

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE*

Wednesday, June 3, 2020

***Please note that an in-person Developer's Conference meeting will not be held. Written comments will be provided to the applicant through email. Reviewers- please still use the usual Developer's Conference comment sheet template and upload to TRAKiT by noon on 6/3/20. Thank you!**

1. Proposed 146 senior apartments on the previously approved Emerald Ridge project site at Sky Haven and Sunset (T15-00009 and D15-00021). [ADM20-00029]

Zoning: RH (High-Density Residential)

Land Use: H-DR (High-Density Residential)

Neighborhood Area: Lake

Assessor Parcel Number(s): 168-020-64, 168-030-45

Contact Person: James McMenamin

Email: jdmcmenamin@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.*



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: Corner of Skyhaven and Sunset Drive

Assessor's Parcel Number: 168-020-64 & 168-030-45 Lot Area (acres or SF): 7.78 Acres

Existing Use: Vacant Land

Brief Description of Proposal:
Discuss with the City staff an increase in density to senior apartments. See attached summary

Property Owner & Applicant Information

Owner Name: RG112, LLC

Phone Number & E-Mail Address: 760-801-1857 pjones@thegarrettgroup.net

Applicant Name: Alliance Development Services, Inc. Greg La Marca

Phone Number & E-Mail Address: 760-802-4888 greglamarca@sbcglobal.net

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: June 3 Time preference: 9:30 am 10:30 am either

2nd choice date: June 17 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following documents in PDF to Tiffany Chen, tchen@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: _____ Time: _____

Assigned Project Planner: _____

Emerald Ridge Location Map





Total 7.78 +/- Acre Site
Zoning: R-3

Emerald Ridge Aerial View

May 11, 2020

Sergio Madera
Principal Planner

Tiffany Chen
Planner

City of Oceanside
Development Services – Planning Department
300 N. Coast Hwy
Oceanside, CA 92054

Re: Emerald Ridge property, 7.78 gross acres, Sky Haven and Sunset
Assessor's Parcel Numbers 168-020-64 and 168-030-45
Approved T15-00009 and D15-00021, 48 townhome units
Proposed 146 senior apartment units

Dear Tiffany and Sergio,

Alliance Development Services is considering proposing an amended development plan for the above referenced property. Attached please find the completed Developer's Conference application along with a check in the amount of \$339.00. Our hope is to meet with you and get your review on June 3rd or sooner if possible.

The approval process for the existing entitlement for 48 townhomes was challenging because of the surrounding and neighboring uses such as a seniors-oriented mobile home park and adjacent community. The proposed plan for a seniors apartment community offers a site plan use more consistent with neighboring existing uses.

The development of this site has significant conditions of approval that greatly benefit the surrounding area and the City, such as the completion of a loop water line and other infrastructure improvements.

The proposed plan entails construction of 146 apartment units exclusively for senior living, designed to meet an ever-increasing demand for seniors residential communities in direct proximity to needed services.

A senior residential community generates less traffic and requires less parking than conventional apartment living, as seniors are transported by a provided shuttle service. Seniors typically drive substantially less than the rest of the general population, resulting in less cars and less average daily trips to and from the site.

The proposed design entails utilizing the existing partially graded pad condition on the site and altering it to accommodate a more topographically sensitive terraced pad design with a partial basement level

on each building on the downhill side. In Article 3 of the Oceanside Zoning Ordinance, the definition of a basement is "The portion of a building between floor and ceiling which is partly below and partly above ground but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling." In the proposed building design, we intend to abide by this basement definition by providing an average perimeter grade elevation that is closer to the ceiling above than the finished grade below.

The preliminary proposed plan accompanying this letter reflects a maximum building height of 36 feet, and a maximum of 46 feet including the basement element, terraced below. From Sky Haven to the west and Sunset to the north below, the buildings will blend into the landform with landscaping and trees.

In order to provide adequate pad area for buildings and circulation, retaining walls will be constructed along the hillside areas surrounding the site. The walls shown on this preliminary plan may be adjusted as the site design is further refined.

We look forward to receiving your review of this proposed development plan.

Sincerely,

A handwritten signature in black ink, appearing to read "G. La Marca", is written over a light blue rectangular background.

Greg La Marca
President
Alliance Development Services, Inc.



Project Summary

Zone: RH (High-Density Residential District)
Base Density: 21 Du/Ac
Maximum Density: 28.9 Du/Ac

Lot Area : 7.8 Ac (Gross)
 6.7 Ac +/- (Net)

Proposed Construction: Type V - 3 story apartments with basement level (downhill side)

Proposed Density : 146 Units
 21.8 Du/Ac (Net)

Unit Mix:
 1B - 86 Units (59%)
 2B - 60 Units (41%)

Average Unit Size: 845 sf

Total Parking Provided = 85 Spaces (0.6 Sp/Unit)
Building Height: 36' - 46' Max

