

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

Wednesday, July 1, 2020

**\*Please note that an in-person Developer's Conference meeting will not be held due to COVID-19. 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 7/1/20. Thank you!**

1. Proposed 4-unit multi-family development (to replace an existing single-family residence) at 1743 S. Tremont Street. [ADM20-00034]

**Zoning: R-3 (Coastal Medium-Density Residential)**  
**Land Use: Coastal Residential High Density**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number(s): 153-114-11**  
**Contact Person: Jeff Kamholz**  
**Email: [soldbyjk@gmail.com](mailto:soldbyjk@gmail.com)**

2. Proposed one-story psychiatric facility on a portion of the 3.77-acre lot (currently used for parking) at the Tri-City Medical campus, shown as 3330 Waring Rd on GIS [ADM20-00035]

**Zoning: CP (Commercial Professional)**  
**Land Use: Professional Commercial**  
**Neighborhood Area: Tri-City**  
**Assessor Parcel Number(s): 166-010-37**  
**Contact Person: Matthew Greiner**  
**Email: [mgreiner@cannondesign.com](mailto:mgreiner@cannondesign.com)**

Attachments:

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

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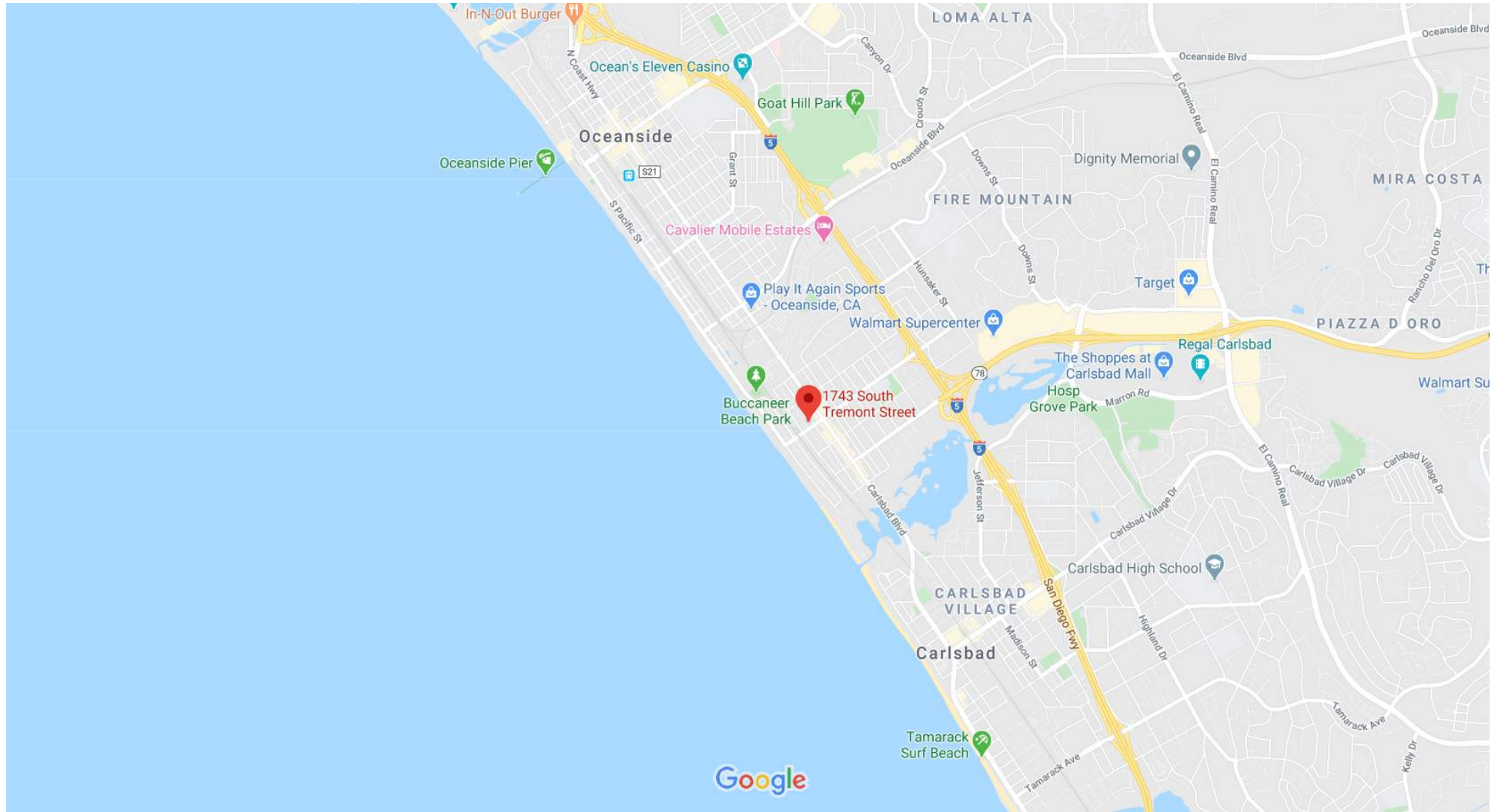
<sup>1</sup> *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, 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.*





# 1743 S Tremont St

Kamholz Project\_Regional Map



Map data ©2020 Google 2000 ft

Map for Parcel Address: 1743 S Tremont St Oceanside, CA 92054-5398 APN: 153-114-11-00



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: 1743 S. Tremont St., Oceanside, CA 92054

Assessor's Parcel Number: 153-114-11-00

Lot Area (acres or SF): 6357 sqft

Existing Use: residential, single family

Brief Description of Proposal:

demo existing structure and build a 4-unit multi-family

## Property Owner & Applicant Information

Owner Name: Jeffrey T. Kamholz \*primary contact

Phone Number & E-Mail Address: 760-213-5351

soldbyjk@gmail.com

Applicant Name: Travis Deal \*secondary contact

Phone Number & E-Mail Address: 760-470-0668

travisdeal@yahoo.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:

DocuSigned by:  
*Jeff Kamholz*  
684726669A47458

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: 06/17/2020 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 07/01/2020 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: \_\_\_\_\_

## PROJECT DESCRIPTION LETTER

June 9, 2020

1743 SOUTH TREMONT STREET, OCEANSIDE, CA 92054

APN: 153-114-11-00

**PROJECT DESCRIPTION:** The proposed project is to be located at 1743 South Tremont St., Oceanside, CA 92054 and will be a four-unit multi-family residential structure. It will replace the existing single-family residential structure that currently occupies the site.

Directly adjacent (south) of the site is an existing large-scale multi-family apartment complex, so this project will maintain the scale of the neighborhood.

The proposed multi-story structure will be a post-modern design with details and styling accenting the façade. Exterior mechanical equipment will be screened from view and landscaping will serve to hide utility projections.

Each of the four units is designed for family-use and offers many amenities including full kitchen, high ceilings, two car garage, etc.

The project offers quick access to existing mass transit, beach, and shopping.

Construction is expected to take between ten and 13-months and will comply with environmental regulations.

# 1743 S TREMONT STREET

## OCEANSIDE, CALIFORNIA

### PROJET TEAM

DESIGNER: TRAVIS DEAL  
 DRAFTER: ANDRES SAAVEDRA  
 1320 GRAND AVE. #2  
 SAN MARCOS, CA 92072  
 (760) 809-0545

### PROJET DATA

PARCEL # (APN): 153-114-11-00 - OPEN MAP  
 OWNER: SEE FULL DETAIL  
 MAILING ADDRESS: 1743 S TREMONT ST OCEANSIDE,  
 CA 92054  
 LEGAL DESCRIPTION: TR 2127 BLK B\*LOT 11\*  
 USE TYPE: RESID. SINGLE FAMILY  
 TAX RATE AREA: 007-000  
 VALUE NOTICE: OPEN

### GENERAL NOTES

- AS A MINIMUM STANDARD, ALL CONSTRUCTION WORK SHALL COMPLY WITH ALL APPLICABLE ADOPTED ZONING ORDINANCES, BUILDING CODES, BUILDING DEPARTMENT SUPPLEMENTAL PROCEDURES AND NEWSLETTERS AND NFPA BULLETINS.
- THE GENERAL CONTRACTOR, THE SUBCONTRACTOR, AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS WHOLE DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL REAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/ OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACTOR DOCUMENTS.
- ALL DRAWINGS, SCHEDULES AND SPECIFICATION IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACTOR PACKAGE. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULE, AND SPECIFICATIONS, INCLUDING CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. ALL DISCREPANCIES, OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE ISSUED.
- ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF TRANSFORMERS AND UNDERGROUND UTILITIES WITH APPROPRIATE UTILITY COMPANIES. IN ADDITION, THE GENERAL CONTRACTOR SHALL VERIFY THE ACTUAL STATIC WATER PRESSURE AT THE PROPERTY LINE AND REPORT THE FINDINGS IN WRITING TO THE ARCHITECT AND MECHANICAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS. SUB-CONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF STUD OR SLAB UNLESS OTHERWISE NOTE ON DRAWINGS. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ITEMS AND PROCEDURES DURING THE TERM OF CONSTRUCTION.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND THE BUILDING SHALL NOT BE USED FOR ANY PURPOSE UNTIL TOILETS AND EXIST FACILITIES ARE PROVIDED UNDER SEPARATE PERMIT.

