

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

Wednesday, June 17, 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 6/17/20. Thank you!**

1. Proposed permanent supportive housing (up to 60 units with affordable housing density bonus) for seniors, veterans, or individuals with special needs or experiencing homelessness on a currently vacant .71 acre parcel located at Greenbrier Dr and Oceanside Blvd. [ADM20-00031]

**Zoning: CL (Limited Commercial)**  
**Land Use: General Commercial**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number(s): 151-010-44**  
**Contact Person: John Seymour**  
**Email: [jseymour@nationalcore.org](mailto:jseymour@nationalcore.org)**

2. Proposed two-lot subdivision to create two separate parcels to separate an existing gas station from the adjacent mobile home park at the northwest corner of Mission Ave and Douglas Dr. [ADM20-00032]

**Zoning: RM-A-SMH (Medium-Density Residential A with Senior Mobile Home Park Overlay)**  
**Land Use: Medium Density – A Residential**  
**Neighborhood Area: San Luis Rey**  
**Assessor Parcel Number(s): 158-052-11**  
**Contact Person: Dominic Cardenas**  
**Email: [dcardenas@sdeinc.com](mailto:dcardenas@sdeinc.com)**

Attachments:

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

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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.





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**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

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<b>Location</b>	Greenbrier Drive Oceanside, CA 92054
<b>APN</b>	151-010-44
<b>Property Type</b>	Vacant commercial land
<b>Owner of Record</b>	Chiu Tsang (seller)
<b>Census Tract</b>	185.09

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**ASSIGNMENT**

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<b>Arens Group File No.</b>	20-056-GV-SEH
<b>Interest Appraised</b>	Fee simple
<b>Purpose of Appraisal</b>	To estimate the market value of the subject property
<b>Intended Use</b>	To be used by the client in conjunction with the current purchase
<b>Client</b>	City of Oceanside
<b>Intended User</b>	City of Oceanside
<b>Date of Report</b>	April 21, 2020
<b>Date of Inspection</b>	April 6, 2020
<b>Date of Value</b>	April 6, 2020

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**SITE**

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<b>Site Size (SF)</b>	30,928 SF
<b>Site Size (Acre)</b>	0.71 acres
<b>Zoning</b>	CL: Limited Commercial (city of Oceanside)
<b>Tax Rate</b>	1.10231%
<b>Fixed Taxes</b>	\$139
<b>Traffic Count</b>	Lightly trafficked
<b>Environmental Issues</b>	None known

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**HIGHEST AND BEST USE** For Immediate Development

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**VALUE CONCLUSION**

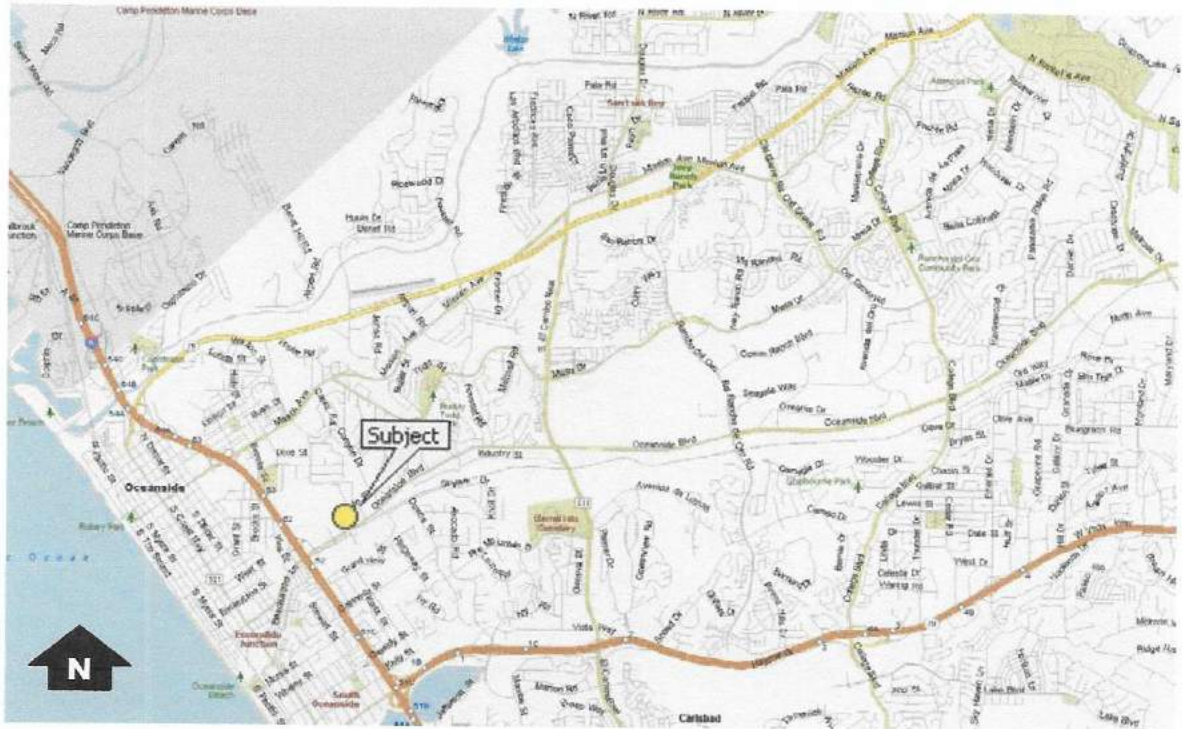
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<b>Date of Value</b>	<b>April 6, 2020</b>
<b>Estimated "As Is" Value</b>	<b>\$1,080,000</b>

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## MARKET AREA



Market Area is defined as:

The geographic or locational delineation of the market for a specific category of real estate, i.e., the area in which alternative, similar properties effectively compete with the subject property in the minds of probable, potential purchasers and users.<sup>19</sup>

### Location

The subject property is in the city of Oceanside, the most northwestern city in San Diego County. This is a coastal community about 45 miles northwest of downtown San Diego. Oceanside is bounded by Marine Corps Base Camp Pendleton to the north, the city of Vista to the east, the city of Carlsbad to the south, and the Pacific Ocean to the west.

### Access

State Highways 76 and 78 intersect Interstate 5 in Oceanside. The subject has good access to Highway 76, which runs east-west through the northern part of city. It also has good access to Highway 78, which runs east-west and leads to the neighboring

<sup>19</sup>Dictionary, 174-175.

