

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

**Wednesday, March 24, 2021**

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 3/23/2021.**

1. 9:30 - 10:30 am SKYPE teleconference

Proposed mixed-use project consisting of 218 dwelling units and 5,680 square feet of commercial space allocated over five (5) four-story buildings on a 4.99 acre project site, located at 503-557 Vista Bella. [ADM21-00012]

**Zoning: CL**

**Land Use: GC**

**Neighborhood Area: Oceana**

**Assessor Parcel Number(s): 160-140-02, 160-140-13, 160-140-14, & 160-140-15**

**Contact Person: Gary Miller**

**Email: gmiller@miller-aip.com**

2. 10:30 – 11:30 am SKYPE teleconference

Proposed Lot Line Adjustment and Garage Conversion to ADU, located at 524-530 Rockledge. [ADM21-00013]

**Zoning: RS**

**Land Use: SFD-R**

**Neighborhood Area: Townsite**

**Assessor Parcel Number(s): 150-332-06**

**Contact Person: Oscar Uranga**

**Email: Oscar@img-cm.com**

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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.*





# 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

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: March 24, 2021

Time: 9:30

Assigned Project Planner:



February 25, 2021

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

Re: Vista Bella Project Description  
APN: 160-140-02/13/14/15-00

Dear Ms. Chen:

We are pleased to submit the following project description:

The project intends to remove an existing 18,000 S.F. two-story office building from 503 Vista Bella. It also intends to remove an existing 23,800 S.F. one-story business and sanctuary building, and an existing 9,500 S.F. business building from 557 Vista Bella.

The project then intends to construct five (5) four-story buildings for multi-family housing with minimal mixed-use on the ground level, a percentage of these units will be offered for affordable housing. The square footages and unit counts are broken down as follows.

- (2) – 32 Unit Buildings
  - 8,510 S.F. each floor = 34,040 S.F. total
  - One-bed units: 16
  - Two-bed units: 16
  
- (1) – 48 Unit Building
  - 12,010 S.F. each floor = 48,040 S.F. total
  - One-bed units: 32
  - Two-bed units: 16
  
- (1) – 56 Unit Buildings
  - 14,662 S.F. each floor = 56,648 S.F. total
  - One-bed units: 32
  - Two-bed units: 24
  
- (1) – 56 Unit Buildings
  - 14,662 S.F. each floor = 56,648 S.F. total
  - One-bed units: 28
  - Two-bed units: 22
  - Commercial space: 5,680 S.F.

Utah  
Nevada  
California

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

- (1) – Clubhouse, including:
  - Fitness & Amenities areas
  - Meeting Areas
  - Leasing Office
  - Lobby
  - Pool Area
  - Recreational Areas

We have provided two different site plan options, the difference being how the parking is configured:

Option 1A shows a sub-level parking structure of approximately 41,500 S.F. with additional parking on the surface above and the entry being located at the North parking lot off Vista Bella. This design pushes the two West buildings out over the existing hillside and would require retaining walls to support. See provided plan.

Option 1B has the two West buildings on top of a two-level parking structure podium of approximately 53,816 S.F. total, with the sub-level B1 parking entry still at the North parking lot off Vista Bella. Entry to the lower level B2 parking would be off El Camino Real and be assigned parking only. See provided plan.

Each of these options will require a lot line adjustment as the intent is to keep the development under 5 acres total. We look forward to discussing this project in more detail at the Developers Conference.

