

**¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, August 12, 2020

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 8/11/20.

1. Proposed demolition of an existing two-story office building and the construction of an approximately 53,000 SF, 4-story mixed-use development to include ground-level office space and 19 residential units at 503 Vista Bella. [ADM20-00046]

**Note: There is a current entitlement application on hold for an assisted living facility by the same developer (ADP20-00006, ACUP20-00004)*

Zoning: CL (Limited Commercial) & CG (General Commercial)
Land Use: General Commercial
Neighborhood Area: Oceana
Assessor Parcel Number(s): 160-140-02 & -06
Contact Person: Gary Miller & Brian Higginson
Email: gmler@miller-aip.com, bhigginson@miller-aip.com

2. Proposed 52-53 lot single-family home development, ranging from 1,300 to 1,900 sq. ft. two-story homes, on a vacant 7.38-acre lot north of the western terminus of Pala Road. Utilizing density bonus, 15% of the units would be designated as low-income affordable to seek a density bonus of 21%. [ADM20-00047]

Zoning: RS (Single-family Residential)
Land Use: Single-family Detached Residential
Neighborhood Area: San Luis Rey
Assessor Parcel Number(s): 158-301-46
Contact Person: Jeb Hall
Email: jeb@concordiahomes.cc

Attachments:

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

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.

160-14
SHT 1 OF 2
1" = 100'



CHANGES				
BLK	OLD	NEW	YR	CUT
1	677	68	4	230
4	8-0	71		7232
3	10-12	73	2/11	
10-12	13-15	77		1314
10				
8,9	11-14	79	5/25	
8	17	79	2/59	
140	17	CONVM	180	519

MAP 9072 - VISTA DE OCEANA (CONDM)
MAP 5155 - OCEANA UNIT NO. 1 - BLKS A, D, & E



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: _____

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: Time preference: 9:30 am 10:30 am either

2nd 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

- 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:



July 2, 2020

City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
760 435 3562
Attn: Tiffany Chen, Planner II
tchen@oceansideca.org

Re: 503 Vista Bella, Oceanside, California 92057 Project Description
APN NOS : 160-140-03 and 160-140-06

Dear Ms. Chen:

We are pleased to submit the following project description:

The project intends to remove an existing 18,000 SF (approximately) two story office building and build a 4-story 52,800 SF wood frame, multi-family housing with mixed-use on the ground level.

Ground Floor will include:

- 4 residential / office combination units – approximately 1500 SF each
- Fitness & Amenities area – 750 SF
- Leasing Office – 150 SF
- Lobby with Elevator and Stair access
- Parking stalls – 16 total

Floors 2 through 4 will include:

- 15 – 1 bed / 1 bath units – approximately 750 SF each
- Lobby with Elevator and Stair access
- Second stair access

We look forward to discussing this project in more detail at the Developers Conference.