**Traffic Count**

Greenbrier Drive is lightly trafficked in the subject's area.<sup>21</sup>

**Surrounding Land Uses**

Northwest:	Commercial
Southwest:	Commercial
Southeast:	Commercial/mixed-use (across street)
Northeast:	Commercial/mixed-use (across street)

**Area and Shape**

The subject parcel has a total estimated area of 0.71 acres (30,928 SF) and is basically rectangular in shape, as shown in the following plat map:



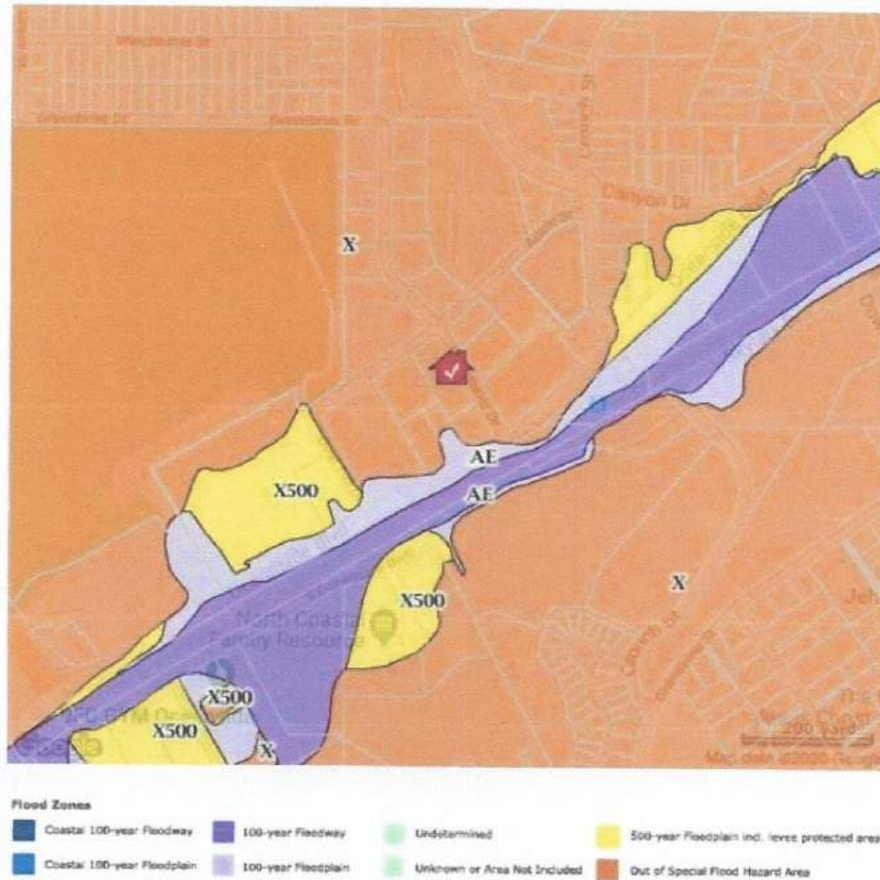
**Topography**

The subject site is generally level.

**Flood Zone**

The subject is in Federal Emergency Management Agency (FEMA) community panel number 060294-0753H (5/16/12). It is in Zone X, an area determined to be outside of the 100- and 500-year floodplains. Refer to the following flood map:

<sup>21</sup> SANDAG Traffic Data 2015, latest information available



**Drainage**

Drainage appears adequate.

**Utilities and Service**

Utilities, including electricity, water, sewer and telephone, are available to the subject site. Utility costs are comparable to the rest of San Diego County.

**Tax and Assessment Analysis**

As of the date of the report, tax and assessment information is shown as follows:

### Earthquake Hazard

As the subject is in Southern California, there is some obvious risk of earthquake damage; however, the subject property is not inside a known Alquist-Priolo Earthquake Fault Zone.

### Hazardous Wastes/Soil and Subsoil Conditions

The appraisers are not qualified to detect hazardous wastes, toxic materials or soil/sub-soil conditions. Such determination would require an investigation by qualified experts in those fields. This analysis is made assuming no such problems exist.

### Zoning

The subject is zoned CL: Limited Commercial, by the city of Oceanside. The CL zone is intended "to provide opportunities for a limited range of retail and service businesses that do not generate significant amounts of traffic, nor have high public service demands. Automobile-oriented uses, such as service stations and drive-up restaurants, are not permitted or are limited."<sup>22</sup> Permitted uses in this zone include residential day cares, minor utilities, animal sales and services, art studios, banks, catering services, home improvement, limited horticulture, maintenance and repair services, business and professional office, personal services, tattooing establishments, restaurants, fast food, retail sales, travel services, and mixed-use uses.

Relevant development criteria for the subject's zone are listed as follows:

Min. Lot Area:	10,000 SF
Maximum Residential Density:	29 DU/acre
Setbacks	
Front:	15 feet
Side:	None
Corner Side:	10 feet
Rear:	None
Maximum Height:	50 feet
Maximum Lot Coverage:	75%
Maximum Base FAR:	1.0
Maximum FAR Bonus:	0.2
Minimum Site Landscaping:	10% for properties less than 5 acres

<sup>22</sup> City of Oceanside Zoning Ordinance.

Appraisers are not experts in the interpretation of complex zoning ordinances and the determination of compliance is beyond the scope of work of real estate appraisal.

#### **Other Restrictions**

There are no other known deed restrictions, private or public which further limit the subject property's use. Research required to determine whether such restrictions exist is beyond the scope of this appraisal assignment. Deed restrictions are a legal matter and typically a title examination by an attorney or title company is needed to discover them. Appraisers recommend a title examination to determine if any such restrictions exist.

#### **Site Conclusion**

The subject site is of adequate size and has adequate topography for commercial uses. It has good access to roads, utilities, and other resources that are desirable for these uses. Overall, it is considered a desirable site for commercial development.