Thank you,

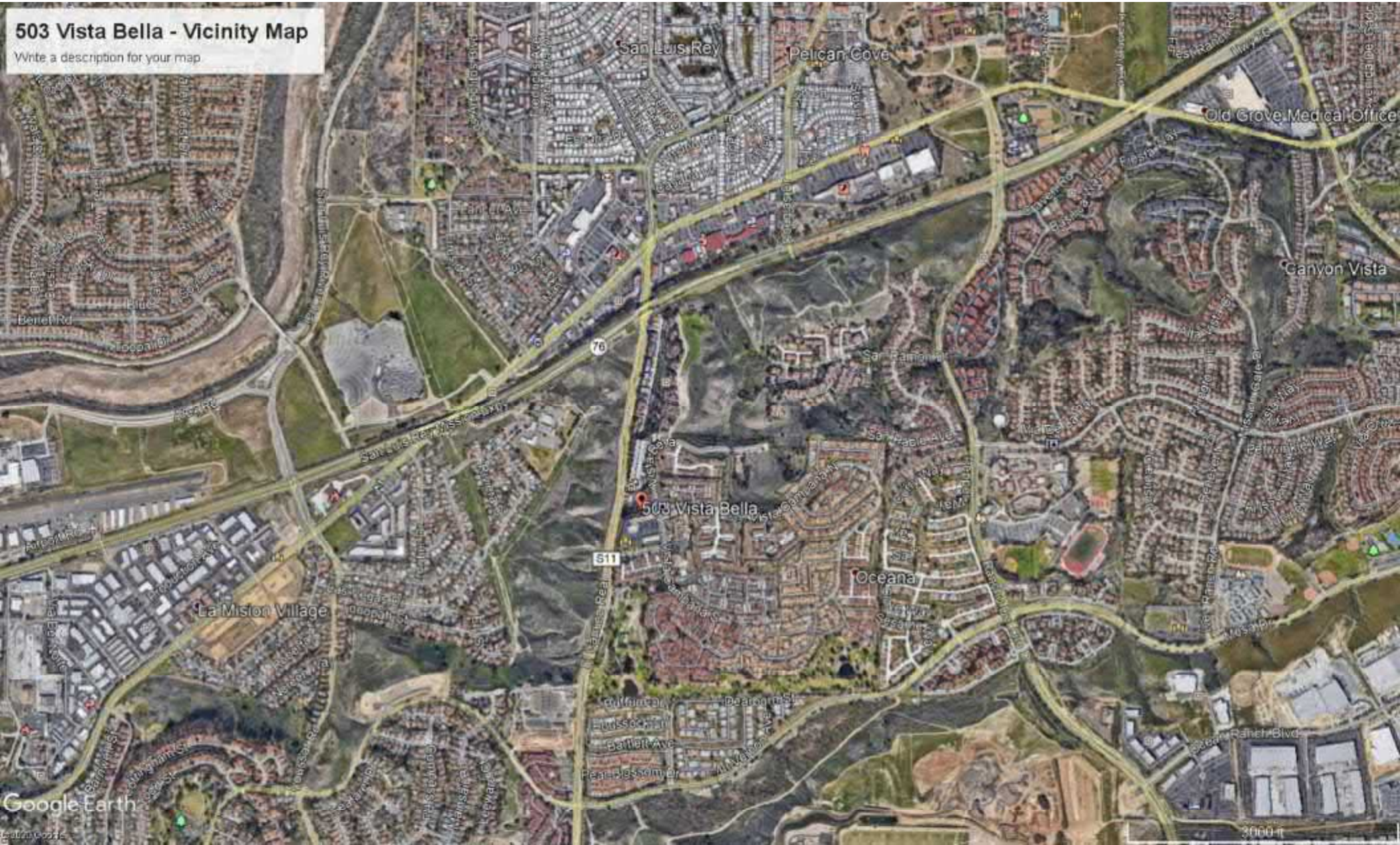
MILLER architectural corporation

*Gary Miller*

Gary Miller, AIA President

# 503 Vista Bella - Vicinity Map

Write a description for your map





**owner approval**

initials	date	phase

**revisions/addenda**

#	Date	Comment

SD HOMES OCEANSIDE

VISTA BELLA OCEANSIDE, CALIFORNIA 92507