Thank you,

MILLER architectural corporation

Gary Miller

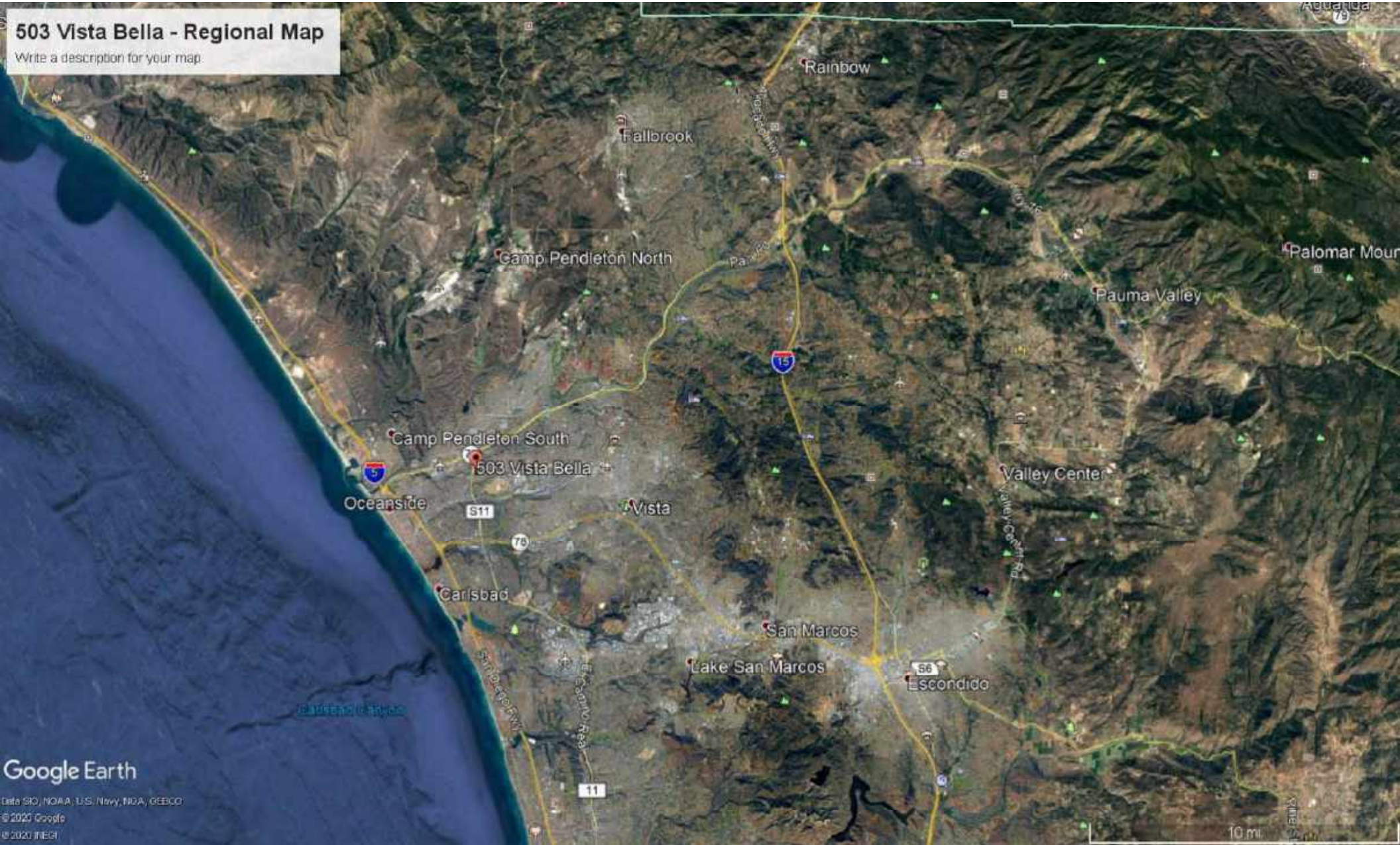
Gary Miller, AIA President

Utah
Nevada
California

1177 Idaho Street
Suite 200
Redlands, California 92374
P 909.335.7400
F 909.335.7299
An Architectural Corporation

503 Vista Bella - Regional Map

Write a description for your map.



Google Earth

10 mi

VISTA BELLA INVESTMENTS GROUP, LLC

SD HOMES ASSISTED LIVING FACILITY

503 VISTA BELLA, OCEANSIDE, CALIFORNIA 92057

APN: 160-140-02-00 & 160-140-06-00

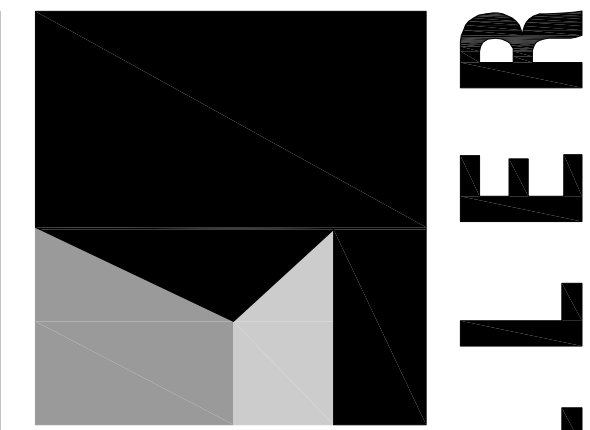
ADP20-00006, ACUP20-00004

PROJECT OWNER

VISTA BELLA INVESTMENT GROUP, LLC
 2358 UNIVERSITY AVENUE, #33
 SAN DIEGO, CA 92103
 CONTACT: TIM BARZAL
 PHONE: 619-291-2229
 FAX:
 E-MAIL: TIM@THELUXVIEW.COM

ARCHITECT

MILLER, ARCHITECTURE - INTERIORS - PLANNING
 1177 IDAHO STREET, SUITE 200
 REDLANDS, CA 92374
 CONTACT: GARY MILLER
 PHONE: 909-335-7400
 FAX: 909-335-7299
 E-MAIL: GMILLER@MILLER-AIP.COM



architecture
 interiors
 planning

MILLER

1177 Idaho Street, Suite 200
 Redlands, CA 92374
 Phone: (909) 335-7400
 Fax: (909) 335-7299
 info@miller-aip.com

DIRECTORY

BUILDING DATA:

PROPOSED BUILDING AREA 52,800 SQ. FT. (4-STORY)
 CONSTRUCTION TYPE V-B
 OCCUPANCY TYPE R-2
 FIRE SPRINKLERS YES

PARCEL 'A' - APN:

160-140-02-00
 ZONING TYPE: CG
 USE TYPE: COMMERCIAL GENERAL
 PROPERTY AREA: 46,174 SQ. FT. (1.06 ACRES)
 LOT COVERAGE:

