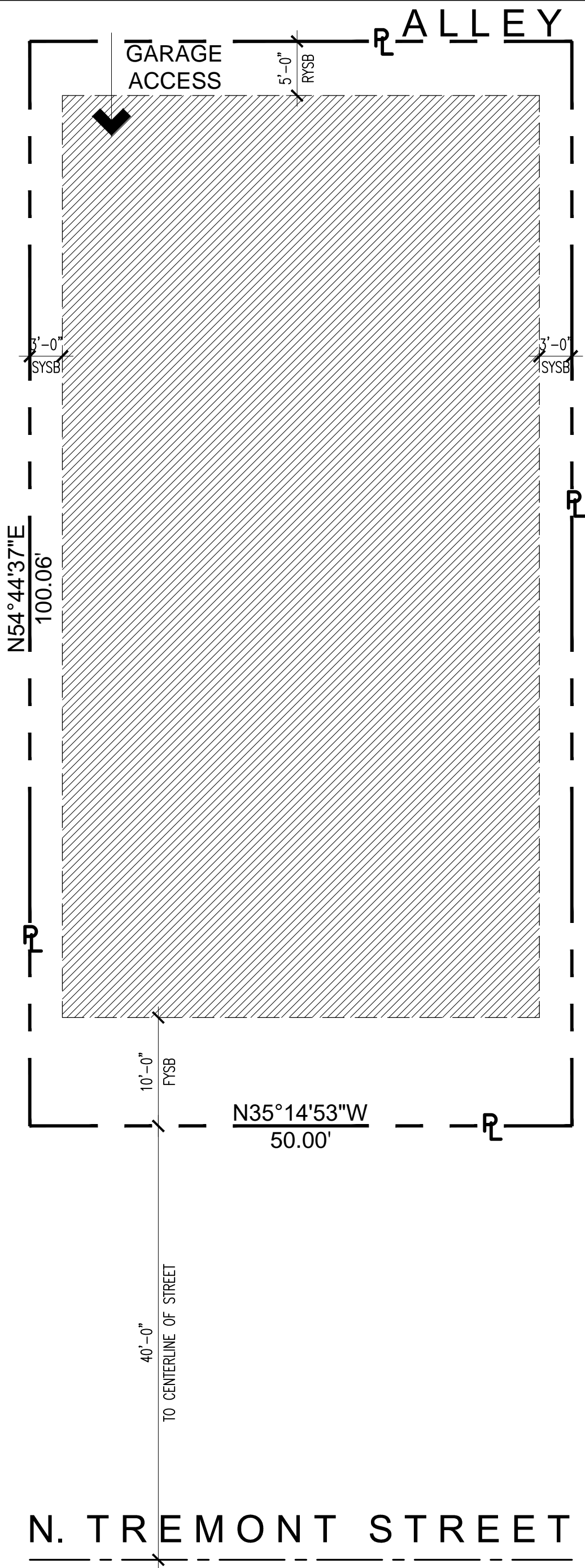
SCALE


N.T.S.