### ABBREVIATIONS

A.B.	ANCHOR BOLT	HGR.	HANGER
ABV.	ABOVE	HORIZ.	HORIZONTAL
ACOUST.	ACOUSTICAL	H.P.	HIGH POINT
A.C.	ASPHALT CONCRETE	H.M.	HOLLOW METAL
A.D.	AREA DRAIN	HR.	HOUR
ADJ.	ADJUSTABLE	HT.	HEIGHT
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
A.F.G.	ABOVE FINISH GRADE	INT.	INTERIOR
ALUM.	ALUMINUM	JT.	JOINT
A.G.	ANTI-GRAFFITI	JST.	JOIST
ARCH.	ARCHITECTURAL	LAM.	LAMINATE
BD.	BOARD	LAV.	LAVATORY
BLDG.	BUILDING	LT.	LIGHT
BLKG.	BLOCKING	L.P.	LOW POINT
BM.	BEAM	MFR.	MANUFACTURER
B.O.B.	BOTTOM OF BEAM	MAT'R'L	MATERIAL
BOT.	BOTTOM	MAX.	MAXIMUM
BTWN.	BETWEEN	M.B.	MACHINE BOLT
CAB.	CABINET	MECH.	MECHANICAL
C.B.	CATCH BASIN	MIN.	MINIMUM
C.F.O.I.	OWNER INSTALLED	MIN	MINUTE
C.I.P.	CAST IN PLACE	MISC.	MISCELLANEOUS
CJ	COLD JOINT	M.O.	MASONRY OPENING
C.J.	CONTROL JOINT	M.P.	MULTI-PURPOSE
C.L.	CHAIN LINK	M.R.	MOISTURE RESISTANT
CLG.	CEILING	MTL.	METAL
CLR.	CLEAR	(N)	NEW
CMU	CLEAN OUT	N.I.C.	NOT IN CONTRACT
C.O.	COLUMN	NO. OR #	NUMBER
COL.	COMPOSITION	N.T.S.	NOT TO SCALE
COMP.	CONCRETE	O'	OVER
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	O.F.C.I.	OWNER FURNISHED
CONSTR.	CONSTRUCTION	O.F.O.I.	OWNER FURNISHED
CONT.	CONTINUOUS		OWNER INSTALLED
CORR.	CORRIDOR	O.H.	OPPOSITE HAND
C.O.T.	CENTER OF TRUSS	OPNG	OPENING
C.T.	CERAMIC TILE	OPP.	OPPOSITE
DBL	DOUBLE	PB	PULL BOX
D.D.	DECK DRAIN	PERF.	PERFORATED
DF.	DOUGLAS FIR	PL.	PLATE OR PLASTIC
D.F.	DRINKING FOUNTAIN	PLAST.	PLASTER
DFCI	DISTRICT FURNISHED, CONTRACTOR INSTALL	PLYWD.	PLYWOOD
DG	DECOMPOSED GRANITE	PR.	PAIR
DIA.	DIAMETER	PROJ.	PROJECTION
DIAG.	DIAGONAL	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIM.	DIMENSION	R OR RAD	RADIUS
DISP.	DISPENSER	R.D.	ROOF DRAIN
DN.	DOWN	REC.S	RECOMMENDATIONS
DR.	DOOR	REFL.	REFLECTED
D.S.	DOWN SPOUT	REFRIG.	REFRIGERATOR
DWG	DRAWING	REINF.	REINFORCED OR REINFORCEMENT
(E)	EXISTING	REQ.	REQUIRED OR REQUIREMENTS
EA	EACH	RETAIN'G	RETAINING
EJ	EXPANSION JOINT	RET.	RETAINING
ELECT.	ELECTRICAL	RF.	ROOF
ELEV.	ELEVATION	RM.	ROOM
ENCL.	ENCLOSURE	ROOF'G	ROOFING
EQ.	EQUAL	S.C.	SOLID CORE
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EXIST.	EXISTING	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
EXP.	EXPANSION	SHT'G	SHEATHING
EXT.	EXTERIOR	SHT.	SHEET
F.B.	FIRE BLANKET	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SJ	SAWCUT JOINT
FDN.	FOUNDATION	S.M.S.	SHEET METAL SCREWS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR ELEVATION	STD.	STANDARD
F.F.E.	FINISH	STL.	STEEL
FIN.	FLASHING	STOR.	STORAGE
FLASH'G	FLOOR	STRUCT.	STRUCTURAL
FLR.	FACE OF CONCRETE	SUSP.	SUSPENDED
F.O.C.	FACE OF FINISH	TEMP.	TEMPERED
F.O.F.	FACE OF MASONRY	TG	TOP OF GRATE
F.O.M.	FACE OF STUD	TJ	TOOLED JOINT
F.O.S.	FRAMING	T.O.	TOP OF
FRAM'G	FIBERGLASS REINFORCED	T.O.B.	TOP OF BEAM
FRP	FOOT OR FEET	T.O.M.	TOP OF MASONRY
FT.	FOOTING	T.O.P.	TOP OF PARAPET
FTG.	FIELD VERIFY	T.O.S.	TOP OF STEEL FRAMING
F.V.	GAUGE	TYP.	TYPICAL
GA.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTED
G.I.	GLASS	V.C.T	VINYL COMPOSITION TILE
GL.	GLU-LAM BEAM	VERT.	VERTICAL
GLB.	GOVERNMENT	W/	WITH
GOV'NT	GYP-SUM BOARD	WD.	WOOD
GYP. BD.	HOLD DOWN	W.P.	WATERPROOF
H.D.	HARDWARE	W.R.	WATER RESISTANT
HDWR.	HOT DIP GALV	WT.	WEIGHT
HDG	HEADER		
HDR.			

### SYMBOL LEGEND

	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS
	SLOPING SURFACE
	1:12
	DETAIL NUMBER
	SHEET DETAIL APPEARS ON
	SECTION NUMBER
	SHEET SECTION APPEARS ON
	CONCRETE
	SOIL
	CONCRETE
	PLYWOOD
	STEEL
	WD. BLOCKING
	WD. CONT. MEMBER
	WORK POINT, CONNECTION POINT, DATUM POINT OR CONTROL POINT
	KEYNOTE
	DOOR NUMBER REFERENCE
	WINDOW NUMBER REFERENCE
	ALIGN FINISHES
	TICK INDICATES DIMENSIONS TO F.O. STUD GRIDLINES OR F.O. STRUCTURE
	DOT INDICATES DIMENSION TO CENTERLINE
	ARROW INDICATES DIMENSION TO F.O. FINISH OF CLEAR DIMENSION

### APPLICABLE CODES

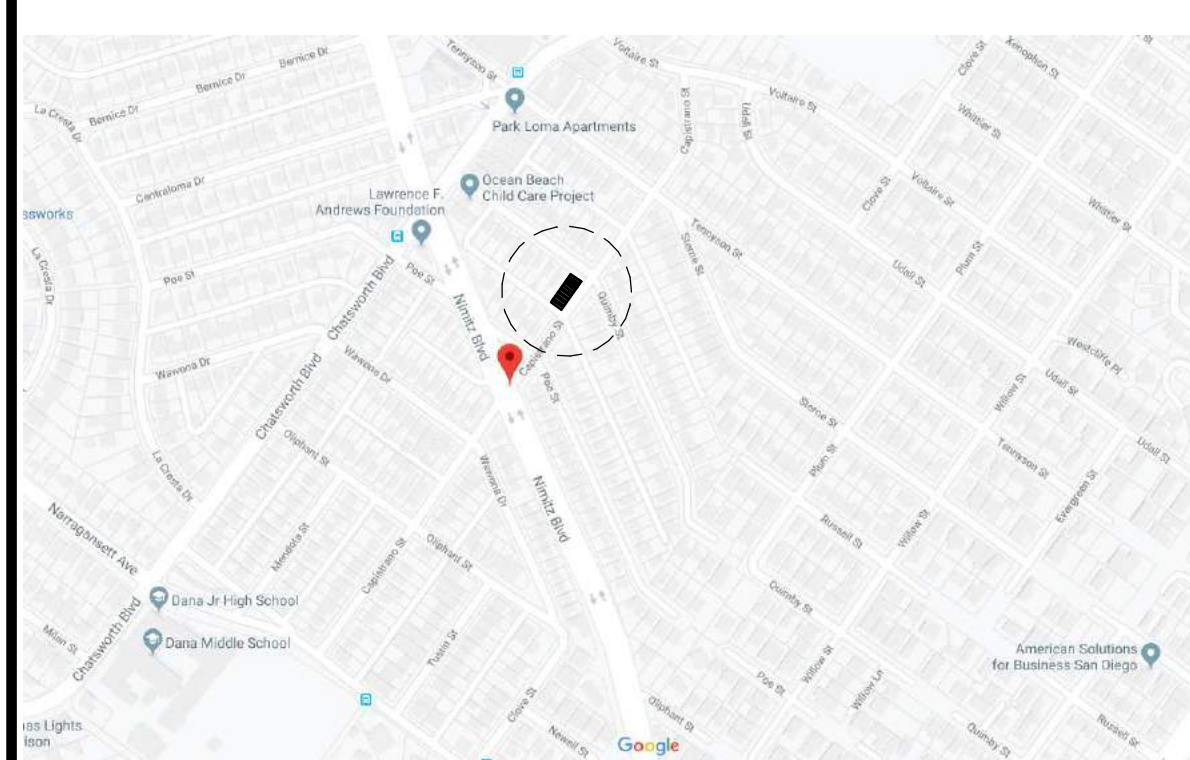
ZONE: -  
 YEAR BUILT: 1948  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY TYPE: -  
 CONSTRUCTION SHALL CONFORM TO:  
 GOVERNING CODES:  
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING  
 MODEL CODES:  
 -2016 CBC (CALIFORNIA BUILDING CODE)  
 -2016 CMO (CALIFORNIA MECHANICAL CODE)  
 -2016 CPC (CALIFORNIA PLUMBING CODE)  
 -2016 CFC (CALIFORNIA FIRE CODE)  
 -2016 CEC (CALIFORNIA ELECTRICAL CODE)  
 -2016 CRC (CALIFORNIA RESIDENTIAL CODE)  
 -2016 CGBCS (CALIFORNIA GREEN BUILDING STANDARDS CODE)  
 -2016 CBEES (CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)  
 -STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS (T-24)

### SPECIAL INSPECTIONS

### GENEERAL NOTES

THE EXISTING HOUSE IS NOT SPRINKLERED. A MINIMUM OF 65% NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS WILL BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE (CAL. GREEN SECTION 4.408.1). THE DISCHARGE OF POLLUTANTS TO ANY STORMDRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE PETROLEUM BY PRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM. THE FINISH GRADE AND IMPERVIOUS SURFACES SHALL DRAIN AWAY FROM THE FOUNDATION WALL AT A MINIMUM SLOPE OF 2% OR SHALL FALL 6 INCHES WITHIN THE FIRST 10 FEET WHERE POSSIBLE. A FOUNDATION FORMS CERTIFICATION THAT IS CERTIFIED BY A LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING INSPECTOR AT THE FIRST FOOTING INSPECTION.