VISTA BELLA INVESTMENTS

2358 UNIVERSITY AVENUE, #33  
SAN DIEGO, CALIFORNIA 92103

**project information**

Project Number:	2100012.RA
Drawn By:	BJH
Checked By:	GWM
Issue Date:	2/24/2021

**sheet name**

VISTA BELLA  
SITE PLAN  
OPTION 1A

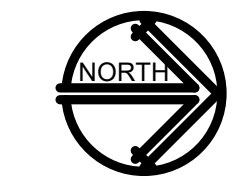
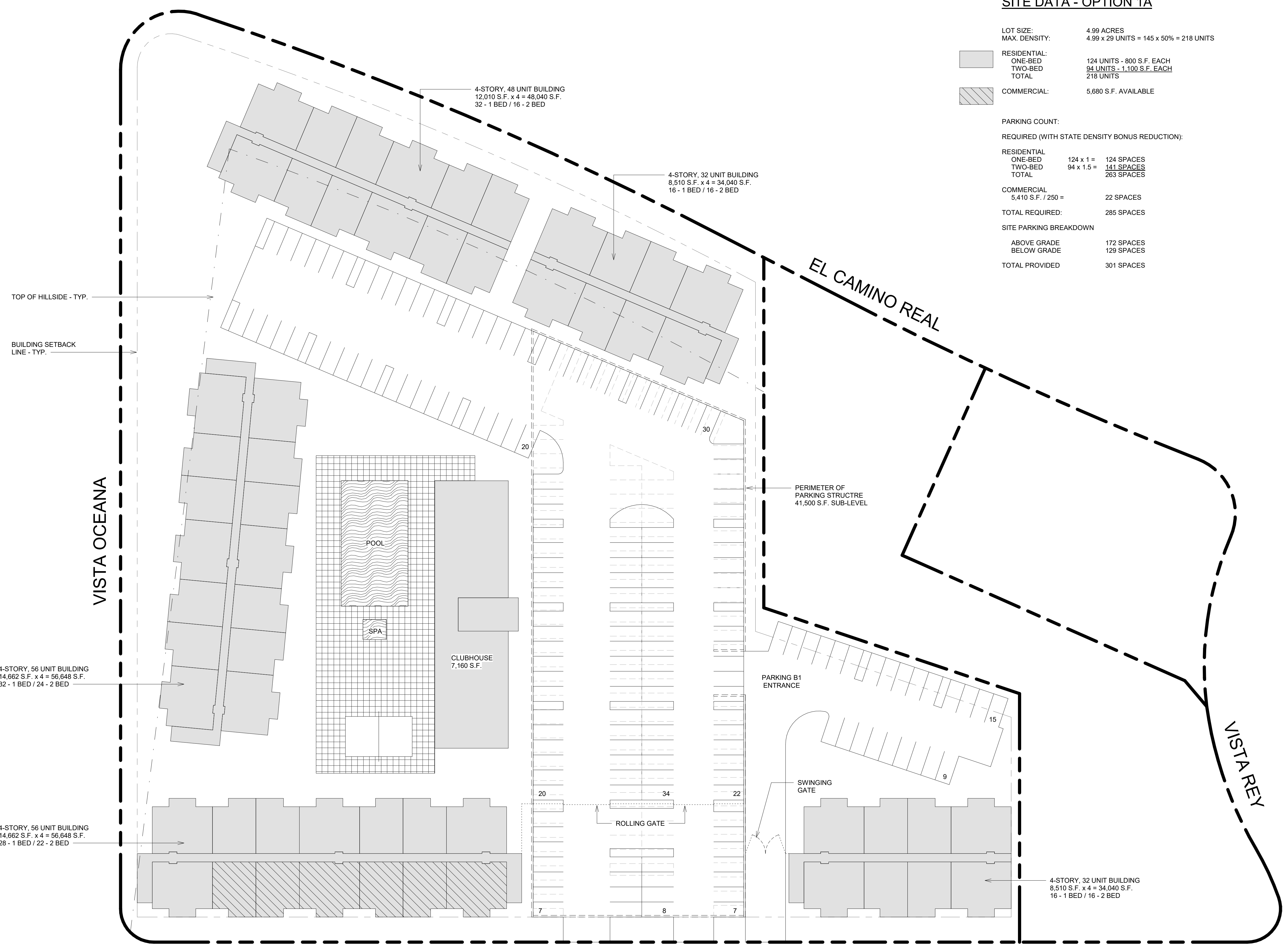
**sheet number**