SUBJECT PHOTOGRAPHS



Greenbrier Drive, Subject to left



Looking northwesterly at subject site



Looking southeasterly at subject site



Looking southerly at western boundary



Parking lot at northern boundary



To be completed by City staff

Project Number: ADM \_\_\_\_\_



# 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: Vacant Land - No address

Assessor's Parcel Number: 151-010-44-00 Lot Area (acres or SF): 30,927

Existing Use: Vacant Land

Brief Description of Proposal:

Build up to 60 units. (59 studios for homeless seniors) & (1) 2-Bedroom for on-site property manager

### Property Owner & Applicant Information

Owner Name: Chi V Tseng

Phone Number & E-Mail Address: chiutsang01@yahoo.com 626-789-9616

Applicant Name: National CORE and San Diego Community Housing Corporation

Phone Number & E-Mail Address: 619223-9222 jseymour@nationalcore.org

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

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

DocuSigned by:

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

1<sup>st</sup> choice date: June 17 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: July 1 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](mailto: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: \_\_\_\_\_

## DENSITY BONUS REPORT

**Address:** Greenrier Dr, Oceanside, CA 92054 (APN 151-010-44-00)  
**Proposed Project:** 60-Unit Permanent Supportive Housing project for Seniors, Veterans, or Individuals with Special Needs or experiencing homelessness (a minimum of 36 units will qualify as supportive housing per Sec 50675.14 of the Health & Safety Code)

**Summary Objective:**

To develop proposed project by-right (no discretionary process) with a Density Bonus with no maximum control pursuant to California Government Code Section 65915(f)(3)(D)(ii), and up to four (4) concessions or incentives per Section 65915(b)(1)(G), as Amended by AB-1763 (10/9/19). Proposed project will include key features as noted below, which may be inconsistent with local development standards, but that can be achieved via state-approved affordable housing incentives and legislative actions as noted. Project feasibility depends on the ability to develop the proposed project ministerially at an affordable cost.

Development Objective	Base Zoning Requirement	Policy Supporting Objective	Interpretation/Policy Notes
60 residential apartments, of which up to 50 (but no less than 36) would qualify as Supportive Housing per HSC Sec 50675.14. The ground floor of the proposed development would also include approximately 3,400sf of residential common area, and administrative offices utilized by property management and social service providers serving the residents.	Up to 29 du/ac. At 30,927sf (0.71ac), 20.59 du allowed, per Sec 3042 of Art 30 of City Zoning Ordinance	Government Code Section 65915-65918 ("State Density Bonus Law"), as Amended by AB-1763 (10/9/19); Section 65915(f)(3)(D)(ii)	Provision allowing "no maximum control" on density for 100% affordable projects within 1/2 mile of a major transit stop per subdivision (b) of Section 21155 of the Public Resources Code (Couch Street Transit Station qualifies). Proposed density must be achieved without further waivers or reduction of development standards other than as expressly provided in Sec 65915(d)(2)(D), which allows up to four development incentives for 100% affordable projects and additional three stories or 33 additional feet of height if located within 1/2 mile of a major transit stop.  (Proposed PSH units limited to 50 per AB-2162 (9/26/18) cap on PSH units allowed without a CUP in cities w/ populations less than 200,000).
Provision of between 12-24 total on-site parking spaces  Proposed Project Unit Mix: 60 Total Units (59x Studio; 1x 2BR) ●36 PSH units (26 @ 30%AMI; 10 @ 45%AMI) targeting MHP Special Needs, Chronically Homeless individuals, or Homeless Veterans with Special Needs) ●23 Low- or Very Low Income Households (50%-60%AMI) ●1 Manager's Unit	112 spaces (1.5sp/studio x 59; 2sp/2BR x 1; + 13 guest spaces; +8 office spaces @ 1sp/400sf)	Govt Code Section 65583, as Amended by AB-2162 (9/26/18); and Govt Code Section 65915-65918 ("State Density Bonus Law"), as Amended by AB-1763 (10/9/19)	AB-2162 states that Permanent Supportive Housing (PSH) units within 1/2 mi of transit stop shall have NO min. parking requirement (proposed project has a minimum of 36 PSH units = 0 spaces). AB-1763 amends Section 65915 (p)(2) to read that projects that include 100% of their units as affordable to Low and Very Low Income residents (exclusive of the manager's unit), and is located within 1/2mile of a major transit stop, the maximum parking ratio (inclusive of guest and handicap spaces) shall not exceed 0.5 spaces per bedroom. Hence, the 23 remaining affordable Studio units would require 11.5 spaces (0.5x23). Total proposed parking: 0+11.5 = 11.5 spaces, rounded UP to <b>12 parking spaces</b> .
Provision of 0-159 cf of storage space per dwelling unit	min 160 cf per du	Government Code Section 65915-65918 ("State Density Bonus Law")	Incentive #1 of 4 allowable incentives based on deep affordability of proposed project
Provision of LESS than 300sf of open space per dwelling unit	min 300sf per du	Government Code Section 65915-65918 ("State Density Bonus Law")	Incentive #2 of 4 allowable incentives based on deep affordability of proposed project
A portion of the ground floor area, apart from residential common uses and property management, will be built out as mixed-use/commercial/office. This space will be utilized by a services provider organization for office space.	Commercial mixed-use requires a component of commercial (retail or office space) to be located on ground floor (no residential on Ground Floor)		Office space separately demised (but with interior access) from residential common area amenities on ground floor may be utilized and occupied by social service or case management companies ("Organization") associated with the project.
TBD/If Necessary			Density Bonus Incentives #3 and #4 of four allowable incentives based on deep affordability of proposed project

### Density Bonus Application Summary Table

Maximum Permitted Density	29 du/acre
Property Size	0.71 acres (30,927 sf)
Number of Units at Maximum Permitted Density	20.58 units; rounded up to 21 units
Units Affordable to Target Households (100% for low-income HHs; min 20% to qualify) [21 x 1.00 = 21]; round up	21 units (minimum of 5 units to qualify)
Density Bonus units (no maximum as requested)	39 bonus units (185% effective bonus density)
Total Project Units with no maximum control on density	21 base units
	+ 39 density bonus units
	60 total units
	(0 units at market rate, 59 units with restricted rents, plus 1 manager's unit)



National Community  
Renaissance

Permanent Supportive  
Housing  
Greenbrier Drive, Oceanside, CA



# Apple Street



National Community/  
Renaissance  
Permanent Supportive  
Housing  
Greenbrier Drive, Oceanside, CA