### VICINITY MAP



### INDEX OF DRAWINGS

- T-1.0 TITLE SHEET
- A-1.0 FLOOR PLAN LEVEL 1ST
- A-2.0 FLOOR PLAN LEVEL 2ND
- A-3.0 FLOOR PLAN LEVEL 3RD
- A-4.0 ELEVATION
- A-5.0 SECTION
- R-1.0 RENDER
- R-1.2 RENDER

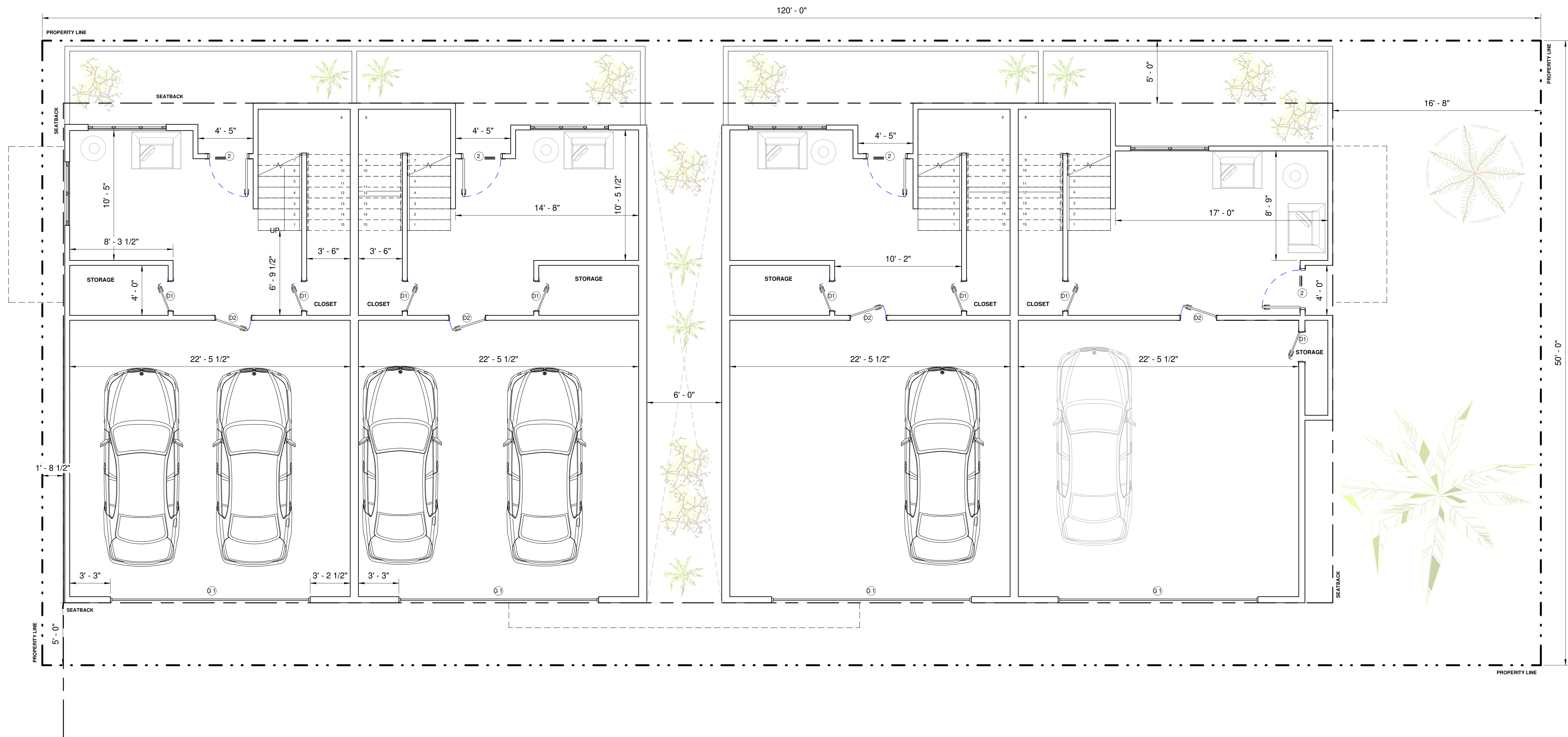
### AREA TABULATION

1743 S TREMONT  
 OCEANSIDE, CALIFORNIA

TRAVIS DESING  
 DETAILS PLANS

SHEET NO.

T-1.0



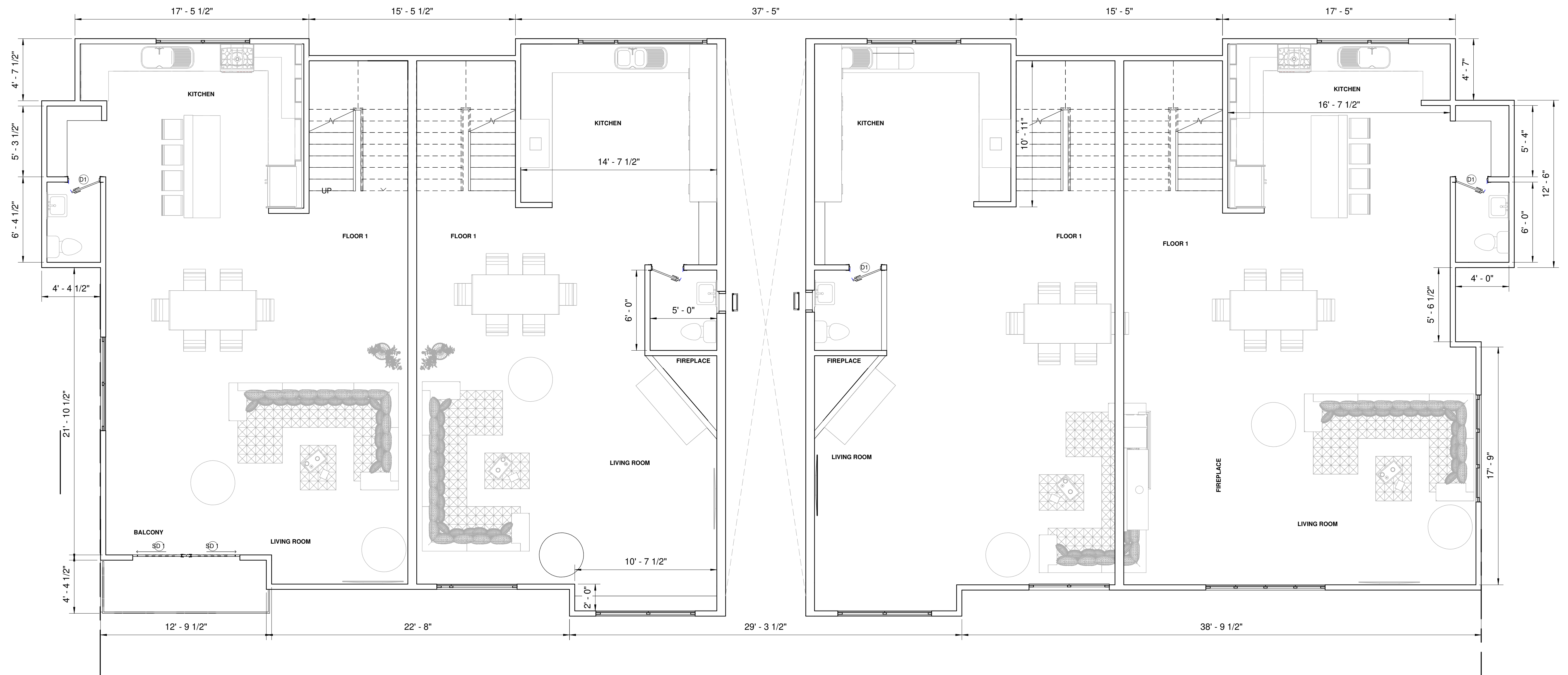
1 LEVEL 1  
1/4" = 1'-0"