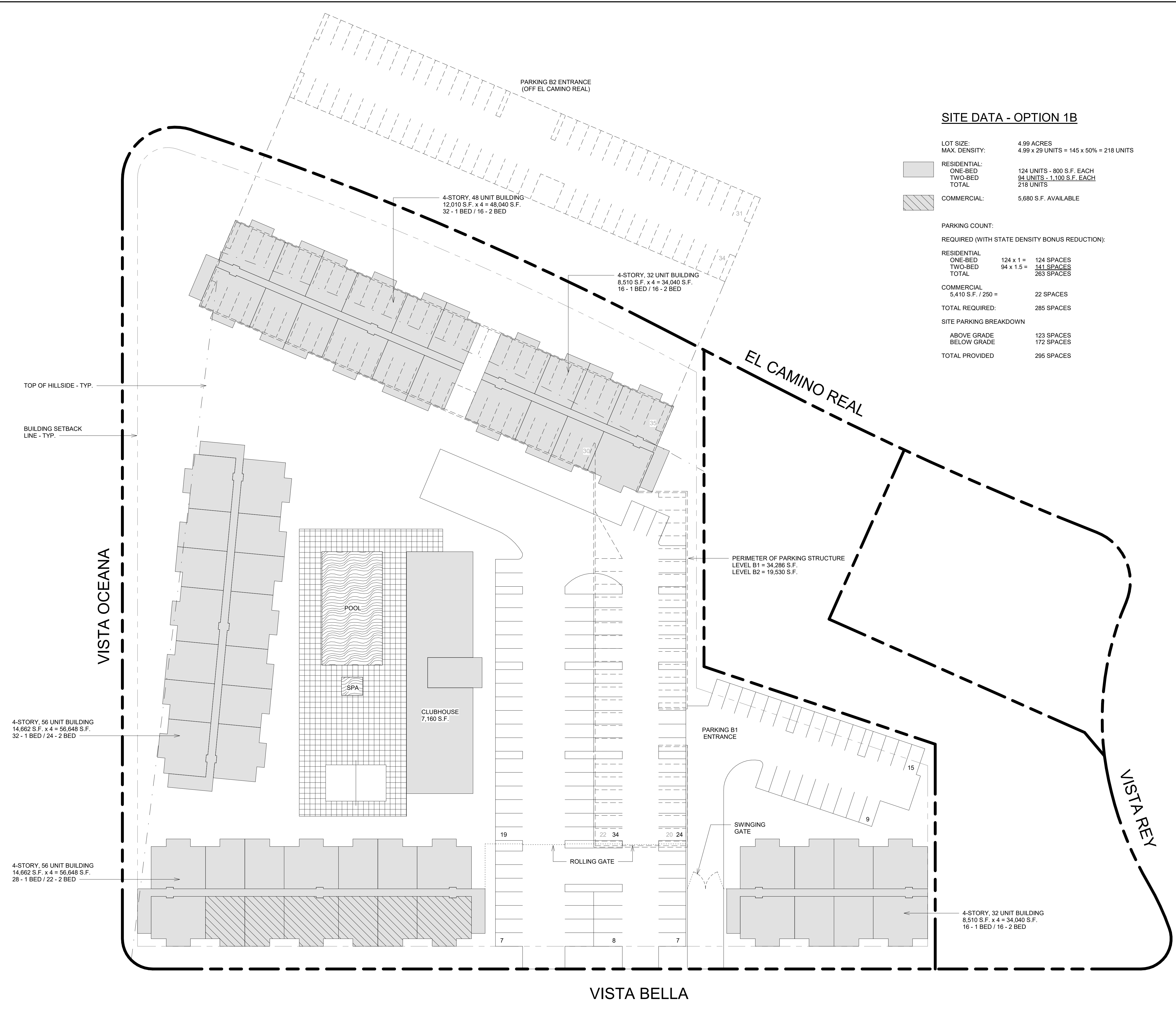
AS-1A

Sheet Of Sheets

**SITE DATA - OPTION 1A**

LOT SIZE:	4.99 ACRES
MAX. DENSITY:	4.99 x 29 UNITS = 145 x 50% = 218 UNITS
RESIDENTIAL:	
ONE-BED	124 UNITS - 800 S.F. EACH
TWO-BED	94 UNITS - 1,100 S.F. EACH
TOTAL	218 UNITS
COMMERCIAL:	5,680 S.F. AVAILABLE
<b>PARKING COUNT:</b>	
REQUIRED (WITH STATE DENSITY BONUS REDUCTION):	
RESIDENTIAL	
ONE-BED	124 x 1 = 124 SPACES
TWO-BED	94 x 1.5 = 141 SPACES
TOTAL	263 SPACES
COMMERCIAL	5,410 S.F. / 250 = 22 SPACES
TOTAL REQUIRED:	285 SPACES
<b>SITE PARKING BREAKDOWN</b>	
ABOVE GRADE	172 SPACES
BELOW GRADE	129 SPACES
TOTAL PROVIDED	301 SPACES





**SITE DATA - OPTION 1B**

LOT SIZE:	4.99 ACRES
MAX. DENSITY:	4.99 x 29 UNITS = 145 x 50% = 218 UNITS
RESIDENTIAL:	
ONE-BED	124 UNITS - 800 S.F. EACH
TWO-BED	94 UNITS - 1,100 S.F. EACH
TOTAL	218 UNITS
COMMERCIAL:	5,680 S.F. AVAILABLE
PARKING COUNT:	
REQUIRED (WITH STATE DENSITY BONUS REDUCTION):	
RESIDENTIAL	
ONE-BED	124 x 1 = 124 SPACES
TWO-BED	94 x 1.5 = 141 SPACES
TOTAL	263 SPACES
COMMERCIAL	5,410 S.F. / 250 = 22 SPACES
TOTAL REQUIRED:	285 SPACES
SITE PARKING BREAKDOWN	
ABOVE GRADE	123 SPACES
BELOW GRADE	172 SPACES
TOTAL PROVIDED	295 SPACES



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

SD HOMES OCEANSIDE

VISTA BELLA OCEANSIDE, CALIFORNIA 92507

VISTA BELLA INVESTMENTS

2358 UNIVERSITY AVENUE, #33  
SAN DIEGO, CALIFORNIA 92103

**project information**

Project Number:	2100012.RA
Drawn By:	BJH
Checked By:	GWM
Issue Date:	2/24/2021

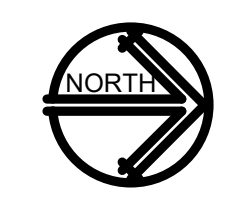
**sheet name**

VISTA BELLA  
SITE PLAN  
OPTION 1B

**sheet number**

AS-1B

Sheet Of Sheets



SCALE  
1" = 30'-0"