Dated 3/29/2020  
Revised 4/15/20

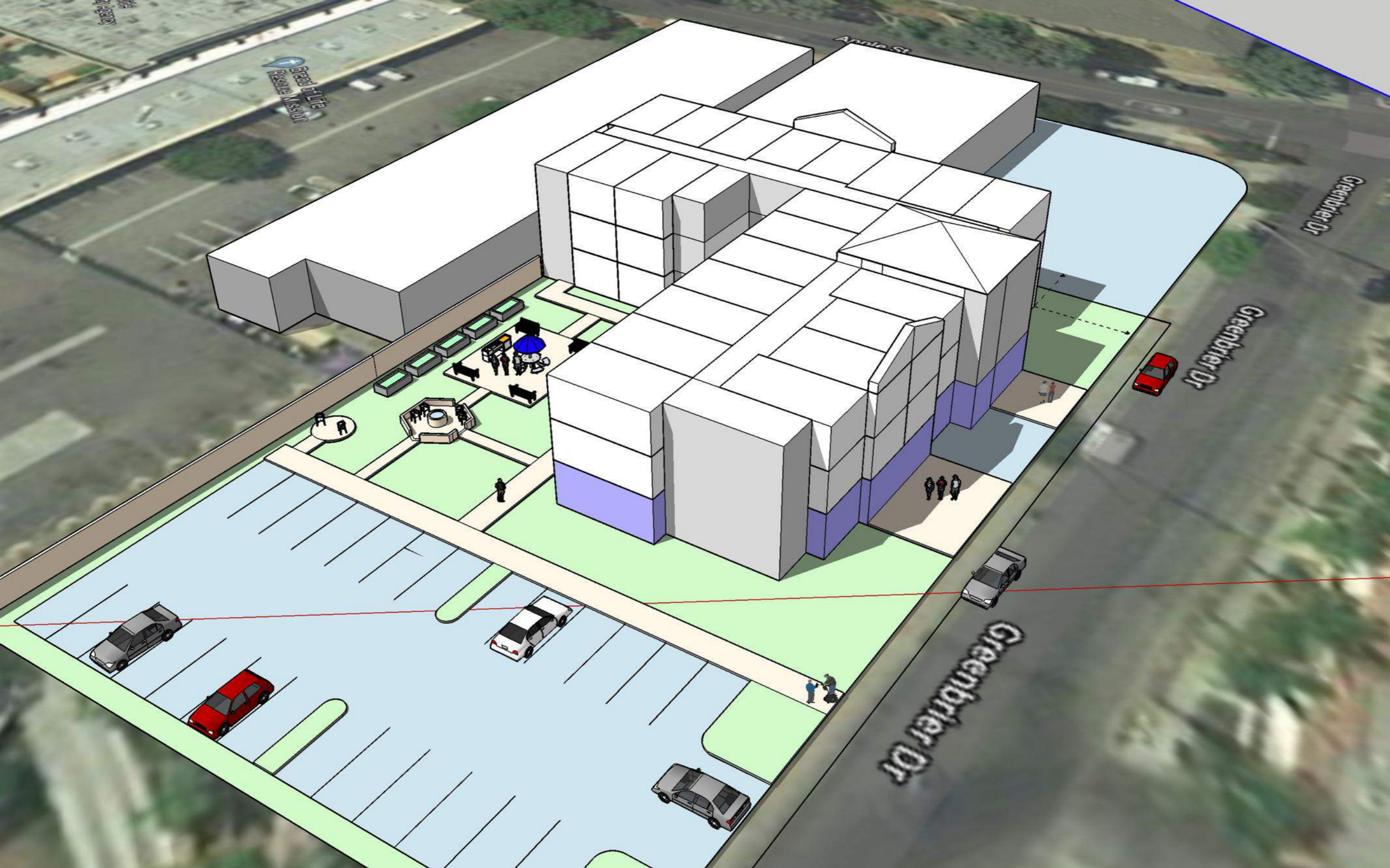


View From Greenbrier

NATIONAL  
**CO**  
**RE**  
National Community Renaissance

Permanent Supportive Housing  