PROPOSED BUILDING AREA 52,800 SQ. FT. (4-STORY)
 PROPOSED BUILDING FOOTPRINT 13,500 SQ. FT. (29.24%)
 PROPOSED PARKING AREA 22,000 SQ. FT. (47.65%)
 PROPOSED LANDSCAPE AREA 7,500 SQ. FT. (16.24%)
 PROPOSED OTHER AREA 3,174 SQ. FT. (6.87%)

PARCEL 'B' - APN:

160-140-06-00
 ZONING TYPE: CG
 USE TYPE: VACANT
 LOT COVERAGE:
 PROPERTY AREA: 29,620 SQ. FT. (0.680 ACRES)

SETBACKS:

FRONT: 15 FEET
 SIDE: -
 CORNER SIDE: 15 FEET
 REAR: -
 MAX. HEIGHT: 50 FEET

PARKING COUNT:

TOTAL PARKING PROVIDED:
 RESIDENTIAL 49 STANDARD STALLS
 COMMERCIAL 3 STANDARD STALLS
 ADA 3 ACCESSIBLE STALLS
 TOTAL 55 STALLS

RECIPROCAL PARKING AGREEMENT NEEDED WITH NEARBY CHURCH FOR THE COMMERCIAL SPACES TO MAKE UP FOR THE SHORT COUNT. COMMERCIAL WOULD NOT BE OPEN ON SUNDAY AND THE CHURCH WOULD NOT USE THE FULL PARKING LOT ON WEEKDAYS.

GRADING:

GRADING WORK WILL BE MINIMAL - LESS THAN 30 CUBIC YARDS

SITE DATA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 'A': (APN: 160-140-02-00 AND 160-140-06-00)

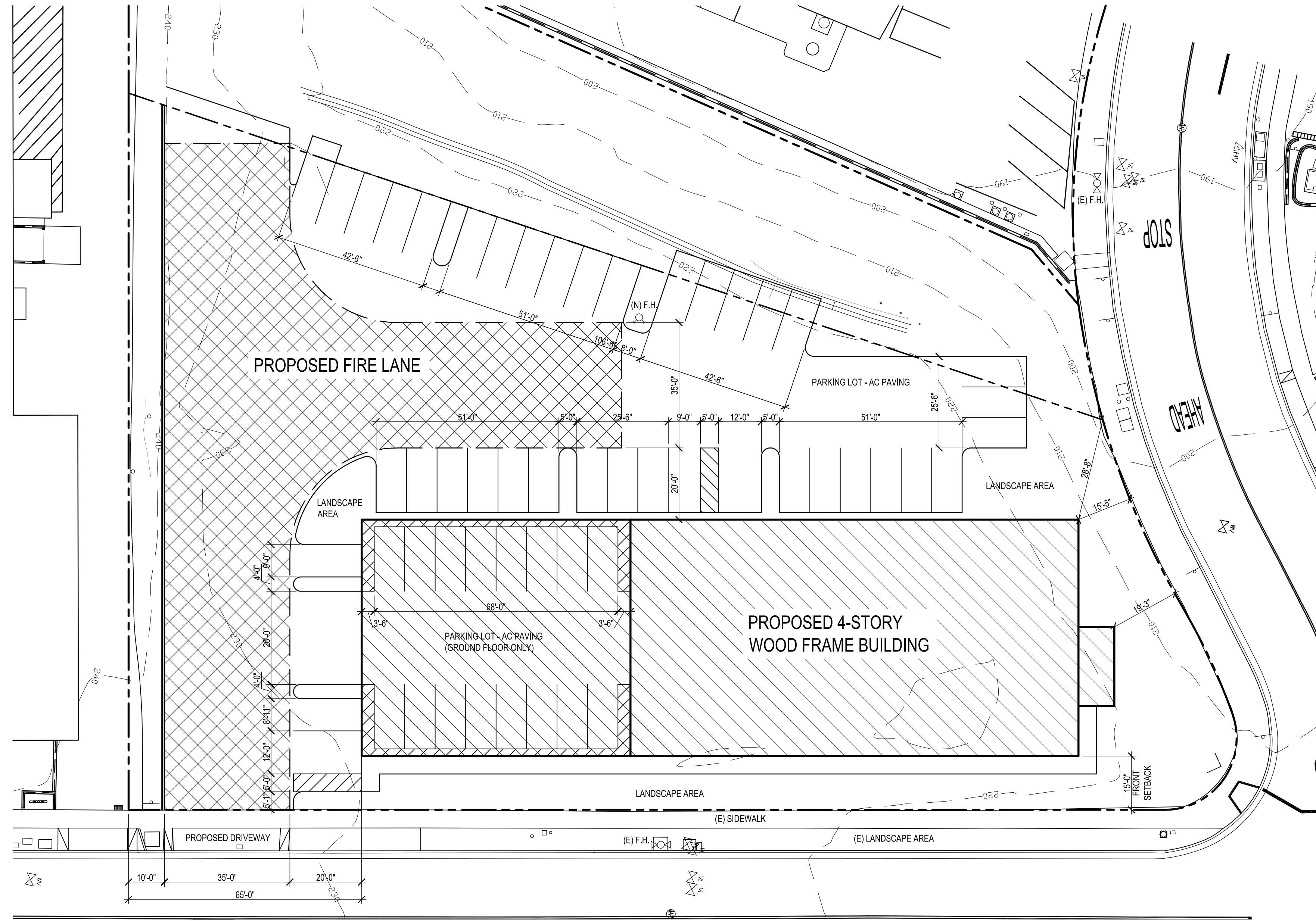
ALL OF LOT 2 AND THAT PORTION OF LOT 1, IN BLOCK "D" OF OCEANA UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5155, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 9, 1963, LYING SOUTHERLY AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 14°19'30" EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 47.74 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID WESTERLY LINE OF LOT 1, CONCAVE WESTERLY HAVING A RADIUS OF 2052.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°48'10" AN ARC DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°10'40" EAST 122.54 FEET; THENCE NORTH 10°46'05" EAST 184.94 FEET; THENCE NORTH 36°36'39" EAST 20.24 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1, SAID NORTHERLY LINE BEING THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 230.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 20°56'42" EAST.