1

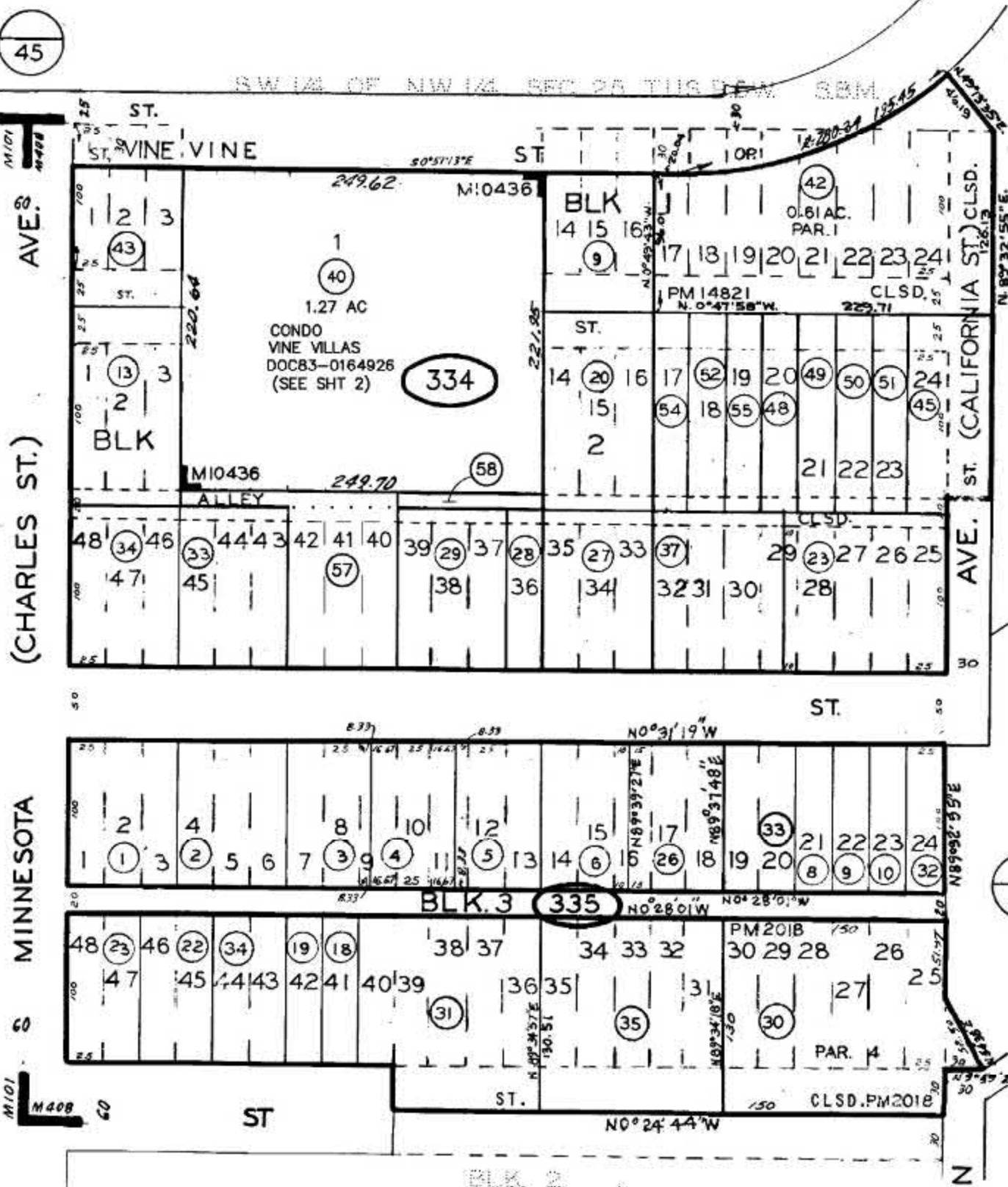
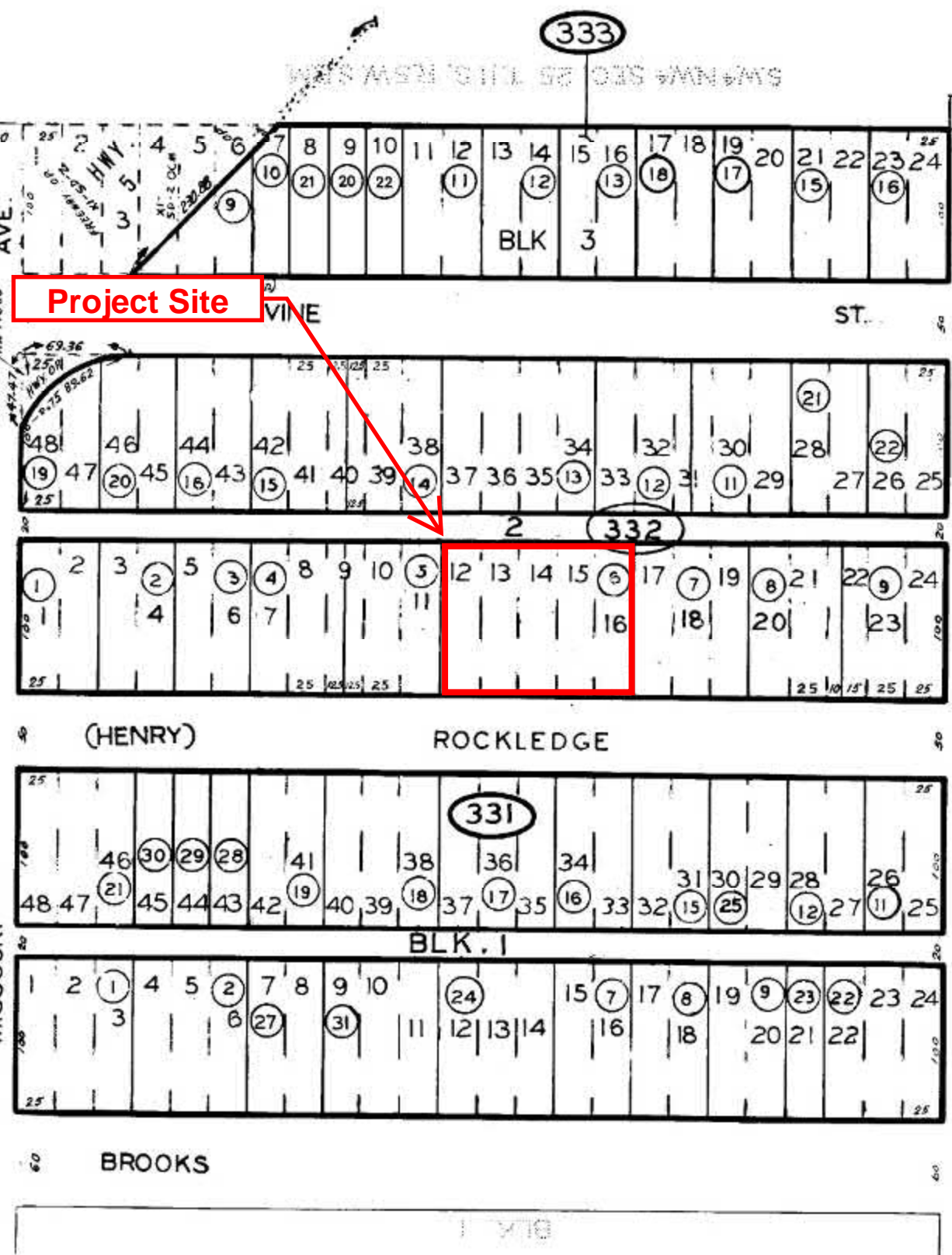
02/07/18 TR