TREMONT STREET

1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.  
A-1.0

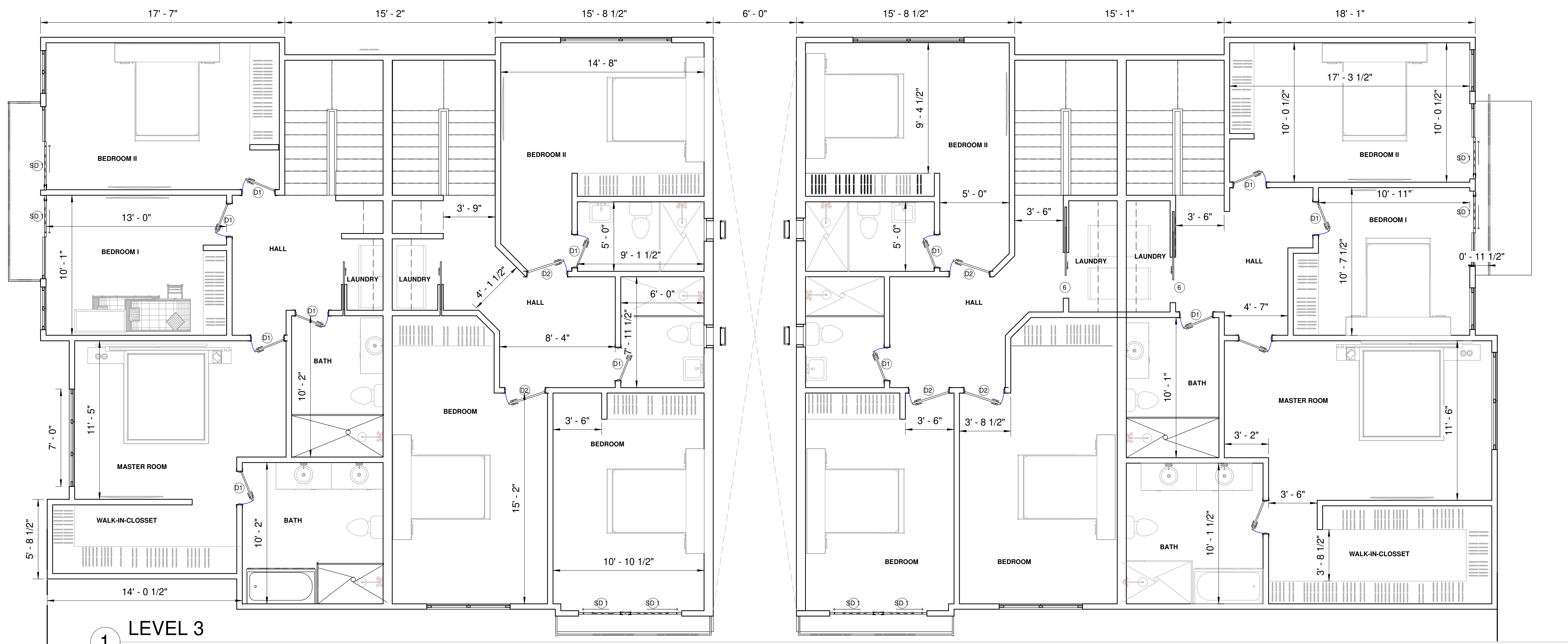


**1** LEVEL 2  
1/4" = 1'-0"

1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.  
**A-2.0**  
6/9/2020 8:34:12 AM



**1** LEVEL 3  
1 : 50

1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.  
**A-3.0**  
6/9/2020 8:34:13 AM

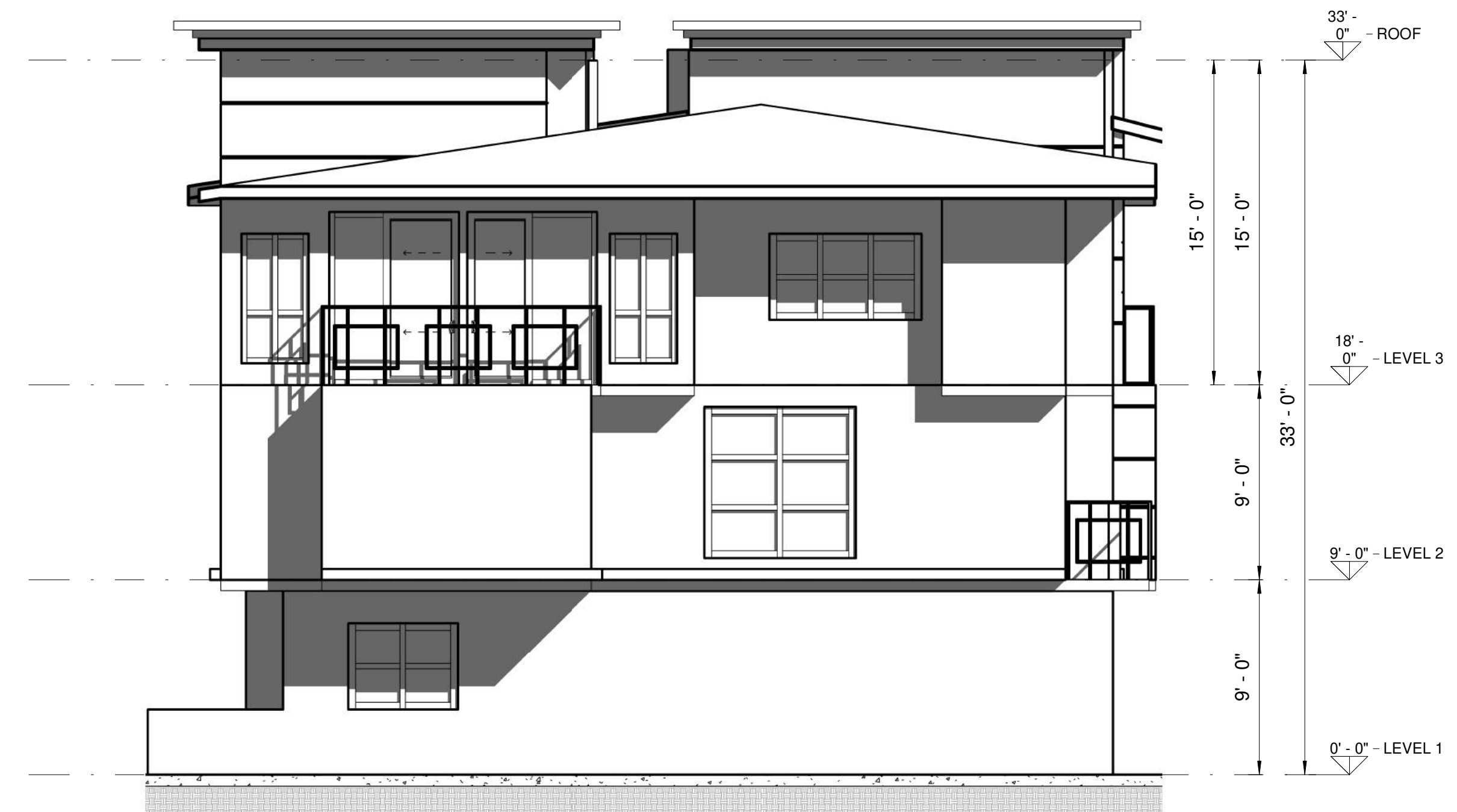
4 WEST  
3/16" = 1'-0"



2 NORTH  
3/16" = 1'-0"



3 SOUTH  
3/16" = 1'-0"



1 EAST  
3/16" = 1'-0"



1743 S TREMONT  
OCEANSIDE, CALIFORNIA

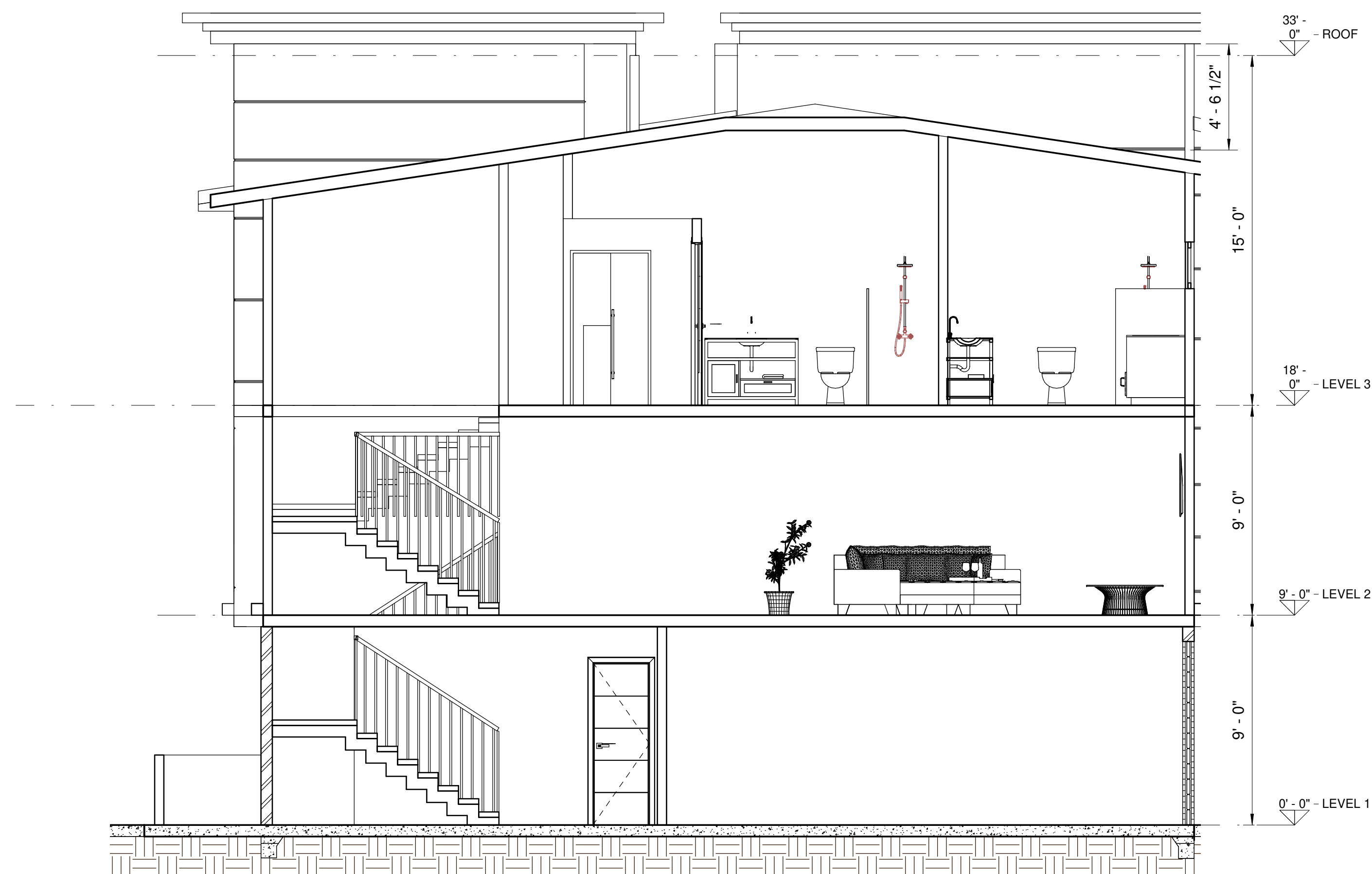
TRAVIS DESING  
DETAILS PLANS

SHEET NO.  
A-4.0

6/9/2020 8:35:01 AM



1 Sección 0  
1/4" = 1'-0"



2 Sección 1  
1/4" = 1'-0"

1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.