Greenbrier Drive, Oceanside, CA

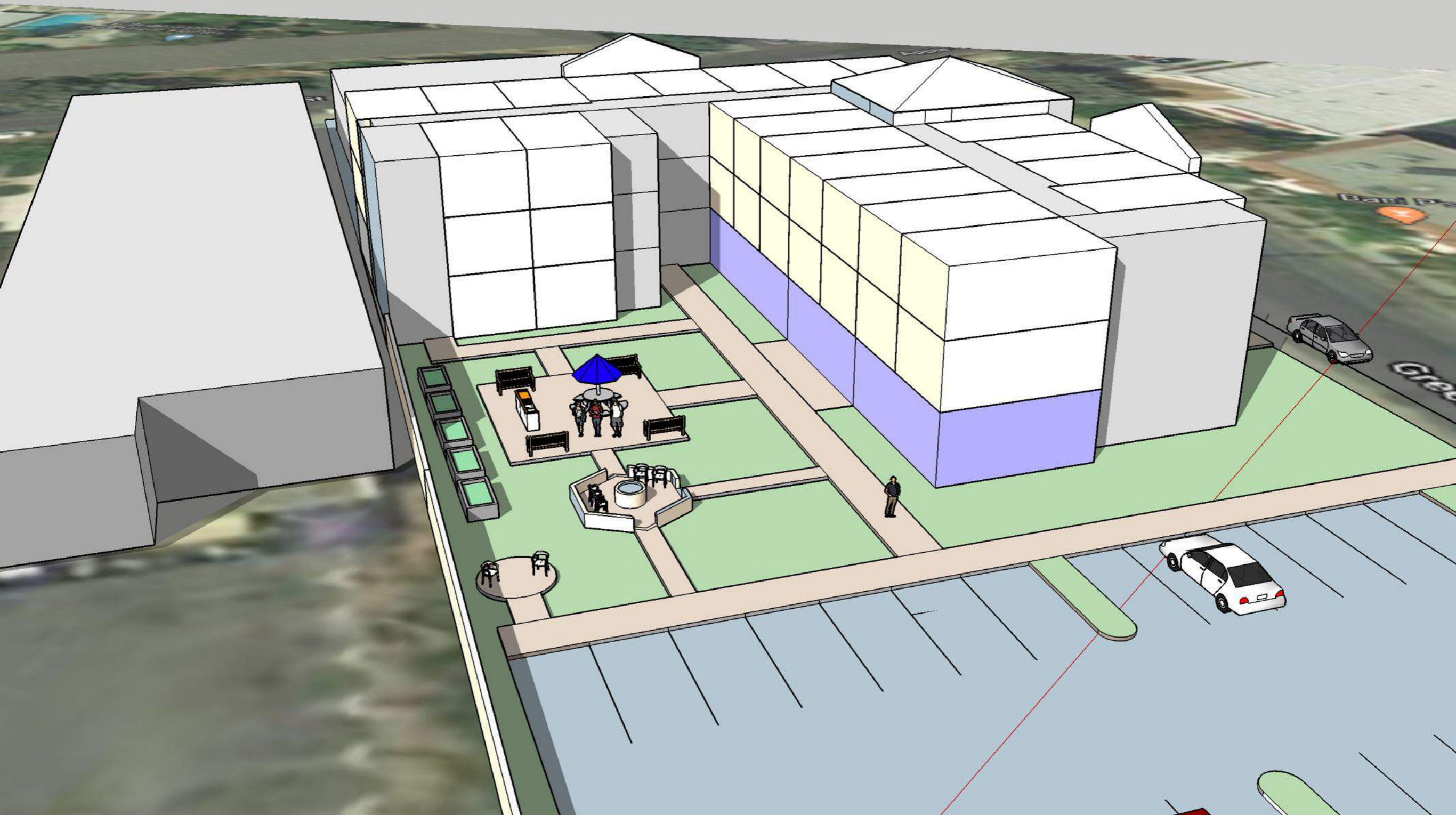
**rrm** design group  
Dated 3/29/2020



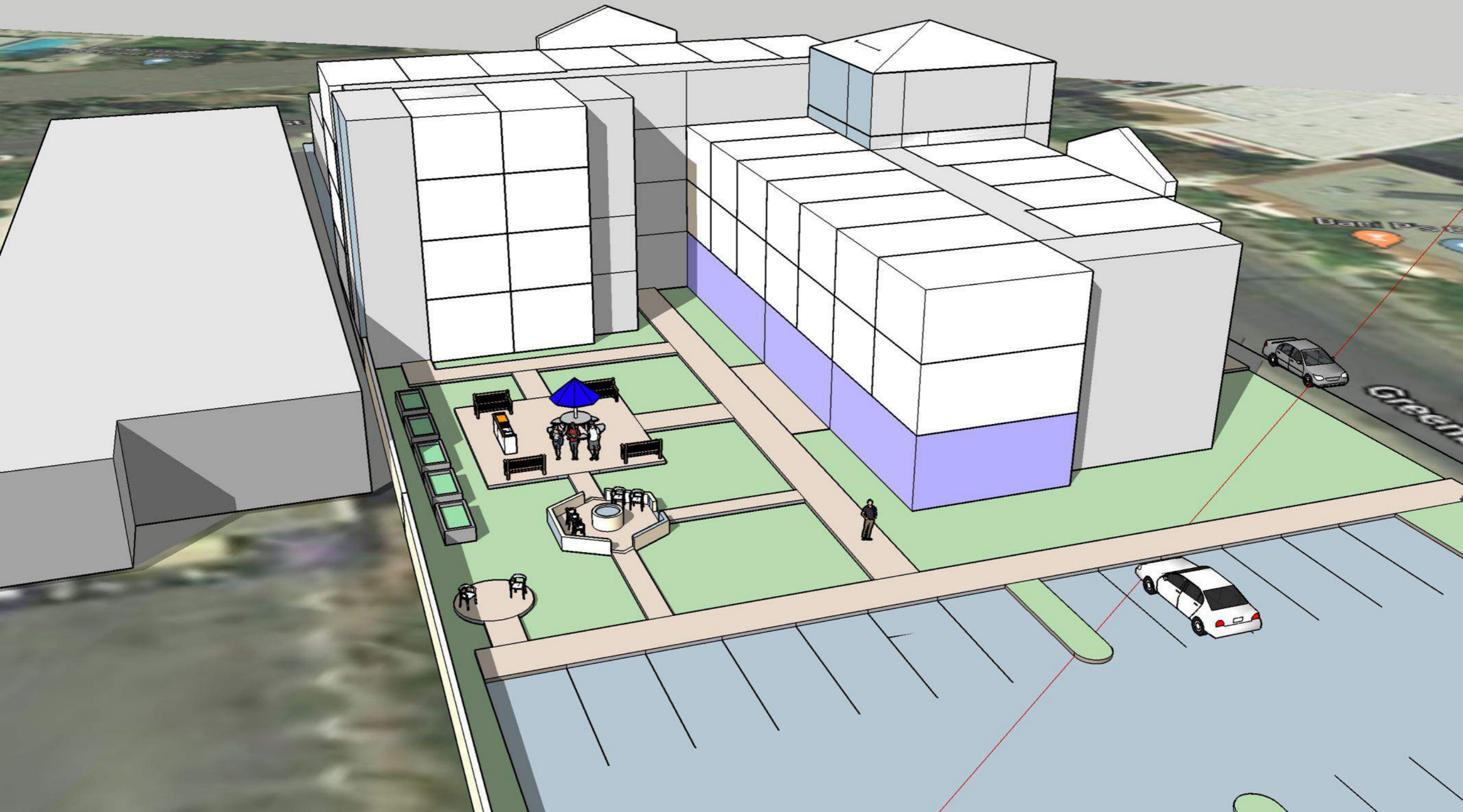
Massing Model – 3 Story Building  
Aerial View