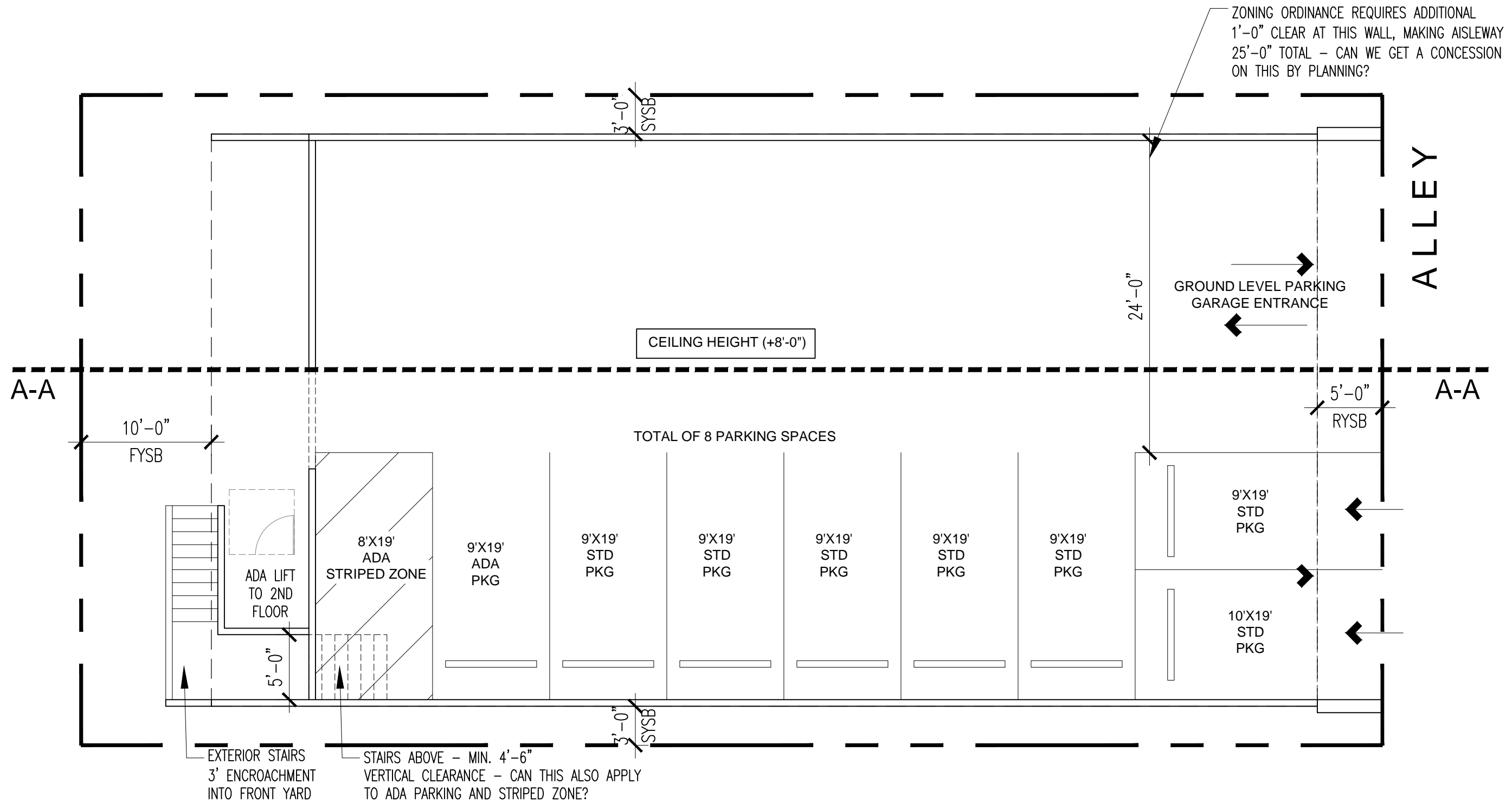
DATE

6/3/2019





PROJECT DESCRIPTION SHEN MULTI-FAMILY 410 N. TREMONT ST. OCEANSIDE, CA	SCALE	