A-5.0

6/9/2020 8:35:03 AM



1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.  
R-1.0

6/9/2020 8:35:03 AM



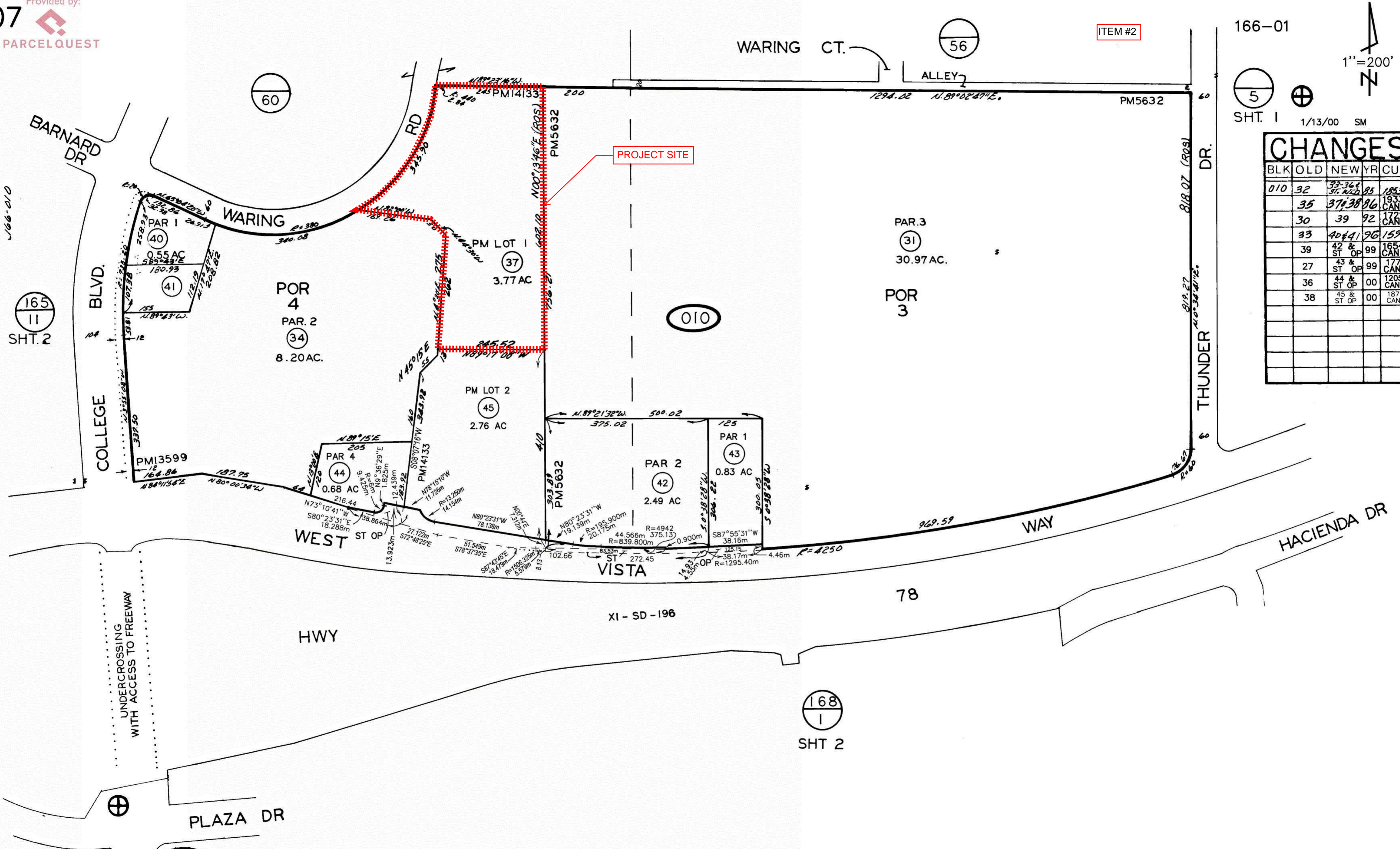
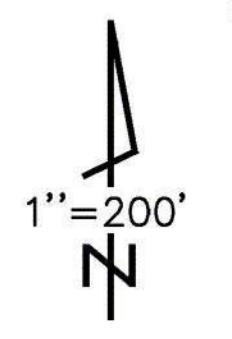
1743 S TREMONT  
OCEANSIDE, CALIFORNIA

TRAVIS DESING  
DETAILS PLANS

SHEET NO.

R-1.2

6/9/2020 8:35:03 AM

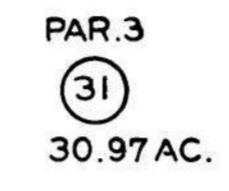


SHT. 1 1/13/00 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
010	32	33-36 ST. NED	85	1853
	35	37-38	86	1933 CANC
	30	39	92	1721 CANC
	33	40-41	96	1591
	39	42 & ST OP	99	1654 CANC
	27	43 & ST OP	99	1779 CANC
	36	44 & ST OP	00	1205 CANC
	38	45 & ST OP	00	1874 CANC

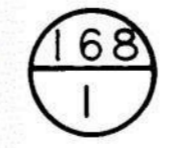


SHT. 2

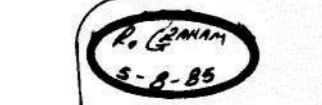


PAR. 3  
30.97 AC.

POR 3



SHT 2



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 166 PAGE 01

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 27-TIIS - R4W - POR SW 1/4  
ROS 4642, 6033, 12610, 15252



# 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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

## Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

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

I authorize the applicant indicated above to submit the application on my behalf: David Dobson  
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:	Time preference:	9:30 am	10:30 am	either
2 <sup>nd</sup> choice date:	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:

**Project Description Letter: Tri-City Psychiatric Health Facility  
4002 Vista Way, Tri-City, Oceanside, CA 92056**

4/29/2020

**City of Oceanside**

Development Services Department, Planning Division  
300 N. Coast Hwy  
Oceanside, CA 92054

Dear City of Oceanside,

CannonDesign would like to introduce the proposed design and location of the new psychiatric hospital facility. This letter and the attached exhibits will provide description of the project and the goals we would like to achieve for our client, County of San Diego.

The project will be a new one-story, free-standing, 16-Bed Psychiatric Hospital Facility, located on the Tri-City Medical Center Campus at 4002 Vista Way in Oceanside, California. The project will be developed by the County of San Diego in consultation with Tri-City Medical Center and will be operated by Tri-City Medical Center. Currently, the specific project site is located northwest of the hospital campus, along Waring Drive. The proposed building area is approximately 10,700 square feet and is on a site of approximately 0.5 acres. The project will be an OSHPD-5 category for free-standing acute psychiatric hospitals utilizing Section 1228 of the 2019 California Building Code for design. The County of San Diego would like this project to achieve LEED Gold Certification.

The design for the new psychiatric facility will provide residential treatment and services for patients with behavioral and mental disorders. We are implementing design features that reduce environmental stress for patients such as tall windows looking into the natural landscape and providing daylight exposure, indoor activity spaces, and controlled outdoor atrium. The layout provides clear views for staff to monitor the activity spaces and patient rooms and provides private staff areas that are secured away from the patient areas. We are aware of the concerns of the neighboring areas sensitive to the conception of this project and our design is the reflection of how we respond to those concerns and to the program for which this building will serve. This building will provide function, privacy, and a peaceful environment for the patients and staff that will utilize this facility. We hope this project and collaboration effort with the County of San Diego and Tri-City Medical Center will make a positive impact for the City of Oceanside.

Thank you for your consideration and look forward for feedback.

Sincerely,



Matthew Greiner, AIA, NCARC  
Senior Vice President  
CannonDesign

CC: David Dobson - County of San Diego



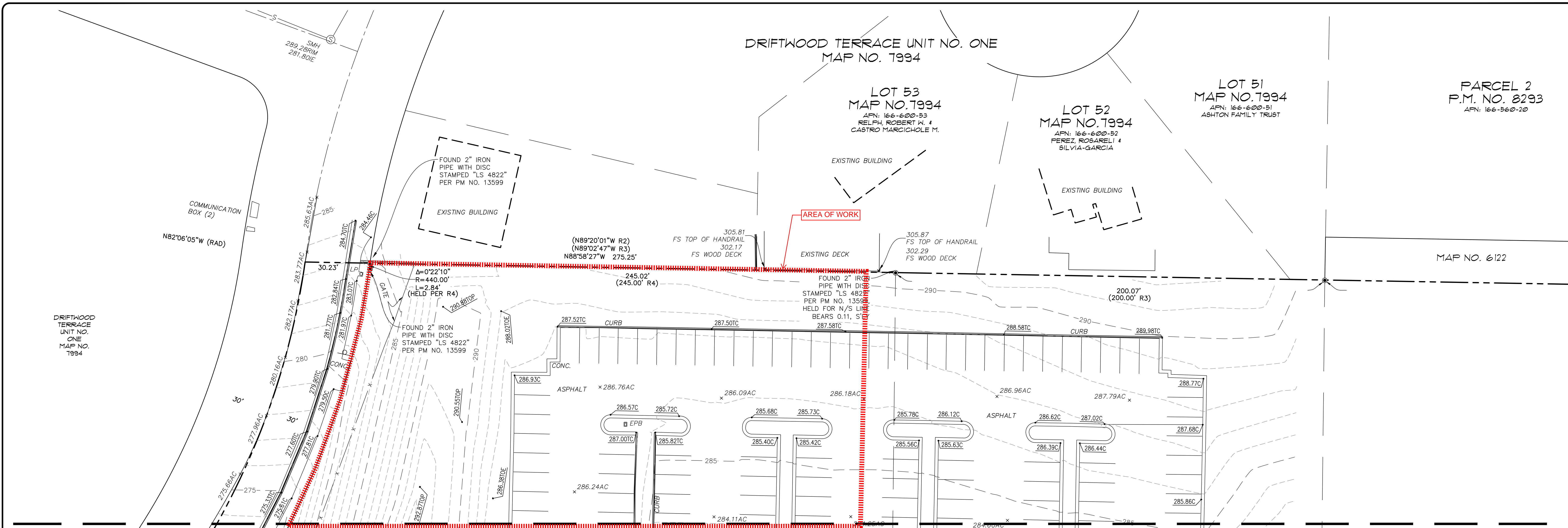
REGIONAL SITE MAP  
 COUNTY OF SAN DIEGO: TRI-CITY  
 PSYCHIATRIC HEALTH FACILITY | 04/29/20