PARCEL 'B':

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN THAT CERTAIN "AGREEMENT FOR RECIPROCAL PARKING EASEMENT" RECORDED AUGUST 19, 2005 AS INSTRUMENT NO. 2005-0717574 OF OFFICIAL REPORTS.

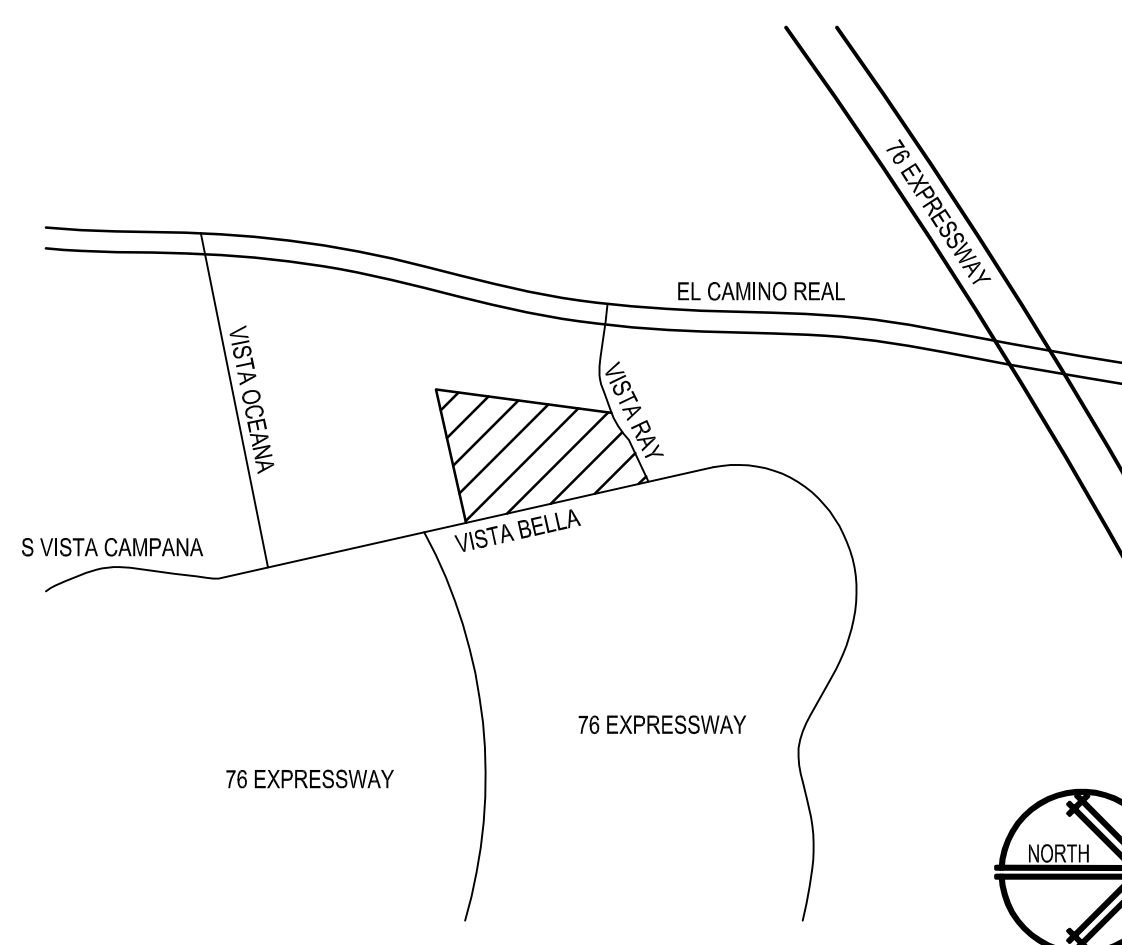
LEGAL DESCRIPTION



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
△	00/00/00	--
△		
△		
△		
△		
△		