BROOKS ADD  
MAP 272

MISSOURI

MINNESOTA

WISCONSIN



CHANGES					
BLK	OLD	NEW	YR	CUT	
332	10	21/22	75	3656	
335	16/17	31	77	1833	
331	5/6	24	77	1770	
334	13/15-35	SAME	78	5817	
333	6	12-16	79	802 CC	
334	24-26	37	79	653	
334	30-32	38	79	654	
333	14	17/18	79	2489	
334	6-9/15	39	79	2490	
335	11	32/34	79	2385	
334	ST. CLSD. 11/22	SAME	80	5616	
331	13/14	25	81	1233	
331	3	25/27	82	1675	
334	39	40/41	83	81	
335	7/27	33	84	3050	
331	20	28-30	85	2236	
334	10/11/12/15/20-35	42	88	1310	
334	1-3	43	90	1628	
334	22	44/45	90	2005	
334	21/44	46-48	91	2348	
334	46	49-51	92	1231	
334	47	52-53	92	465	
334	53	54/55	92	2339	
335	20/21	34	93	1171	
335	24/29	35	95	1194	
331	44/26	21	96	1254	
334	38&41	56	00	1562	
333	3	19&20	00	1946	
333	19	21&22	00	1816	
334	40	SAME CONDO	05	611	
334	56	57&58	18	1412	

ES 8-5-69

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 10436-VINE VILLAS CONDOMINIUMS  
MAP 408 - WILSON'S SUB  
MAP 101 - TIMKEN & O'BEAR'S SUB  
ROS 14390



# 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: 524 - 530 Rockledge, Oceanside, CA

Assessor's Parcel Number: 150-332-06

Lot Area (acres or SF): 12,500

Existing Use: Residential

Brief Description of Proposal:

Lot Split (Merger) and ADU

## Property Owner & Applicant Information

Owner Name: Elena Uranga

Phone Number & E-Mail Address: 714 739 0754

urangamex@yahoo.com

Applicant Name: Oscar Uranga

Phone Number & E-Mail Address: 949 933 4103

Oscar@img-cm.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: \_\_\_\_\_ 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 Sergio Madera, [smadera@oceansideca.org](mailto:smadera@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: March 24, 2021

Time: 10:30

Assigned Project Planner: \_\_\_\_\_

February 27, 2021

Via Email

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

RE: 524 – 530 Rockledge – Developer’s Conference (Pre-Application)

Planning Staff,

Per the recommendation of Ms. Stefanie Cervantes, please accept this letter and attachments as a request for a Developer’s conference for the subject property at 524 & 530 Rockledge, APN 150-332-06.