VICINITY SITE MAP  
COUNTY OF SAN DIEGO: TRI-CITY  
PSYCHIATRIC HEALTH FACILITY | 04/29/20

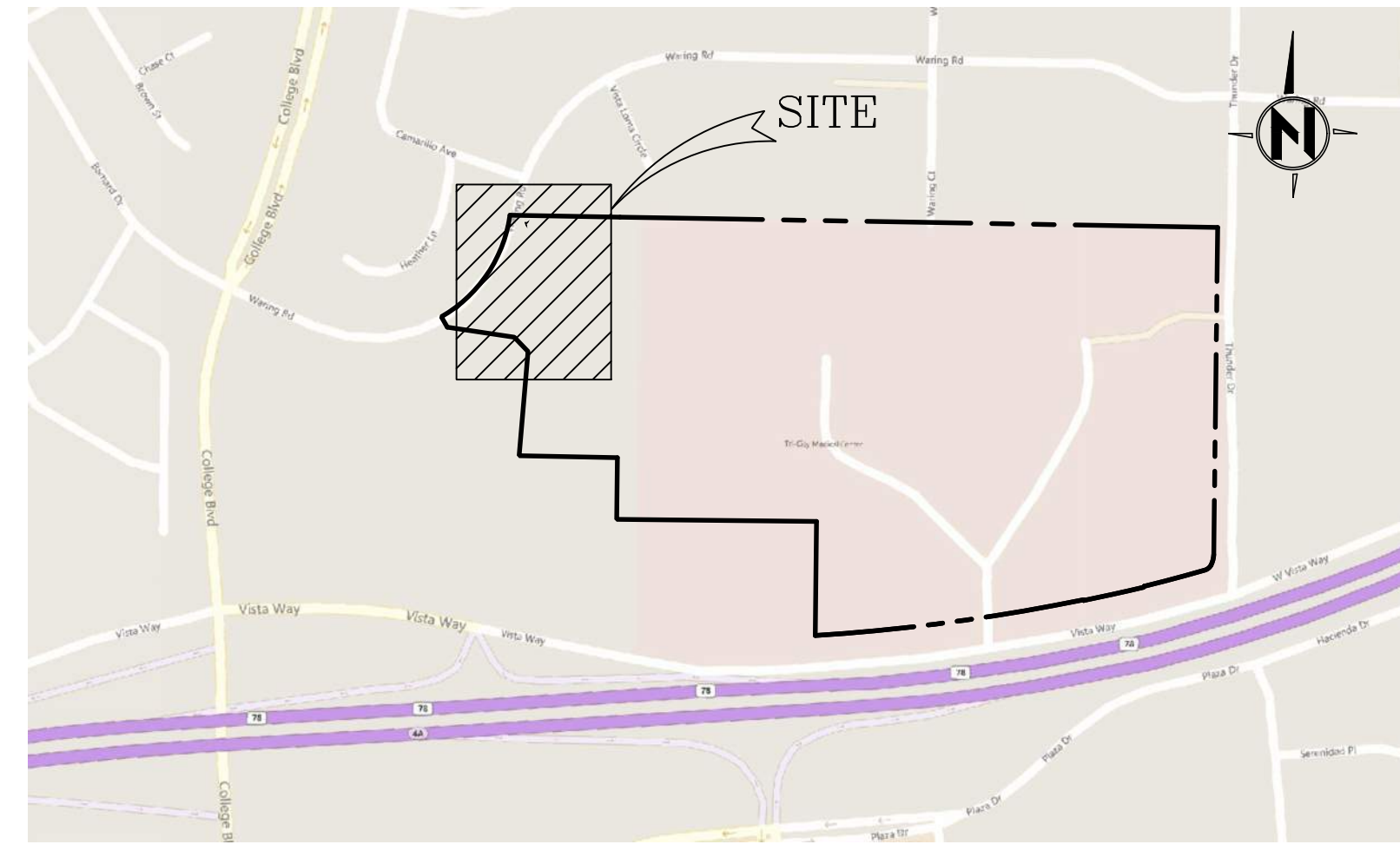




SEE SHEET 2

**TITLE NOTES**

- TITLE DATA SHOWN ON THIS SURVEY CORRESPOND TO THE PRELIMINARY REPORT PREPARED BY STEWART TITLE GUARANTEE COMPANY, ORDER NO. 18000481007, DATED OF AUGUST 17, 2018. ONLY ITEMS AFFECTING PARCEL "B" OF SAID REPORT (BEING LOT 1 OF PARCEL MAP NO. 14133) HAVE BEEN REFERENCED HEREON. OTHER ITEMS SUCH AS DEEDS OF TRUST, SALES AND FINANCING AGREEMENTS ARE NOT CONSIDERED SURVEY RELATED AND ARE NOT SHOWN HEREON.
- THE EFFECTS OF AN EASEMENT FOR PUBLIC ROAD AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF SAN DIEGO AS SET FORTH IN A DOCUMENT RECORDED JANUARY 25, 1897 IN BOOK 257, PAGE 244 OF DEEDS. SAID EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACEABLE LEGAL DESCRIPTION AND IS NOT SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF A GRANT DEED RECORDED MARCH 6, 1959 IN BOOK 7534, PAGE 233 OF OFFICIAL RECORDS. THE EASEMENT CONTAINED IN SAID GRANT DEED IS LOCATED OUTSIDE THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF A DOCUMENT ENTITLED "JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE TRI-CITY HOSPITAL DISTRICT CREATING THE TRI-CITY HOSPITAL AUTHORITY", RECORDED APRIL 26, 1977 AS INSTRUMENT NO. 77-153412 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF TERMS AND PROVISIONS OF A LEASE DATED FEBRUARY 25, 1977, EXECUTED BY TRI-CITY HOSPITAL DISTRICT AND TRI-CITY HOSPITAL AUTHORITY, RECORDED APRIL 26, 1977 AS INSTRUMENT NO. 77-153413 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF TERMS AND PROVISIONS OF A SUB-LEASE DATED FEBRUARY 25, 1977, EXECUTED BY TRI-CITY HOSPITAL DISTRICT AND TRI-CITY HOSPITAL AUTHORITY, RECORDED APRIL 26, 1977 AS INSTRUMENT NO. 77-153414 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF COVENANT, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 10, 1984 AS INSTRUMENT NO. 84-458514 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, CERTAIN TERMS AND PROVISIONS FOR WATERLINES, IMPROVEMENTS, STREET LIGHTS, AND TRAFFIC SIGNALS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF REQUIREMENTS IN AN IMPROVEMENT CERTIFICATE AS SET FORTH ON PARCEL MAP NO. 13599. REFERENCE IS MADE TO THE SUBJECT MAP FOR FULL PARTICULARS.
  - THE EFFECTS OF AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED OCTOBER 4, 1985 AS INSTRUMENT NO. 85-369136 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, CERTAIN TERMS AND PROVISIONS FOR AN EASEMENT WITH RIGHTS OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND APPURTENANCES, AS WELL AS THE RIGHT TO ASSIGN SAID RIGHTS TO PACIFIC BELL AND/OR OTHER UTILITY COMPANIES. SAID EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACEABLE LEGAL DESCRIPTION AND IS NOT SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF A CLEAR SPACE EASEMENT AGREEMENT WITH THE CITY OF OCEANSIDE AS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 13, 1986 AS INSTRUMENT NO. 86-013233 OF OFFICIAL RECORDS. SAID EASEMENT IS PLOTTED HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF AN EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED MARCH 7, 1986 AS INSTRUMENT NO. 86-090037 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, CERTAIN TERMS AND PROVISIONS FOR AN EASEMENT WITH RIGHTS OF INGRESS AND EGRESS, FOR UNDERGROUND COMMUNICATIONS FACILITIES, AND ABOVE GROUND APPURTENANCES THERETO. SAID EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACEABLE LEGAL DESCRIPTION AND IS NOT SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF A CLEAR SPACE EASEMENT GRANTED TO THE CITY OF OCEANSIDE PER DOCUMENT RECORDED MARCH 9, 1995 AS INSTRUMENT NO. 1995-0100454 OF OFFICIAL RECORDS. SAID EASEMENT IS PLOTTED HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF A STORM WATER FACILITIES MAINTENANCE AGREEMENT WITH ACCESS RIGHTS AND COVENANTS MADE BY AND BETWEEN TRI-CITY HEALTHCARE DISTRICT AND THE CITY OF OCEANSIDE, PER DOCUMENT RECORDED FEBRUARY 13, 2018 AS INSTRUMENT NO. 2018-0056974 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
  - THE EFFECTS OF COVENANTS CONDITIONS AND RESTRICTIONS PER DOCUMENT RECORDED FEBRUARY 14, 2018 AS INSTRUMENT NO. 2018-0056974 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, CERTAIN TERMS AND PROVISIONS FOR DRAINAGE, IRRIGATION AND WATER UTILITIES. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.



VICINITY MAP  
NO SCALE

**UTILITY NOTE**

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BVE AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

**REFERENCE DRAWINGS**

THE FOLLOWING IS A LIST OF REFERENCE DRAWINGS USED IN THE PREPARATION OF THIS SURVEY AND ITS IDENTIFICATION OF ANY UNDERGROUND OR SURFACE EVIDENT UTILITY:

ANY USER OF THIS SURVEY IS HEREBY CAUTIONED TO THE FACT THE ABOVE LIST MAY NOT BE A COMPLETE LIST OF ALL AVAILABLE REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION. IN THE EVENT A REFERENCE DRAWING, RECORD DRAWING, UTILITY DRAWING OR OTHER SOURCE OF INFORMATION IS DISCOVERED, PROVIDED OR PRODUCED BY ANY OWNER, ENGINEER, SURVEYOR, CONTRACTOR, OR OTHER USER OF THIS SURVEY PRODUCT, THE UNDERSIGNED SURVEYOR RESERVES THE RIGHT TO PERFORM REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS SURVEY WITHOUT ANY USER OR OWNER LITIGIOUS ACTION.