SD HOMES OCEANSIDE ASSISTED LIVING FACILITY
 503 VISTA BELLA
 OCEANSIDE, CALIFORNIA 92057

VISTA BELLA INVESTMENTS GROUP, LLC
 2358 UNIVERSITY AVENUE, #33
 SAN DIEGO, CALIFORNIA 92103

project information

PROJECT NO: 1900035.RA
 DWG FILE: AS-101_R2.DWG
 DRAWN BY: BJH
 CHECKED BY: GWM
 DRAWING SCALE: 1" = 20'-0"
 DATE: 7/2/2020

sheet name

PRELIMINARY SITE PLAN

sheet number

AS-101

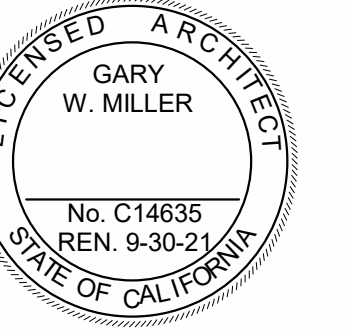
SHEET - OF - SHEETS

Keynotes	
00.02	Stair Tower
04.02	8x8x16 CMU Wall"
04.03	Masonry Pilaster
05.02	42" High Metal Guardrail - See Detail ____ or ____
07.03	Tile Roofing
08.03	Wall Opening
08.08	Vinyl Sliding Glass Door
08.11	Vinyl Window
08.18	Cloth awning w/ metal frame
09.04	EFIS
09.31	Trim With Stucco Finish Coat