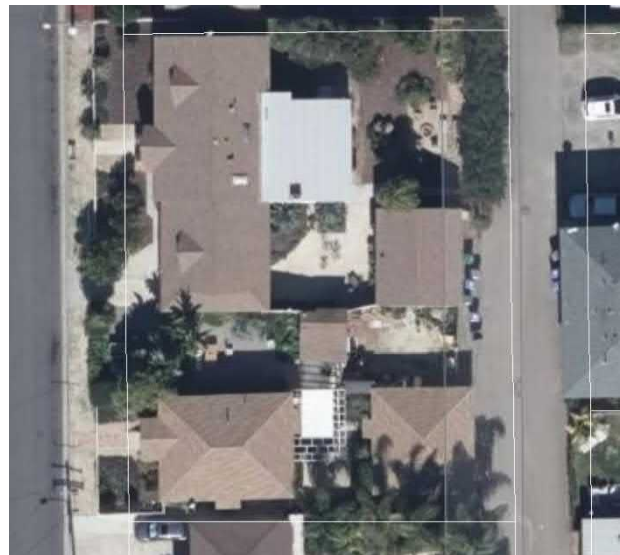
### Vicinity Map



### Existing Conditions

The property is 12,500 SF in size. It is 125’ wide by 100’ deep and has access to a rear alley. The property is one parcel, contains two homes with attached and detached garages, constructed in 1944 and is comprised of 5 lots. They are existing non-conforming relative to the standards of the RS zoning.

The two homes are currently being used at Short Term Rental (STR) units. The larger home’s (524 Rockledge) rear garage is the subject of a code enforcement violation which we would like to resolve ASAP.



## Proposed Condition

We propose to merge the lots so that each home is on its respective legal parcel. The lot width and side setback standards are competing. Our preference would be to provide a minimal 5' side yard setback, whereas 7.5 is required by the RS Zone, so that the lot width for 530 Rockledge is wider and more conforming with the 65' minimum. The shed that sits on the proposed parcel line would be relocated or demolished. We would also like to convert the 524 rear garage into an Accessory Dwelling Unit (ADU), to resolve the code enforcement violations. Lastly, we would like to continue to operate 530 as an STR.

Kindly schedule us for the next available developer's conference appointment.

Best regards,

Oscar Uranga  
On behalf of Jose and Elena Uranga (Owner)  
949.933.4103  
[Oscar@img-cm.com](mailto:Oscar@img-cm.com)

CC: Elena Uranga, Stefanie Cervantes and Zack Barnes

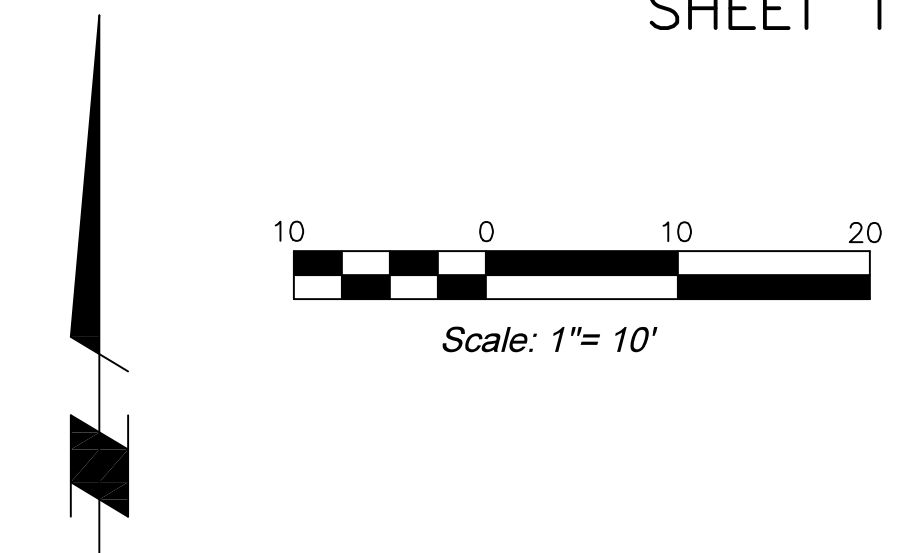
### Attachments:

- Application Form
- Merger Exhibit w/ ADU Markup
- Title Report

# TOPOGRAPHIC SURVEY

## ROCKLEDGE STREET

### OCEANSIDE, CA



**LEGAL DESCRIPTION**

LOTS 12, 13, 14, 15, 16 IN BLOCK 2 OF TIMKEN AND O'BEARS SUBDIVISION OF LOT "1" ACCORDING TO COUTS MAP OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 20, 1886, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 101, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 6, 1887.