**LEGAL DESCRIPTION**

PARCEL 1 OF PARCEL MAP NO. 14133, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1986 AS INSTRUMENT NO. 86-033865, OF OFFICIAL RECORDS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 89°56'08" WEST, BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP, PARCEL MAP NO. 19566.

**BENCH MARK**

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF VISTA POINT STATION NO. "V2024" PER R.O.S. 14023. BEING A 2" ALUMINUM CAP ON 5/8" REBAR, FLUSH WITH AC PAVEMENT, STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2024". LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE.

CALIFORNIA COORDINATE INDEX: 380-1700  
ELEVATION = 306.79 (NGVD29)

**SURVEYORS STATEMENT**

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY PERFORMED IN JANUARY 2020 AND REPRESENTS THE SITE FEATURES AT THE TIME OF SURVEY. DATE OF LAST SITE INSPECTION JANUARY, 2020.

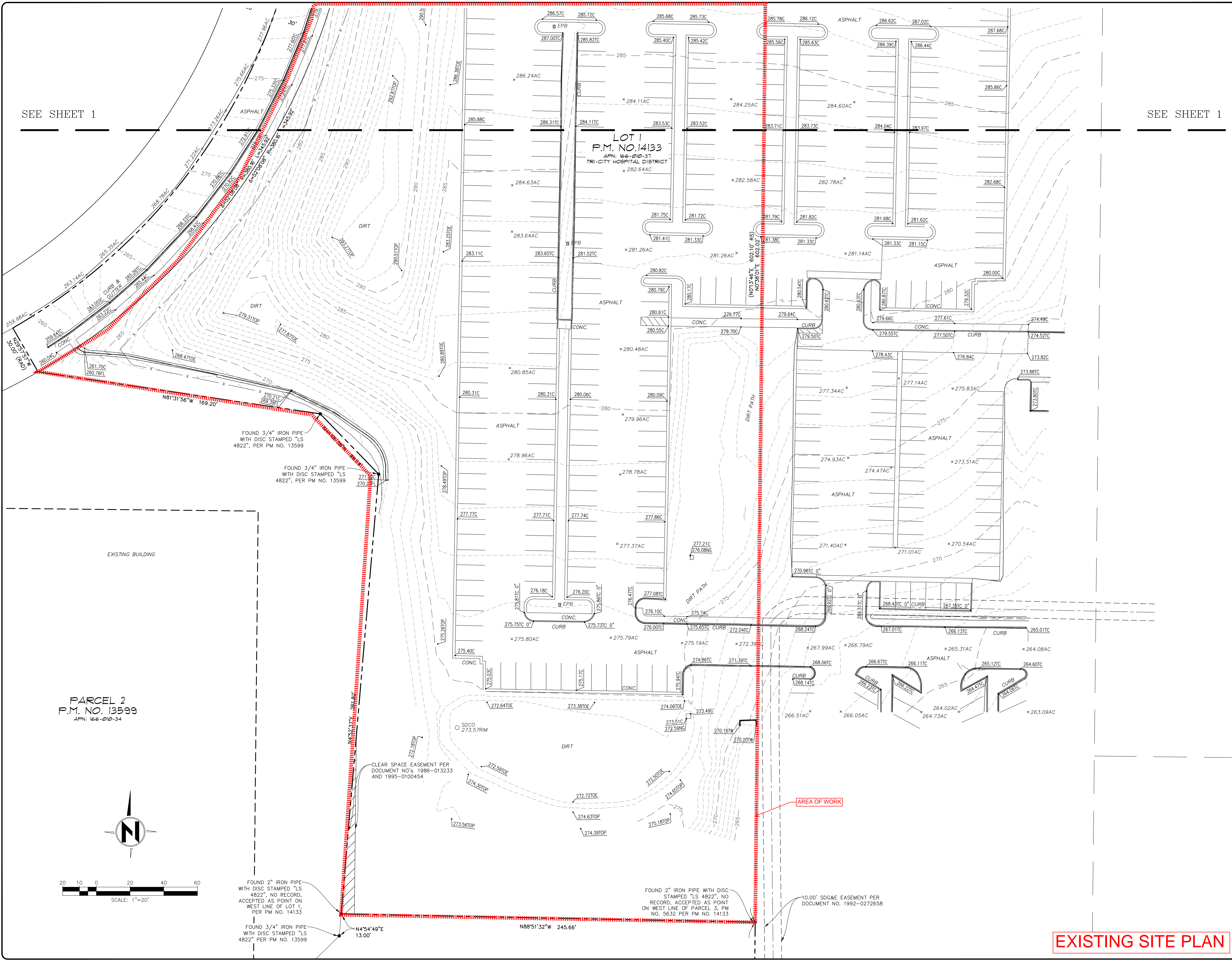
**PRELIMINARY**

GEOFFREY Y. HOWLAND, P.L.S. DATE  
LICENSE NO. L.S. 9011

**EXISTING SITE PLAN**

SEE SHEET 1

SEE SHEET 1



PARCEL 2  
P.M. NO. 13599  
APN: 166-010-34

LOT 1  
P.M. NO. 14133  
APN: 166-010-37  
TRI-CITY HOSPITAL DISTRICT  
x 282.64AC

# BVE

CONSULTANT:

BY:

REVISION DESCRIPTION

DATE

NO.:

COUNTY OF SAN DIEGO TRI CITY  
PSYCHIATRIC HEALTH FACILITY  
TOPOGRAPHIC SURVEY  
OCEANSIDE, CALIFORNIA

SHEET TITLE

DATE: 1/21/2020

DRAWN BY: JB

PROJECT NO: 12524s

SCALE: 1"=20'

SHEET NO.

2 of 2

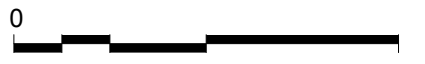
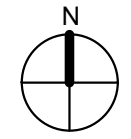
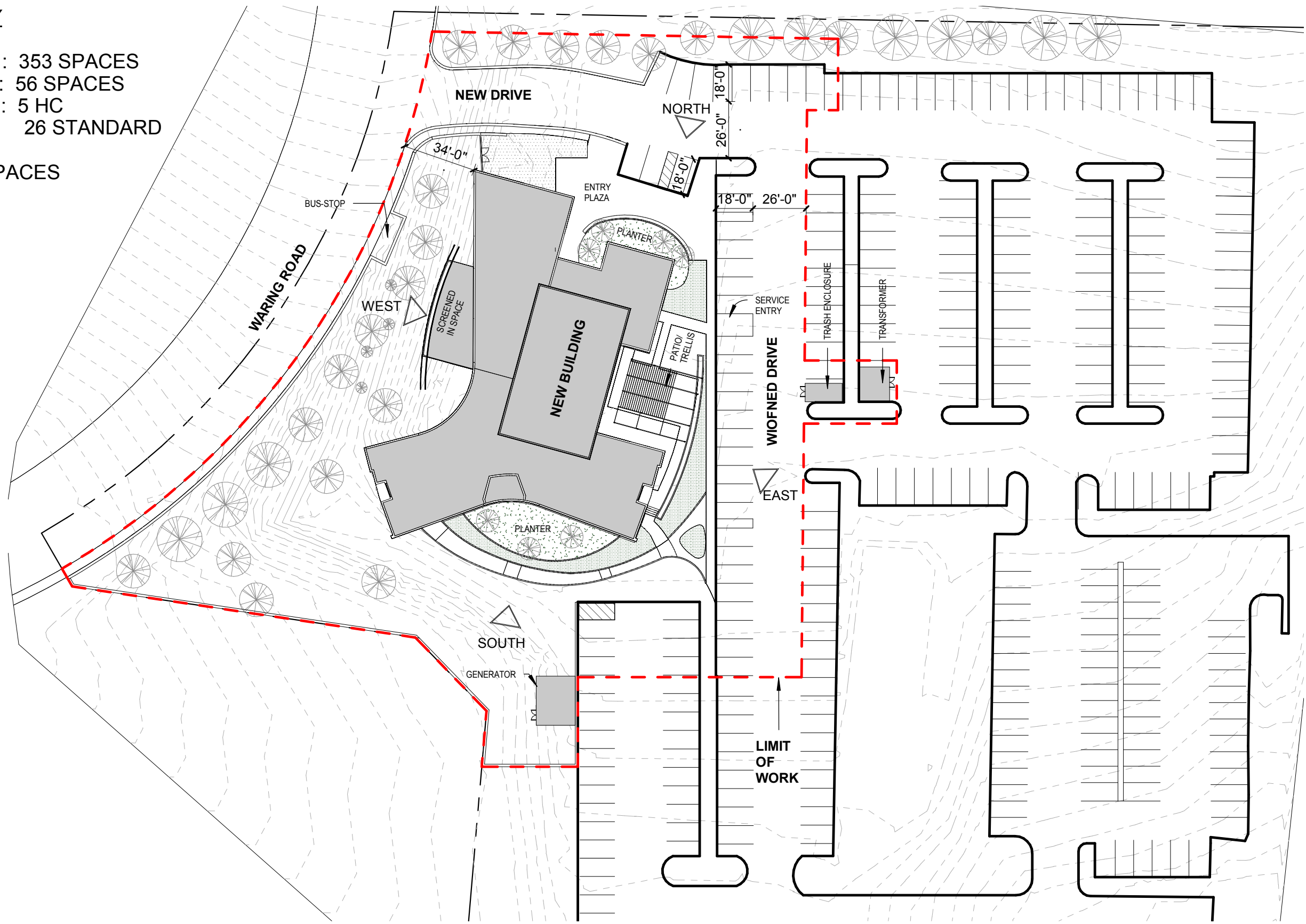
BVE STRUCTURAL ENGINEERING - CIVIL ENGINEERING - SURVEYING - LAND PLANNING, 9449 Balboa Avenue, Suite 270, San Diego, CA 92123; Phone (619) 299-5550