architecture
interiors
planning

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

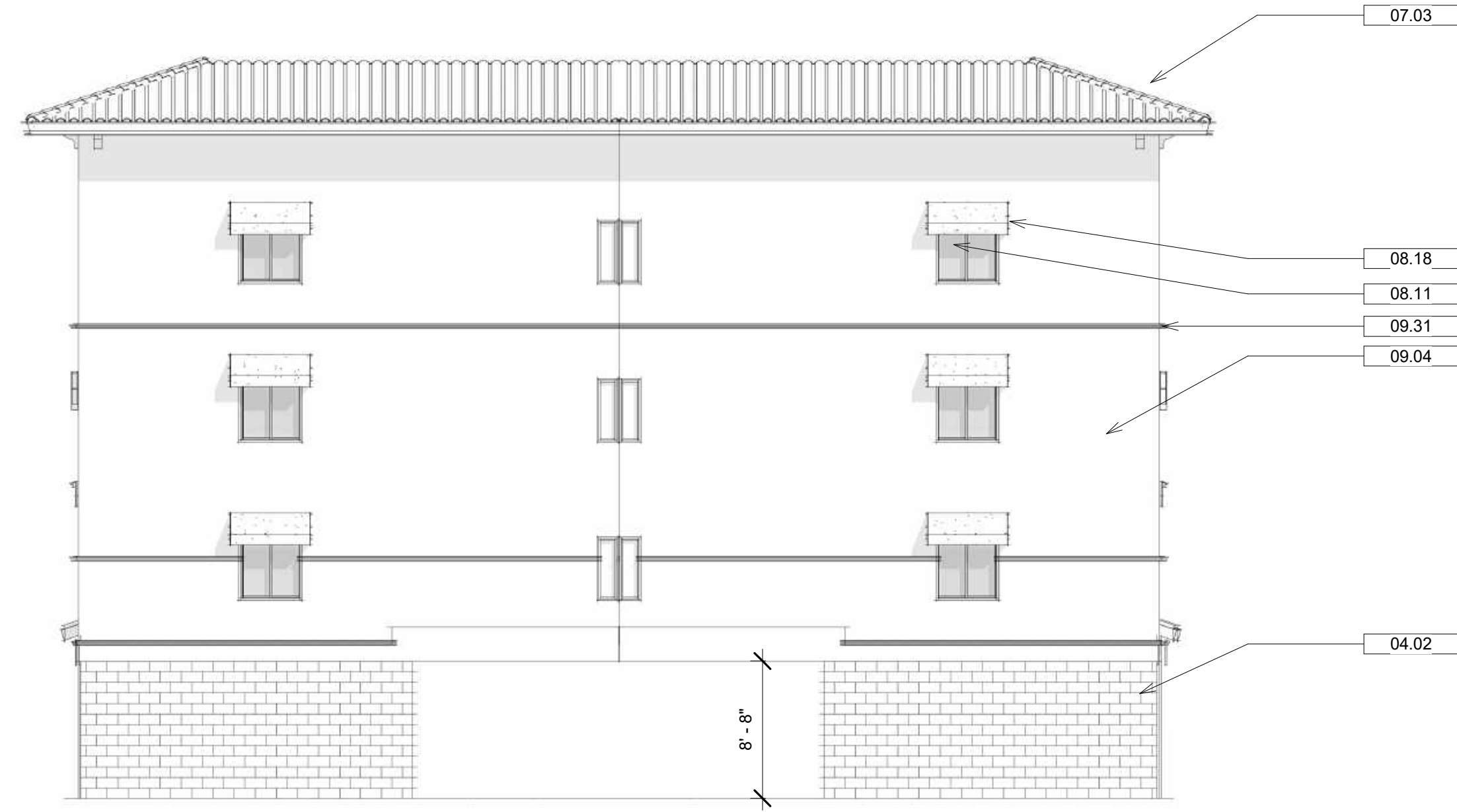


owner approval

initials	date	phase

revisions/addenda

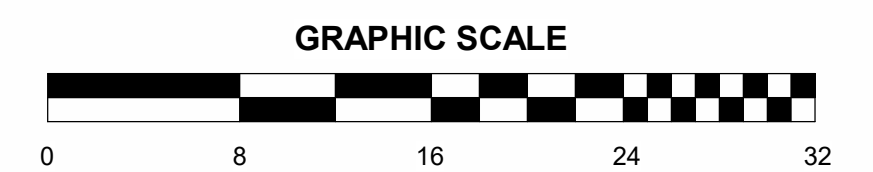
#	Date	Comment



② West
1/8" = 1'-0"



① South
1/8" = 1'-0"



SD HOMES ASSISTED LIVING
FACILITY

503 VISTA BELLA,
OCEANSIDE, CALIFORNIA, 92057

VISTA BELLA INVESTMENT GROUP,
LLC

project information

Project Number:	2000011.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	07/02/2020

sheet name

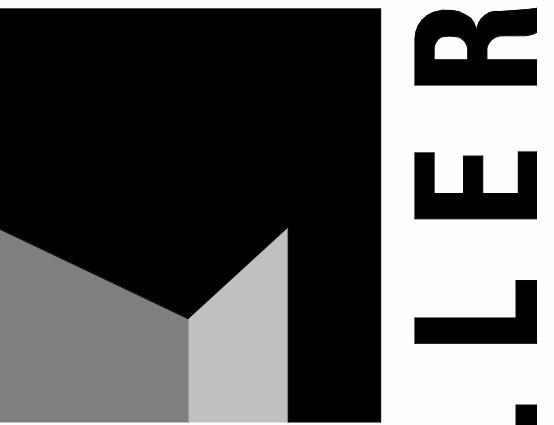
ELEVATIONS

sheet number

A-201

Sheet Of Sheets

Keynotes	
00.02	Stair Tower
04.02	8x8x16 CMU Wall"
04.03	Masonry Pilaster
05.02	42" High Metal Guardrail - See Detail _____ or _____
05.17	1-1/2" Square Metal Stair Hand Rail
07.03	Tile Roofing
08.03	Wall Opening
08.08	Vinyl Sliding Glass Door
08.11	Vinyl Window
08.18	Cloth awning w/ metal frame
09.04	EFIS
09.31	Trim With Stucco Finish Coat
26.10	Light Fixture