	1" - 10'-0"	
	DATE	
	6/3/2019	



CLIENT
 SHEN MULTI-FAMILY
 410 N. TREMONT ST.
 OCEANSIDE, CA

DRAWING
 GARAGE PLAN

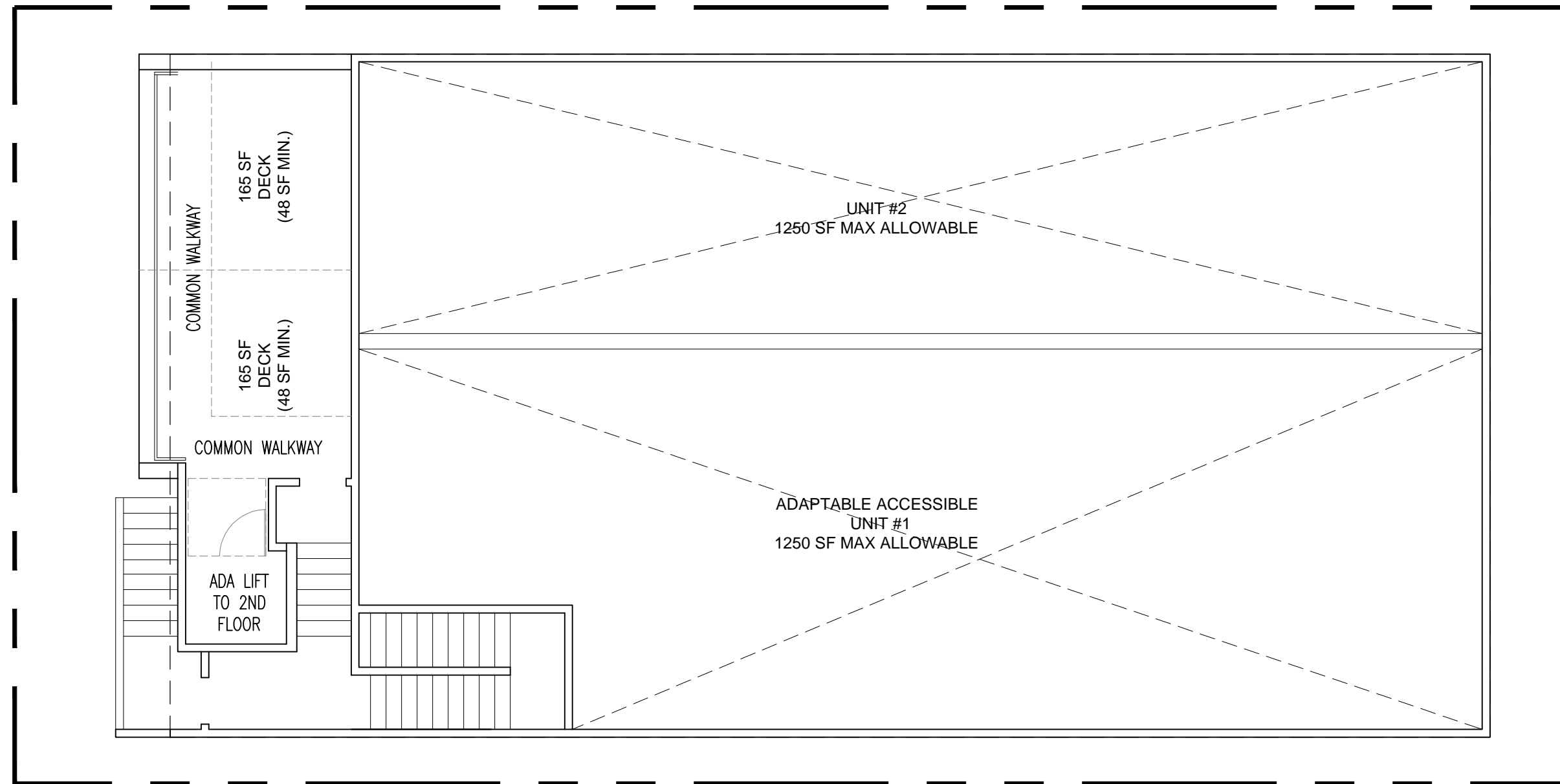
DATE


6/3/2019

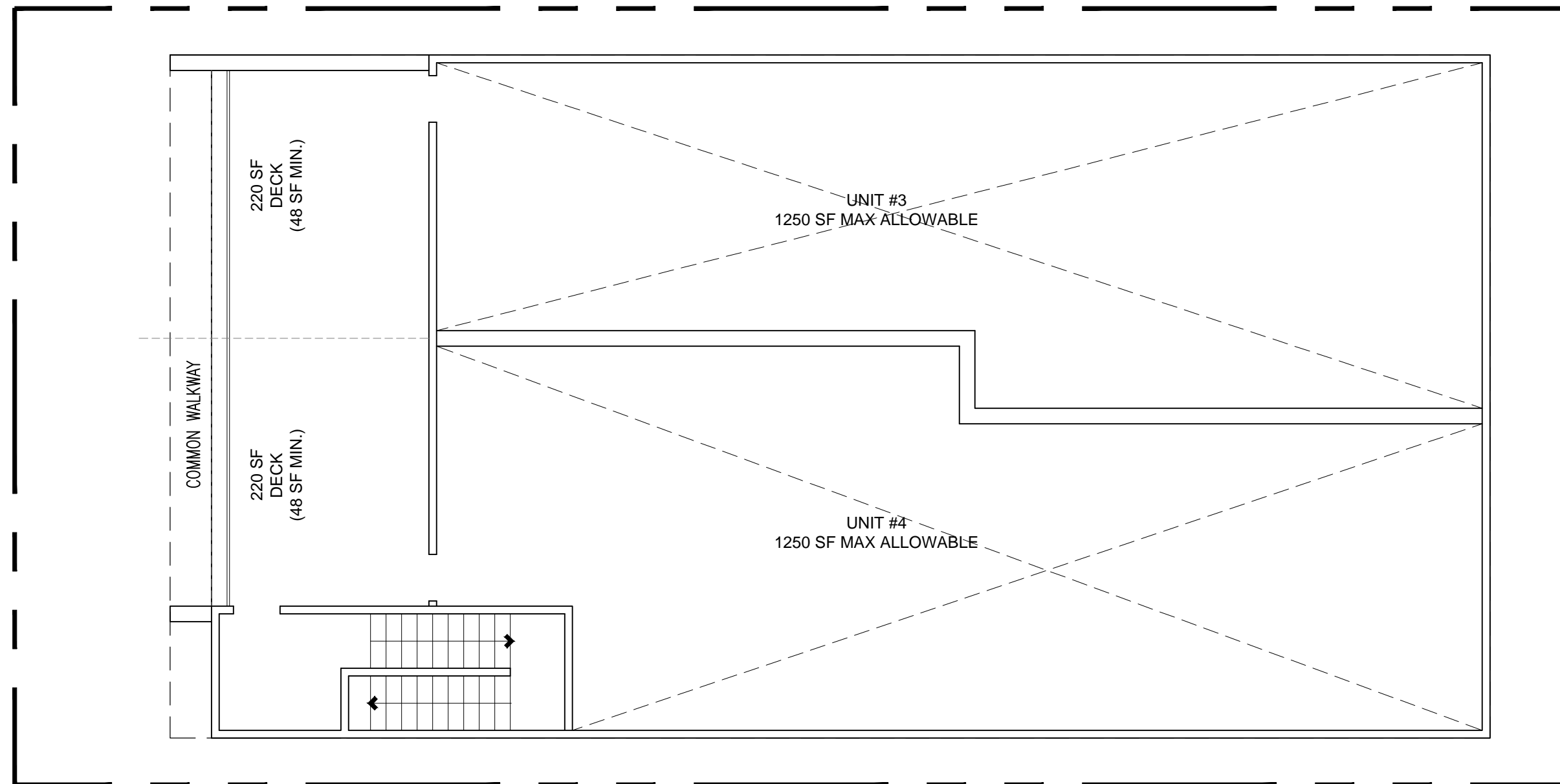
SCALE


1/8" = 1'-0"