EXISTING SITE PLAN

**PARKING SUMMARY**

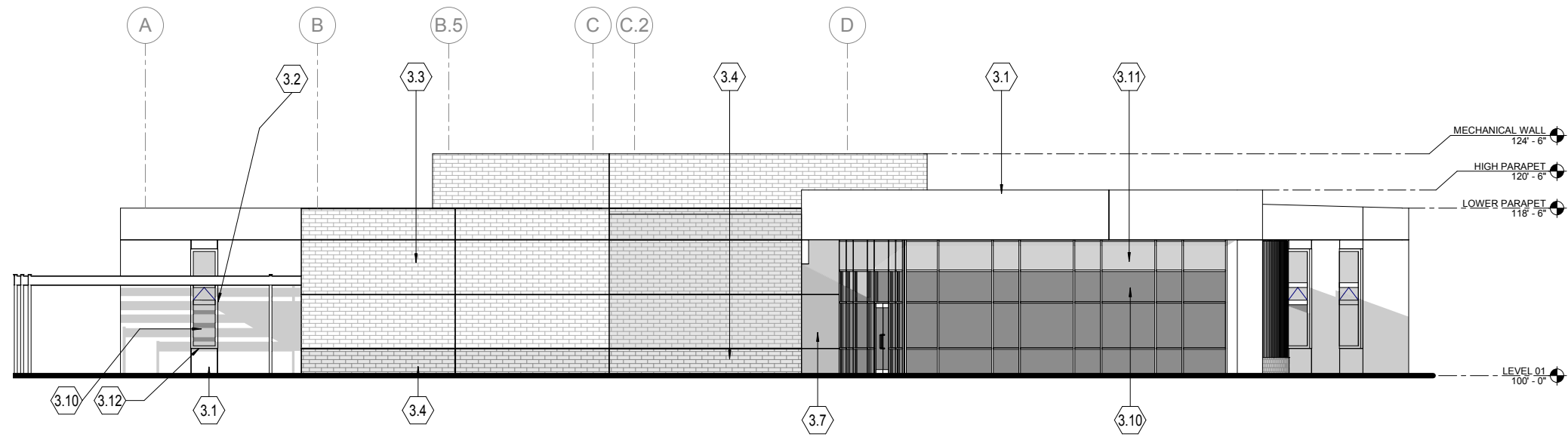
EXISTING SPACES : 353 SPACES  
 REMOVED SPACES : 56 SPACES  
 MODIFIED SPACES : 5 HC  
 26 STANDARD

NEW TOTAL : 297 SPACES



COUNTY OF SAN DIEGO: TRI-CITY  
 PSYCHIATRIC HEALTH FACILITY | 04/29/20

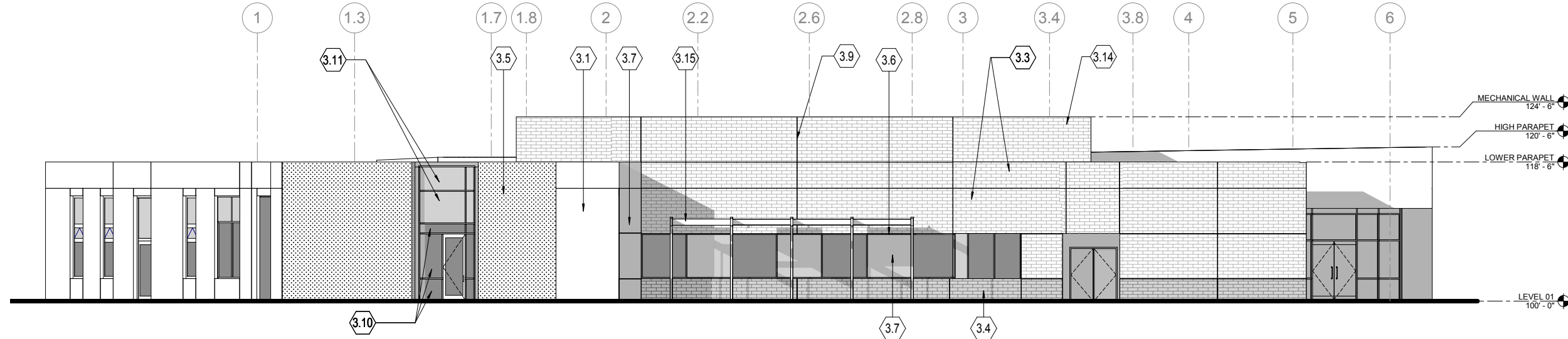




## KEYNOTES

- 3.1 SANTA BARBARA SMOOTH WHITE COLOR PLASTER
- 3.2 PLASTER RETURN ALL SIDES
- 3.3 8" X 16" GROUND FACE BLOCK TILE TERRA-COTTA COLOR
- 3.4 8" X 16" POLISHED FACE BLOCK TILE TERRA-COTTA COLOR
- 3.5 LIVING GREEN WALL WITH PLASTER BEHIND
- 3.6 1/8" ALUMINIUM PLATE SURROUND KYNAR FINISH FLAT SILVER COLOR ALL SIDES
- 3.7 METAL PANEL FLAT SILVER COLOR FINISH
- 3.8 1/8" 'V' CONTROL JOINTS
- 3.9 EXPANSION JOINTS AS REQUIRED
- 3.10 VISION GLASS
- 3.11 SPANDREL GLASS
- 3.12 BEHAVIORAL HEALTH SPECIALTY WINDOW WITH VENT
- 3.13 VERTICAL SUNSHADE FINIS
- 3.14 MECHANICAL SCREEN
- 3.15 COURTYARD TRELLIS
- 3.16 DETACHED SCREENED ACTIVITY SPACE
- 3.17 WOVEN SS MESH SCREEN

## 1 NORTH 1/16" = 1'-0"

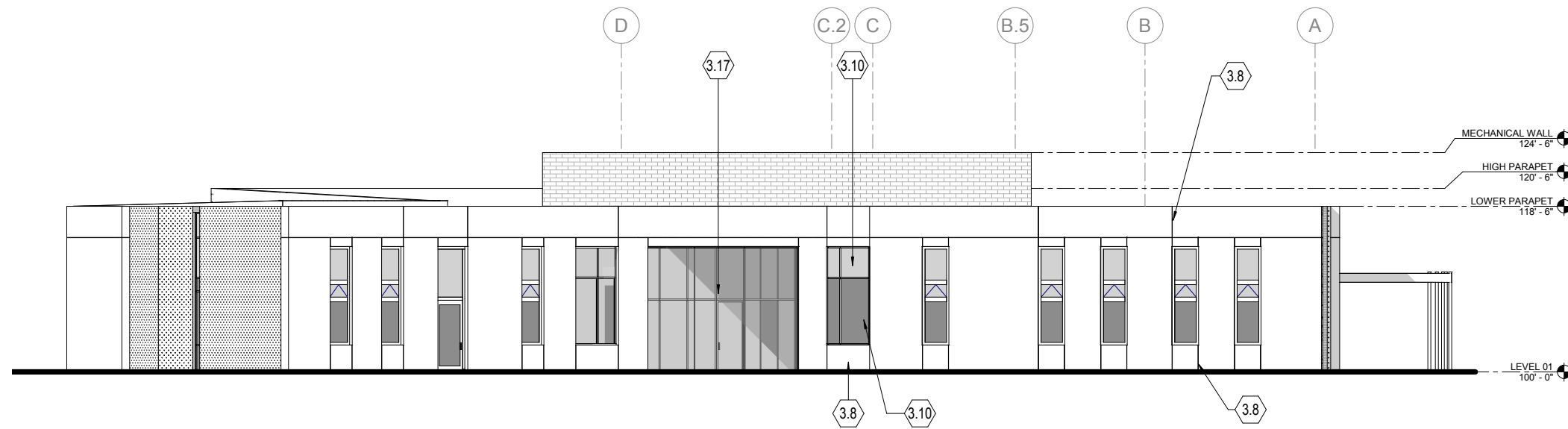


## 2 EAST 1/16" = 1'-0"



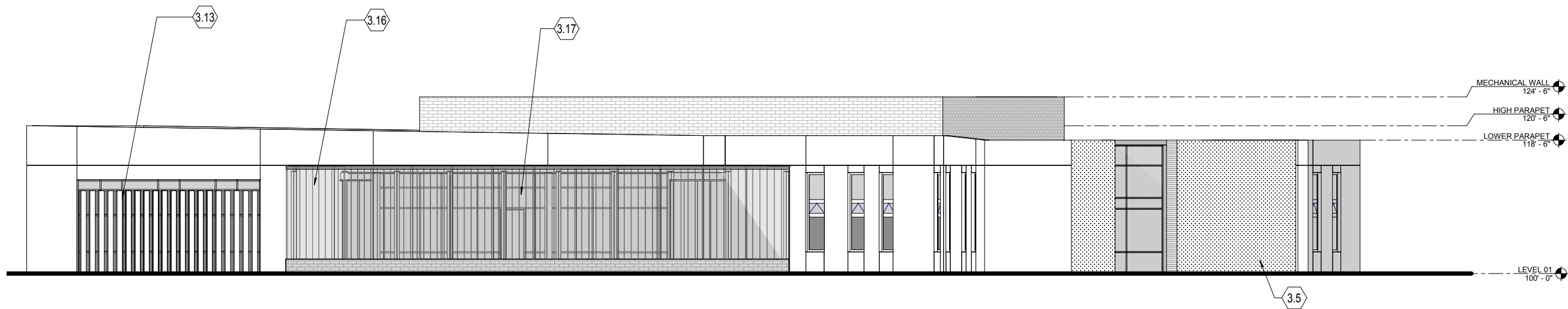
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- 3.14 MECHANICAL SCREEN
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- 3.16 DETACHED SCREENED ACTIVITY SPACE
- 3.17 WOVEN SS MESH SCREEN



### 3 SOUTH

1/16" = 1'-0"



### 4 WEST

1/16" = 1'-0"