architecture
interiors
planning

MILLER

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

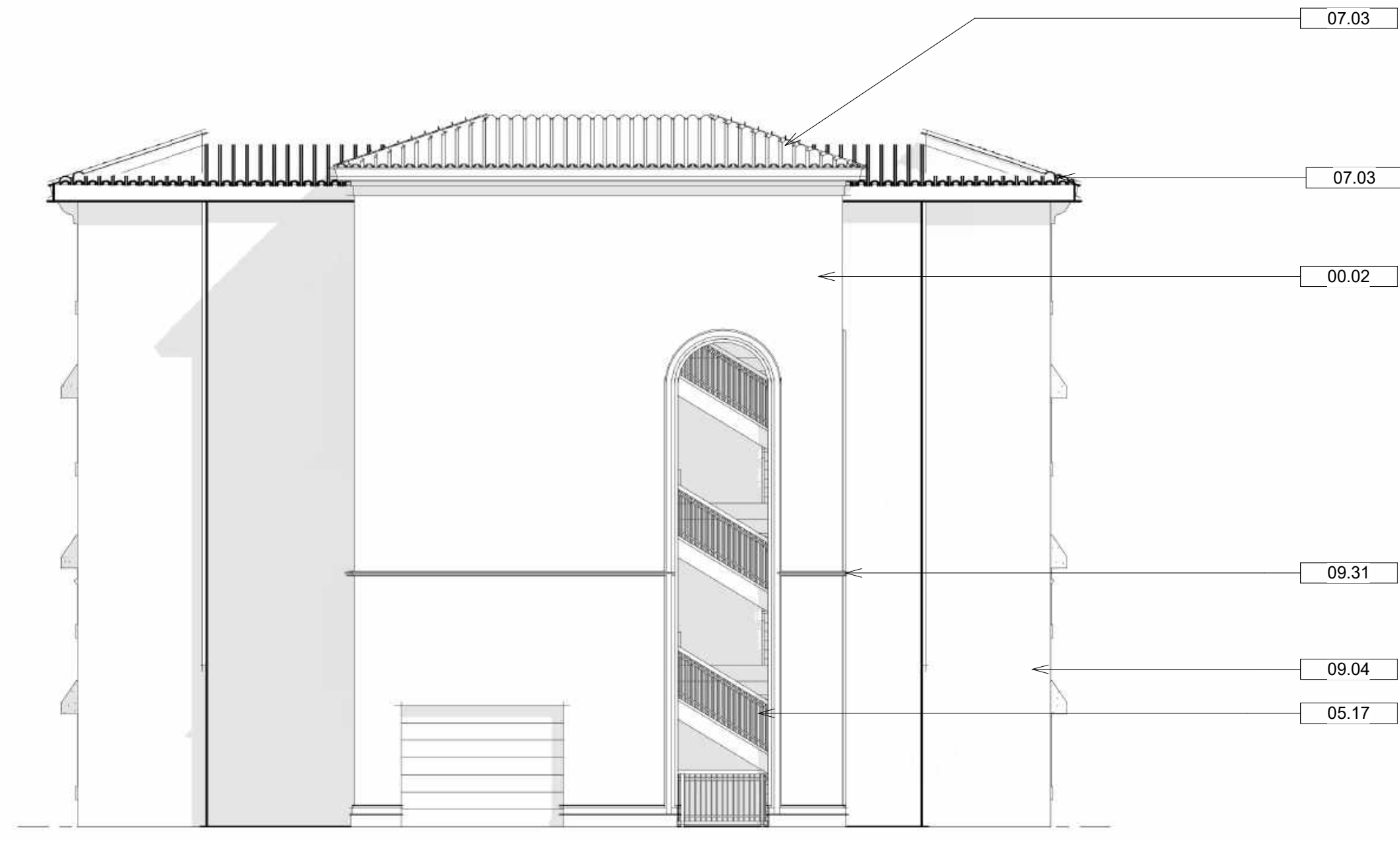


owner approval

initials	date	phase

revisions/addenda

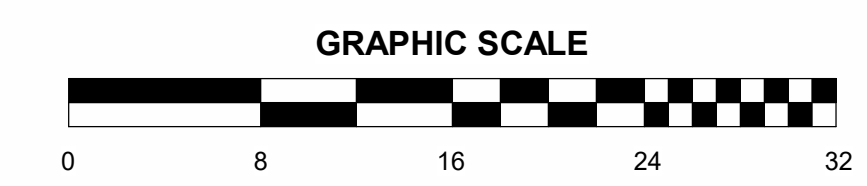
#	Date	Comment



② East
1/8" = 1'-0"



① North
1/8" = 1'-0"



SD HOMES ASSISTED LIVING
FACILITY

503 VISTA BELLA,
OCEANSIDE, CALIFORNIA, 92057

VISTA BELLA INVESTMENT GROUP,
LLC

project information

Project Number:	2000011.RA
Drawn By:	CWH
Checked By:	GWM
Issue Date:	07/02/2020

sheet name

ELEVATIONS

sheet number

A-202

Sheet Of Sheets



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: _____

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: Time preference: 9:30 am 10:30 am either

2nd 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

- 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:



THE CONCORDIA COLLECTION AT CYPRESS POINT

Concordia Homes Los Arbolitos Unit 3 Lot 82 - Work Force Housing Development

Project Location

The subject property is located within Los Arbolitos Unit 3 Final Map No. 8781 at the terminus of Pala Road and Los Arbolitos Drive. The property is designated as Lot 82 of said Final Map. The closest cross road is Los Arbolitos Road with Pala Road to Douglas Drive being the main arterial streets to get to the 76 Highway. Existing uses in the vicinity include single family residences to the East, which were recorded as part of the same Final Map and built in approximately 1978; multi-family townhomes to south and south east; the San Luis Rey Bike Trail to the west along with hardline preserve and the San Luis Rey River Channel further west; and open space to the north and northeast (also owned by the City). The property is located approximately .9 miles from the 76 Highway and 3.5 miles from downtown Oceanside, as the crow flies.