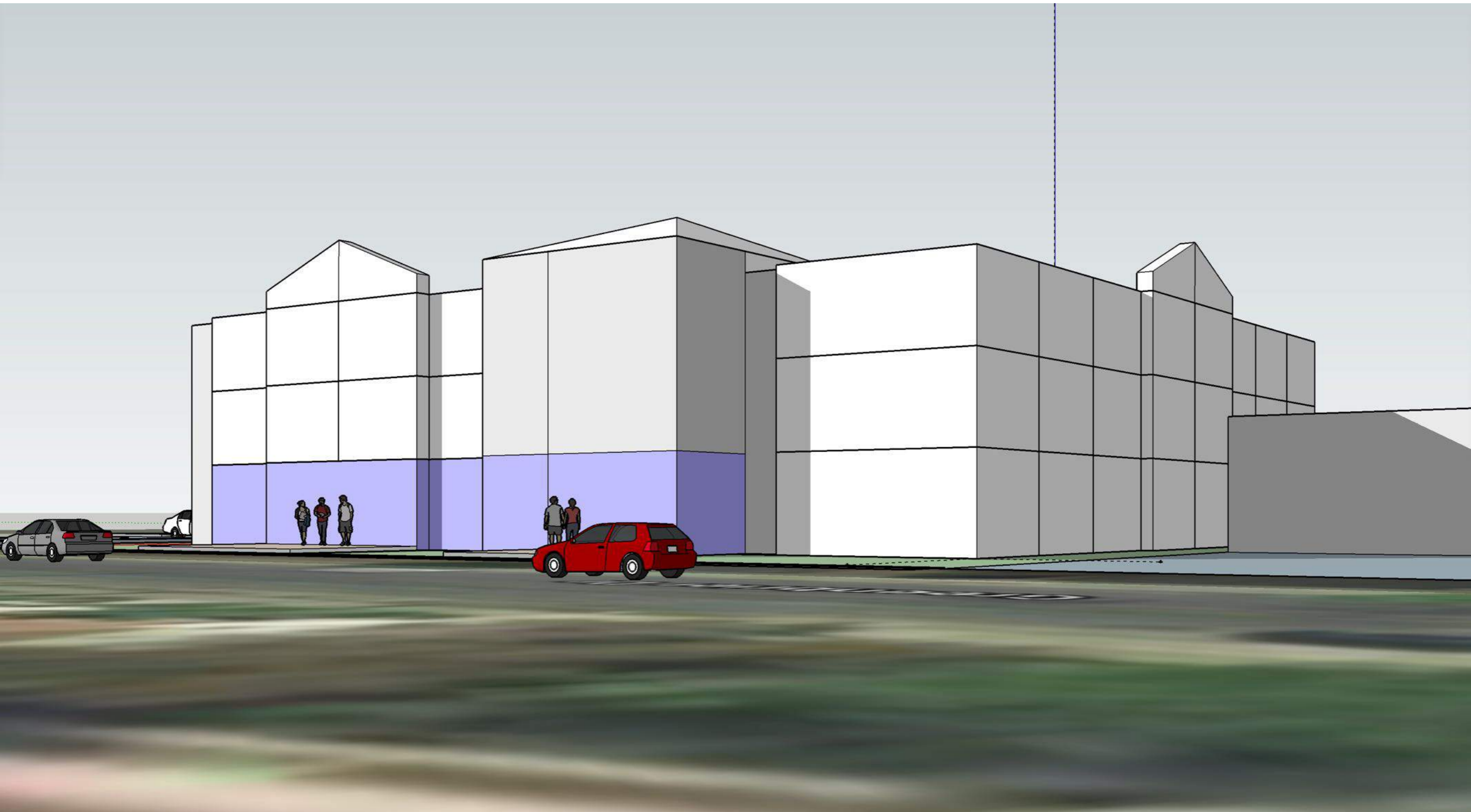
Massing Model – Partial 4 Story Building  
Aerial View



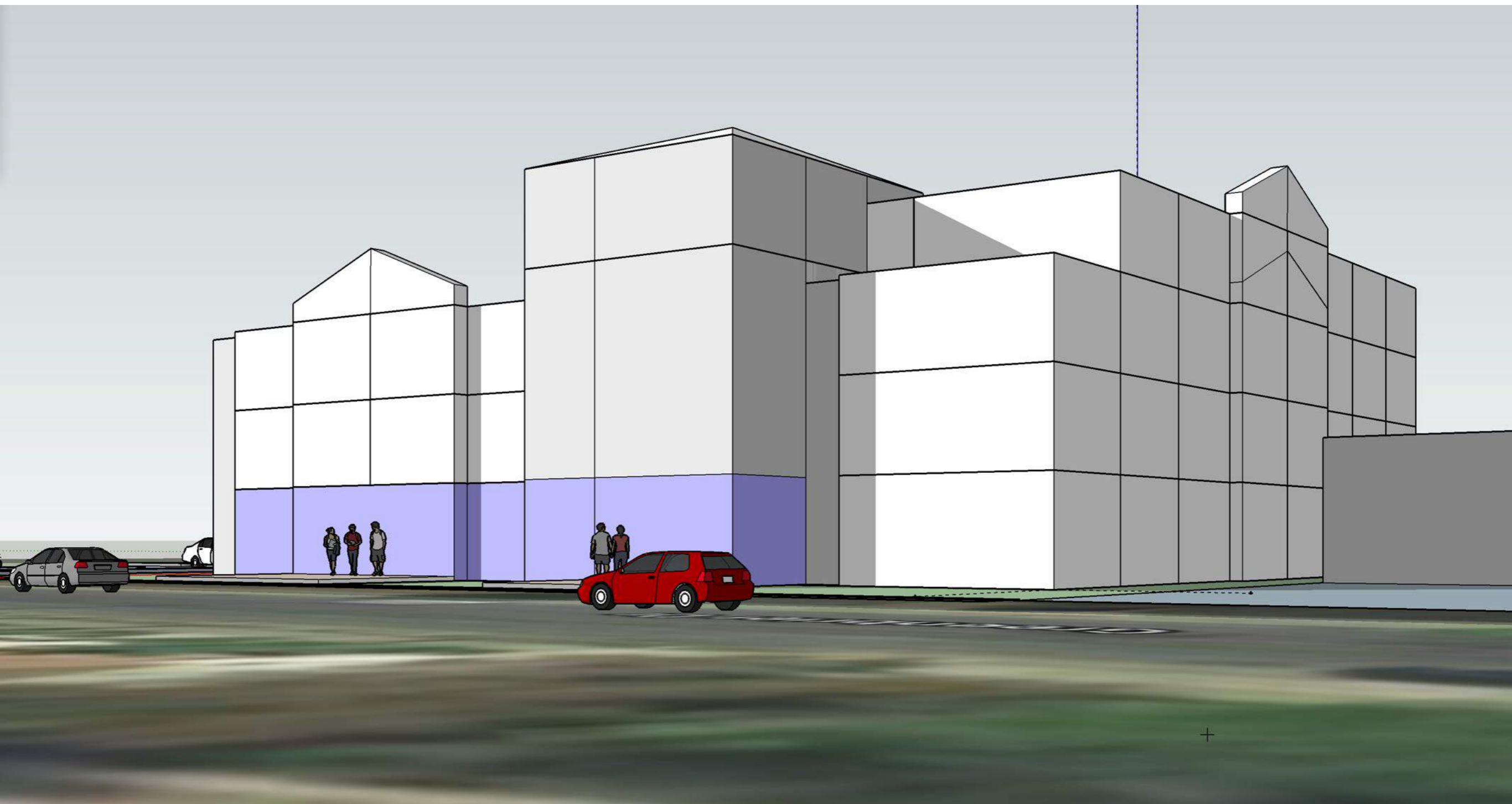
Massing Model – 3 Story Building  
Aerial View – Rear Courtyard