**ASSESSOR'S PARCEL NO.**

150-332-06

**LAND AREA**

GROSS AREA: 12,500 SF/0.287 ACRES

**ZONING**

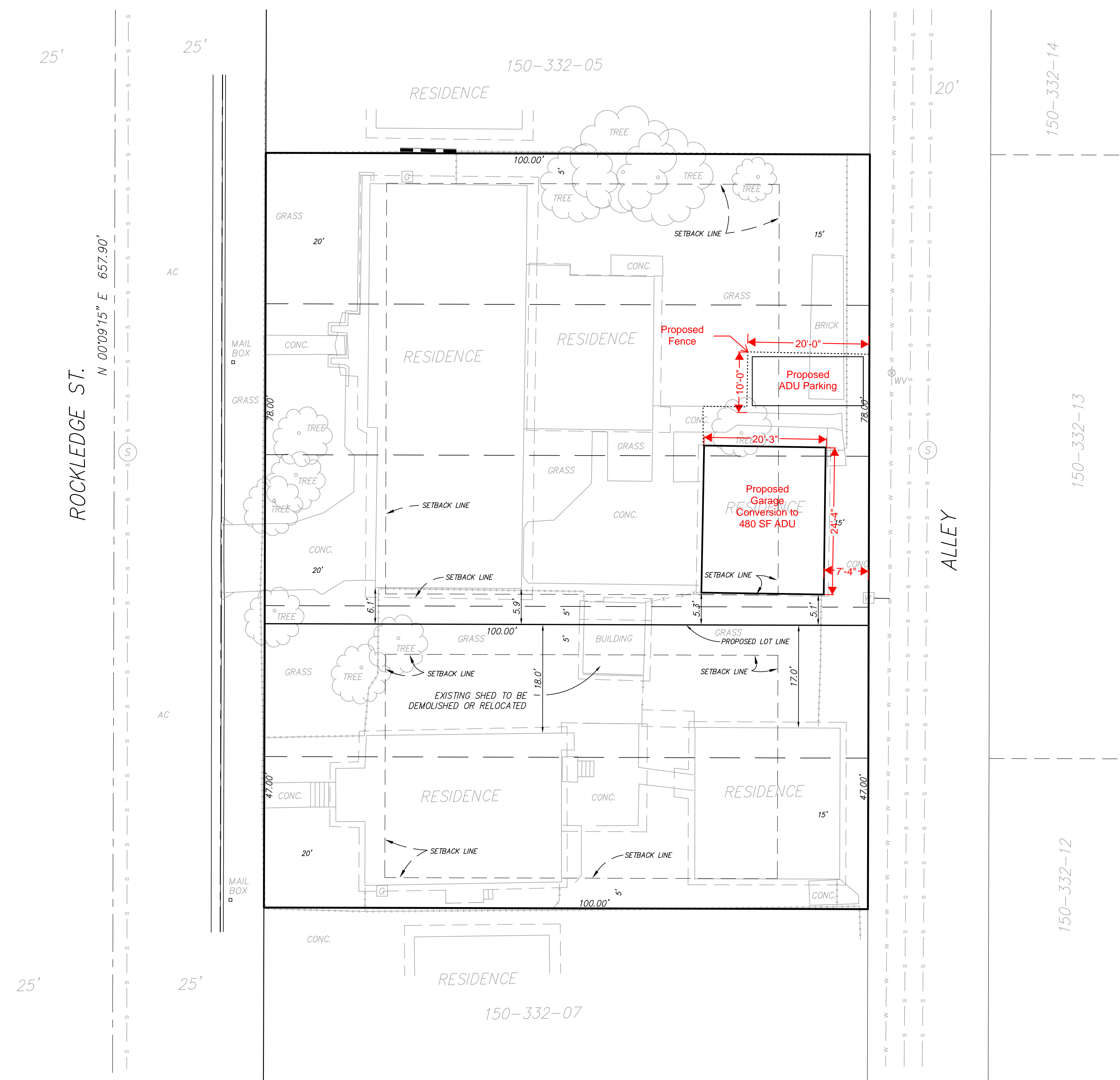
RS (SINGLE-FAMILY RESIDENTIAL)  
 MINIMUM LOT AREA 4000 SQ FT  
 MINIMUM LOT WIDTH 40 FT

**SETBACKS**

FRONT SETBACK 20 FT  
 SIDE SETBACK 5 FT  
 CORNER SIDE SETBACK 10 FT  
 REAR SETBACK 15 FT  
 MAXIMUM COVERAGE 50%

**LEGEND**

	PROJECT BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	LOT LINE
	FENCE
	CONCRETE
	ASPHALT
	GAS METER
	WATER METER
	SEWER MANHOLE
	8" BLOCK WALL
	TOP OF CURB
	FLOW LINE
	EXISTING GRADE
	FINISHED SURFACE
	TOP OF WALL
	SPOT ELEVATION



*Dale K. Brewer*  
 DALE KEITH BREWER, LS

FEBRUARY 16, 2021

FOREFRONT LAND SURVEYING  
 318 STATE PLACE, ESCONDIDO, CA 92029  
 (760) 738-8804