Relationship to Existing Neighbors

Pursuant to the Declaration of CC&R's for Los Arbolitos No. 3, recorded on all the properties to the east, Lot 82 is designated for future subdivision and development and neither any lot owner nor the Architectural Committee shall do anything to interfere with the right of the Owner to subdivide and construct improvements. Pursuant to Section 24 of the CC&R's, each lot owner to the east granted, upon acceptance of his deed to his lot, an irrevocable, special power of attorney to Declarant to execute and record all documents and maps necessary to allow Declarant to exercise its development rights (Doc. No. 78-135638).

Property Data for the Site

Assessor's Parcel Numbers	158-301-46-00
Property Size	7.38
General Plan/Zoning	RS – Single Family Residential
Status	Los Arbolitos Unit 3, Lot 82 Final Map

Proposed Development

The project concept is to convert a vacant parcel that has multiple city owned utilities underground, into a 52-53 lot single family home development. The development would prefer to take access from the City owned Pala Road and access an oval shaped circulation element. Access for pedestrians and bicycles would also be allowed from Pala Road. The project proposes to connect to Aspen Drive for secondary access as well.

The project proposes to use a 5'-8' landscaped buffer zone on the east side that would separate the project from existing homes on Los Arbolitos Drive. Landscaping in this area may contain a walkable path to access the open space to the north, as well as tall shade trees to hide the development from the sight of the existing homes. The landscape buffer is bordered by a 24' private street which serves a single load of homes on the east and is double loaded on the west.

The project seeks a State Density Bonus of 21% in consideration for providing 15% "Low Income" Affordable homes – Workforce Housing. This translates into 44-45 market rate homes and 8 Moderate Income Affordable Units. Each home will have a 2-car garage and space to park two cars in the driveway. Homes in the neighborhood would range in size from 1,300 sf – 1,900 sf two story homes. Affordable Units will be commensurate with the market rate units and will be evenly spread throughout the community. Lots are generally 50'X60' in pad size. The project would have a central park in the middle of the site to provide visual relief when looking west from Aspen Street. The homes would have approximately 3 floorplans, 4 different architectural elevations and likely 5-6 color

schemes. Architectural design would be vibrant and detailed to create an exciting street view. Sidewalks and trails will be integrated throughout the neighborhood to create walkability and a connection to the San Luis Rey bike path.

Concordia Homes was approached by the Mayor of Oceanside and was asked to put forth a proposal of this nature. Concordia has met with the Community Development Director, the City Manager, Principal Water Engineer, Planning Director, and the Principal Planner to vet this design and the feasibility of this subdivision. All parties agreed the proposal is a good design that fits within the zoning and General Plan designations.

On-Site City Owned Utilities

On the east side of the project approximately +/- 6 feet from the existing property line fencing of the homes on Los Arbolitos Blvd., there is a 42" sewer force main running from south to north. There is a 20' easement over the sewer force main. The City also plans to install two additional 24" sewer lines for redundancy, and seeks an additional 10' easement on the east side of the property. The project proposes to use passive landscaping and potentially a DG path over the easement such that there is a buffer between the existing homes and the development. The on site private road may be allowed to encroach over the utility easement, though the City would likely require an Encroachment & Removal Agreement (ERA).

On the west side of the project runs 2- 24" sewer force mains and/or recycled water mains and a 10" sewer force main. At least one of these lines has been abandoned. These are located just outside the property line of the project but will need to be protected during grading operations. The location of the utility lines is unknown and needs to be potholed and surveyed for correct location on the Tentative Map. Lastly, there are two observation wells just to the west of Aspen Street. The City also shows a third well in the middle of the site though it was not detected on the site visit.

Wildlife Corridor Planning Zone

A small portion of the site lies within the WCPZ on the north east corner of the parcel. It is our intent to subdivide the project such that the WPCZ portion of the site is its own lot. According to the City's Subarea Plan, if the property is in the zone, then only 50% can be developed. We intend to make that portion its own lot such that not more than 50% of that lot would be developed.



Discretionary Actions

The following discretionary approvals are anticipated to be necessary:

- Tentative Map



July 3, 2020

- Certified Environmental Impact Report
- Conditional Use Permit (density increase to 5.9 du's/acre + state density bonus) Not required in a Density Bonus project (per Sergio Madera)
- Planning Commission approval appealable to the City Council
- State Density Bonus (very little Council discretion on approval)

Relevant Terms of the PSA:

Feasibility: 75 Days after the Effective Date of the PSA (August 3rd, 2020)
Closing: After Entitlements and after Appeal Period.
Must close within 24 months of Feasibility Approval
May extend 2, six-month extensions

REGIONAL VIEW



VICINITY MAP





July 3, 2020

SITE PLAN



ARCHITECTURAL RENDERINGS

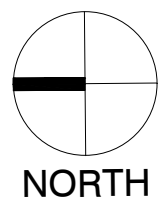






PARCEL MAP





NORTH

0 100 200 300 feet



1" = 100'