Massing Model – 3 Story Building  
Aerial View – Rear Courtyard



Massing Model – 3 Story Building  
View From Greenbrier



Massing Model – Partial 4 Story Building  
View From Greenbrier



View From Greenbrier



National Community Renaissance

Permanent Supportive Housing  
Greenbrier Drive, Oceanside, CA



Dated 3/29/2020

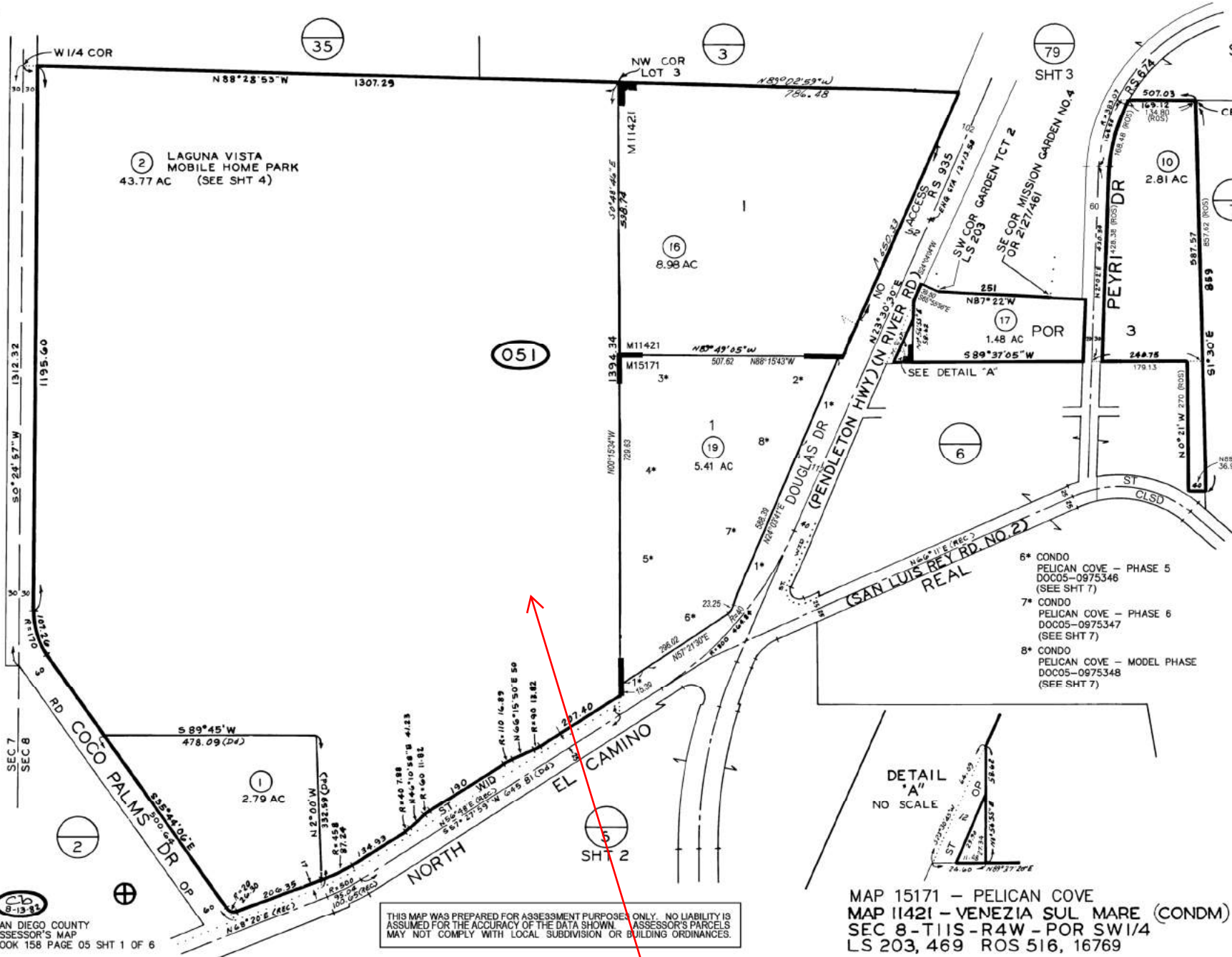
Rendering – 3 Story Building – Greenbrier Frontage



1/03/07 MGS

CHANGES				
BLK	OLD	NEW	YR	CUT
051	15-8-290 -1-10-10	1-10	83	10043
051	1-10	76 CHG	83	5984
	3-5	11-14	83	2854
	11 1/2 040-15	15	84	3413
	12 1/2 15	16	86	252
	6	ST WID		
	(SEE 158-051-22)	20	1476	
	7	17 1/2 18	03	1031
	8, 9 & 10	FOR -040-57	03	1433
	8, 9 & 10	-040-57	03	1433
	14	SHR 2 ST (040-57)	05	5570
	13, 14 & 19	-Del-01	06	228
	19	SAME & CONDUG	07	118 CV