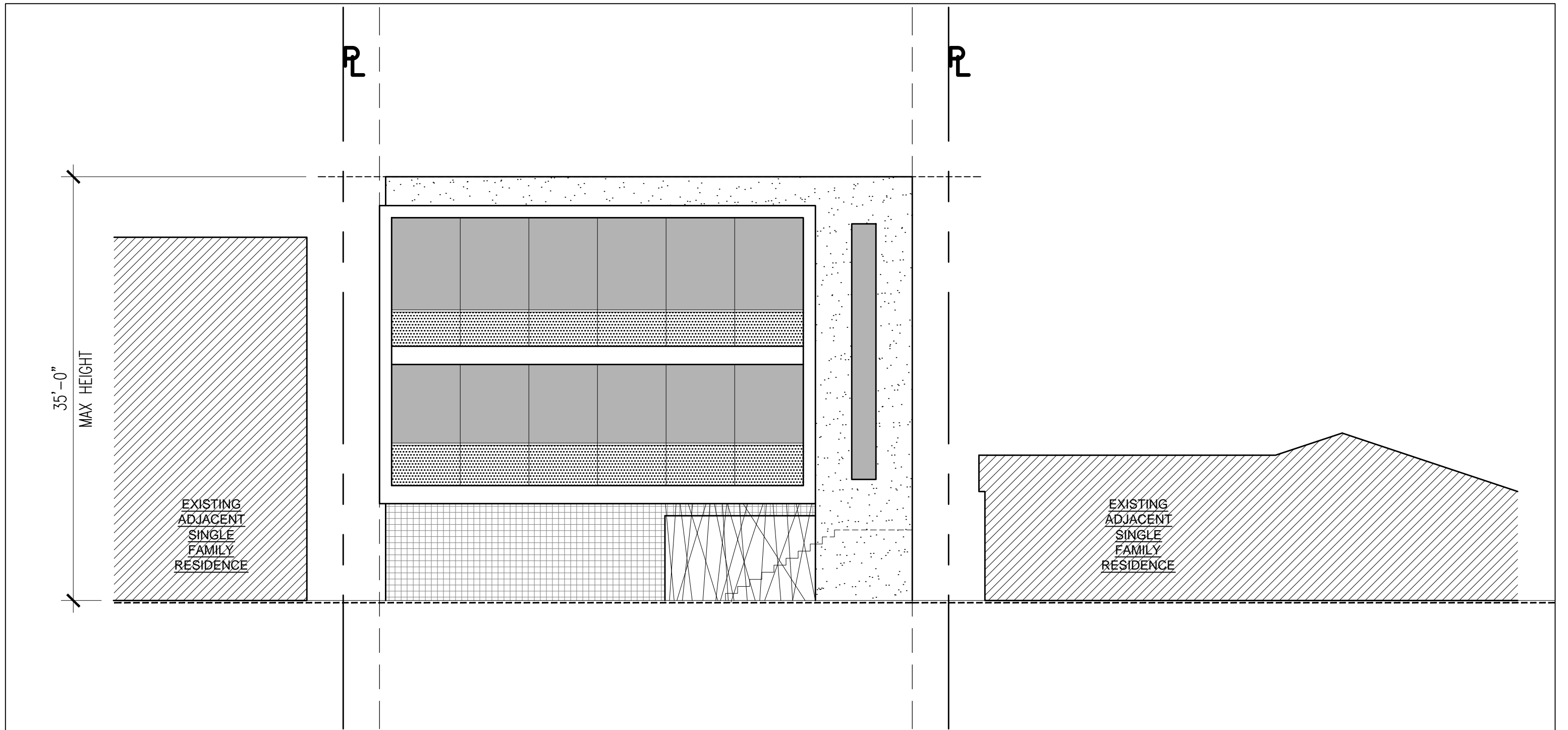




CLIENT SHEN MULTI-FAMILY 410 N. TREMONT ST. OCEANSIDE, CA	DRAWING 2ND LEVEL	DATE		
				6/3/2019
		SCALE		1/8" = 1'-0"



CLIENT SHEN MULTI-FAMILY 410 N. TREMONT ST. OCEANSIDE, CA	DRAWING 3RD LEVEL	DATE		
				6/3/2019
		SCALE		1/8" = 1'-0"



CLIENT
 SHEN MULTI-FAMILY
 410 N. TREMONT ST.
 OCEANSIDE, CA

DRAWING
 FRONT ELEVATION

DATE
 6/3/2019

SCALE
 1/8" = 1'-0"



N. TREMONT ST.

35'-0"

MAX. HEIGHT
FIELD VERIFY
IN TOPO SURVEY

R

SB

SB

R

3RD LEVEL DWELLING UNITS
#3 & #4

2ND LEVEL DWELLING UNITS
#1 & #2

GROUND/ALLEY LEVEL GARAGE

ALLEY

CLIENT
SHEN MULTI-FAMILY
410 N. TREMONT ST.
OCEANSIDE, CA

DRAWING
SECTION

DATE

6/3/2019

SCALE

1/8" = 1'-0"

arch **5** design