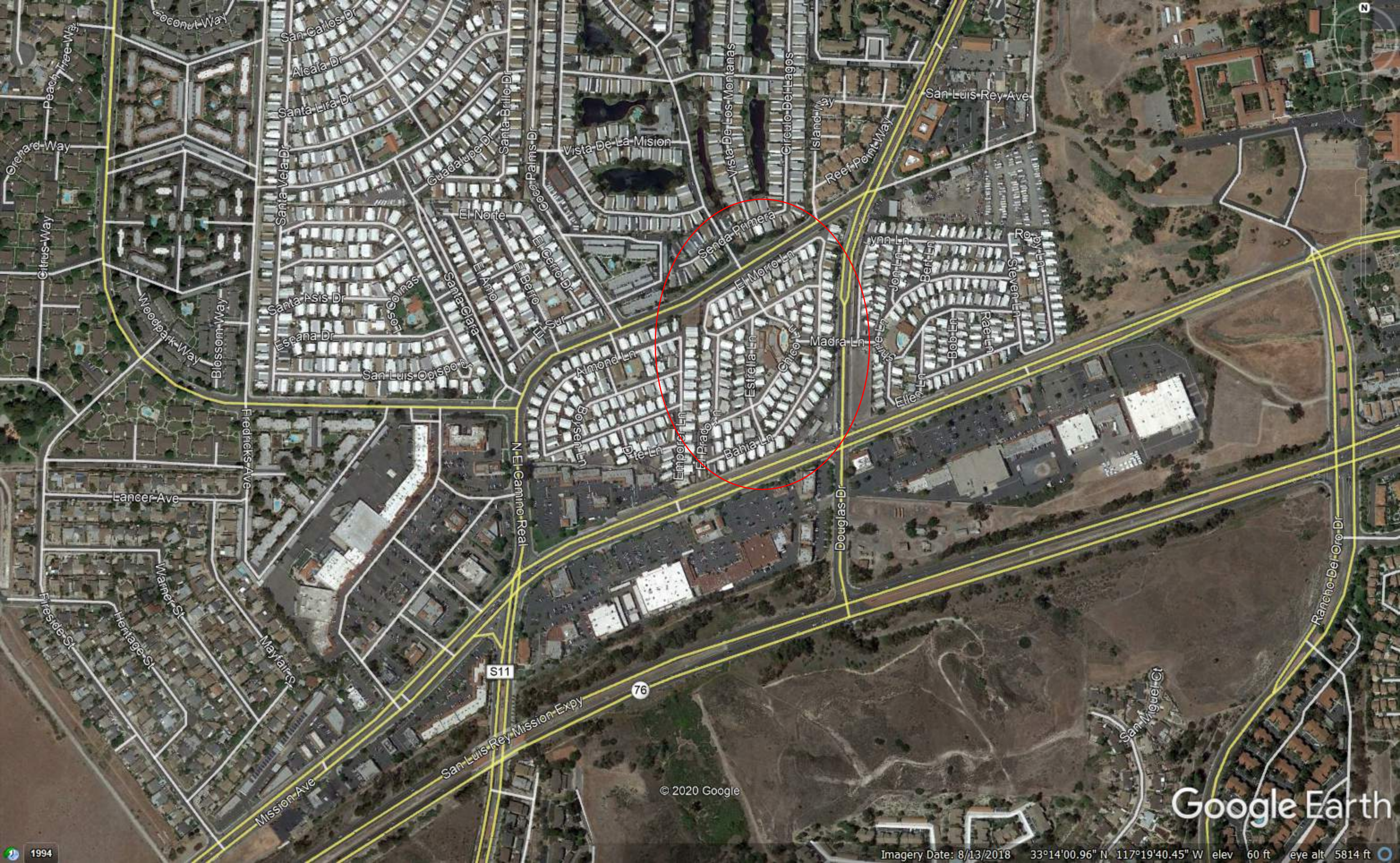
- 1\* NO ACCESS
- 2\* CONDO PELICAN COVE - PHASE 1 DOC05-0975342 (SEE SHT 7)
- 3\* CONDO PELICAN COVE - PHASE 2 DOC05-0975343 (SEE SHT 7)
- 4\* CONDO PELICAN COVE - PHASE 3 DOC05-0975344 (SEE SHT 7)
- 5\* CONDO PELICAN COVE - PHASE 4 DOC05-0975345 (SEE SHT 7)



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.

MAP 15171 - PELICAN COVE  
MAP 11421 - VENEZIA SUL MARE (CONDM)  
SEC 8-T11S-R4W - POR SW1/4  
LS 203, 469 ROS 516, 16769

Project Site



San Carlos Dr  
Alcafa Dr  
Santa Lira Dr  
Santa Vela Dr  
Guadalupe Dr  
Santa Brillo Dr  
Goeze Palms Dr  
Vista De La Mision  
Vista De Los Montanas  
Circulo De Lagos  
Island Way  
Reef Point Way  
San Luis Rey Ave  
El Norte  
Senda Primera  
El Cerro Dr  
El Morro Ln  
Lynn Ln  
Jon Ln  
Bertin  
Steven Ln  
Roy Ln  
Santa Clara  
Escana Dr  
Esos Colinas  
Santa Clara  
El Amo  
El Berro  
Almond Ln  
Estrella Ln  
Chico Ln  
Madra Ln  
Ellen Ln  
Bob Ln  
Rae Ln  
San Luis Obispo  
Boysen Ln  
Emporer Ln  
El Prado  
Bahia Ln

Orchard Way  
Peach Tree Way  
Citrus Way  
Woodpark Way  
Blossom Way  
Lancer Ave  
Warner St  
Heritage St  
Mayfair St  
Mission Ave

N El Camino Real  
Douglas Dr  
Rancho Del Oro Dr  
San Miguel Ct

S11  
76

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Google Earth

due 6/4.

To be completed by City staff

Project Number: ADM \_\_\_\_\_



# 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: 3903 Mission Avenue, Oceanside, CA

Assessor's Parcel Number: 158-052-11

Lot Area (acres or SF): 13.69 acres

Existing Use: Mobile Home Resort Park and Gas Station on the South East corner.

Brief Description of Proposal:

Perform a lot split to create two separate parcels to separate the gas station from the Mobile Home Park.

## Property Owner & Applicant Information

Owner Name: MV-W LLC, a Delaware Limited Liability Company

Phone Number & E-Mail Address: (949) 251-0444 x105      james@spcnb.com

Applicant Name: Dominic Cardenas, San Dieguito Engineering Inc.

Phone Number & E-Mail Address: 858-345-1149 ext 1239      dcardenas@sdeinc.com

### 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

1<sup>st</sup> choice date: 6/17      Time preference:  9:30 am     10:30 am     either

2<sup>nd</sup> choice date: 7/1      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: \_\_\_\_\_

SDE: 5907

### Douglas Drive Lot Split Project Description:

The owner is proposing to subdivide an existing parcel (13.69 acres) with a mobile home park and service station/auto repair business into two separate parcels. The mobile home park would remain on one parcel (13.10 acres). The service station/auto repair building and related improvements would be located on the new parcel (about 0.59 acres). The subject property is located at 141 Douglas Drive (northwest of the intersection of Mission Avenue and Douglas Drive) in the City of Oceanside (APN 158-052-11) and is zoned RM-A (Residential Medium Density). The property is currently zoned Residential Medium Density with extensions for density and mobile home use. Based on our interpretation of the City of Oceanside Municipal Code, the existing land use and zoning designation, the project may require the following entitlements from the City of Oceanside:

- Zone Change;
- General Plan Amendment;
- Use Permit; and
- Tentative Parcel Map





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Existing Boundary  
Proposed Lot Split Line