

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, April 14, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 4/13/2021.

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

Proposed mixed-use project consisting of 20 dwelling units and 2,820 square feet of commercial space on a 0.28 acre project site, located at 1931-1935 S Coast Highway. [ADM21-00019]

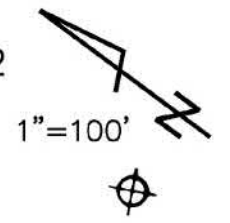
Zoning: C-2
Land Use: C-GC
Neighborhood Area: South Oceanside
Assessor Parcel Number(s): 153-274-19 & 153-274-20
Contact Person: Brendan Foote
Email: brendan@fabricinvestments.com

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

Proposed redevelopment of 212 N Tremont Street with a mixed-use project to include the addition of 3 or more floors of residential above existing retail level. [ADM21-00020]

Zoning: D-1
Land Use: DT
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-087-15
Contact Person: Elaine Murray
Email: elaine@elainemurray.com

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.*



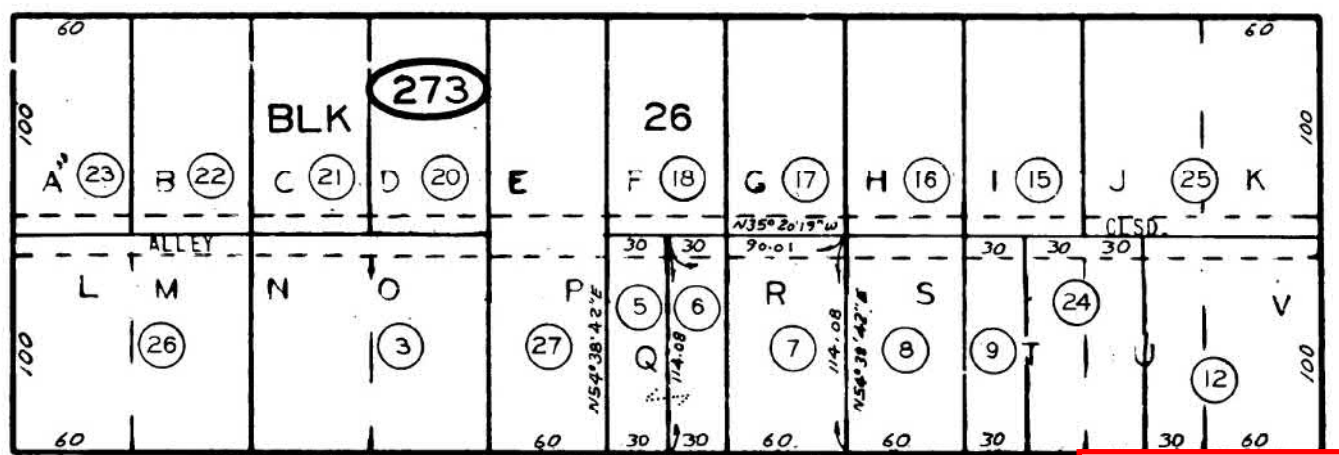
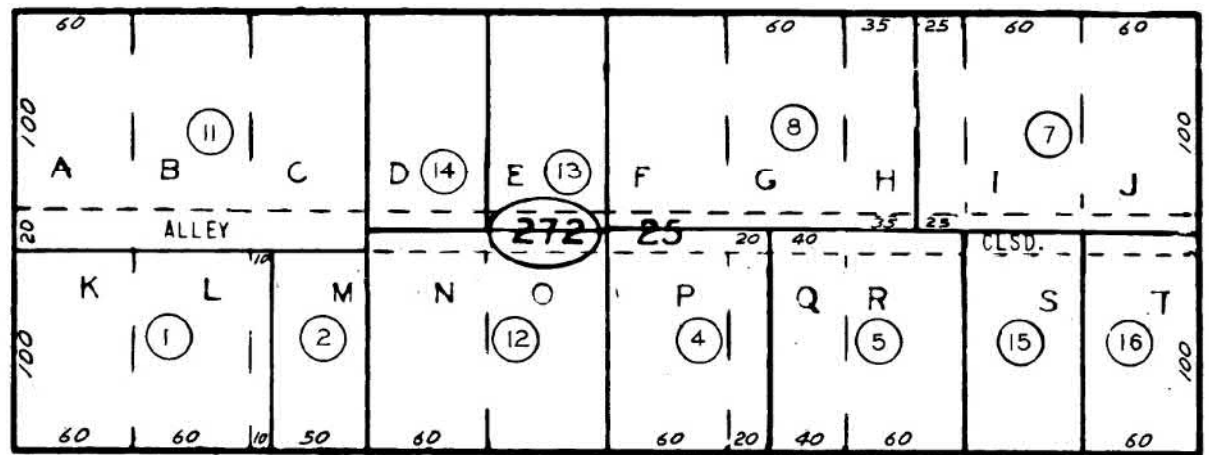
| | | | |
|----------------|------------|----------------|------------|
| 01/28/2009 ACR | | CHANGES | |
| BLK | OLD | NEW | CUT |
| 272 | 6 | 15 | 16 |
| 271 | 1 | 21 | 23 |
| 274 | 12 | 13 | 22 |
| 271 | 23 | 25 | 83 |
| 274 | 14 | 15 | 23 |
| 271 | 8 | CONDO | 04 |
| 271 | 9 | CONDO | 05 |
| 274 | 16 | 23 | 24 |
| | | | 09 |
| | | | 1344 |

1* CONDO
KYLE CONDOMINIUMS
DOC 03-0521084
(SEE SHT 2)

2* CONDO
MARION CONDOMINIUMS
DOC 03-592731
(SEE SHT 2)

60 FREEMAN

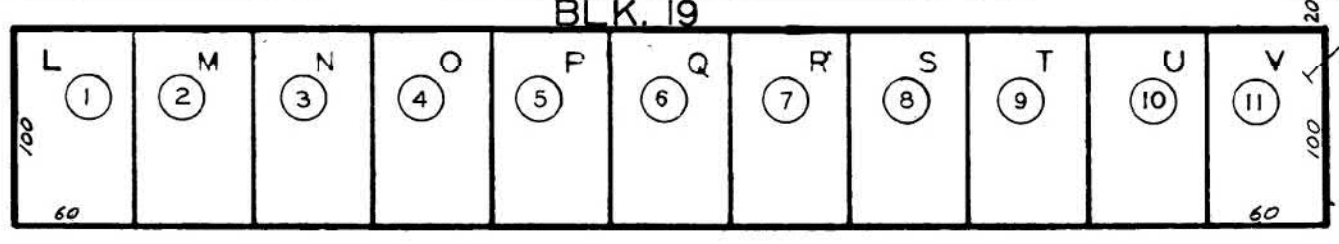
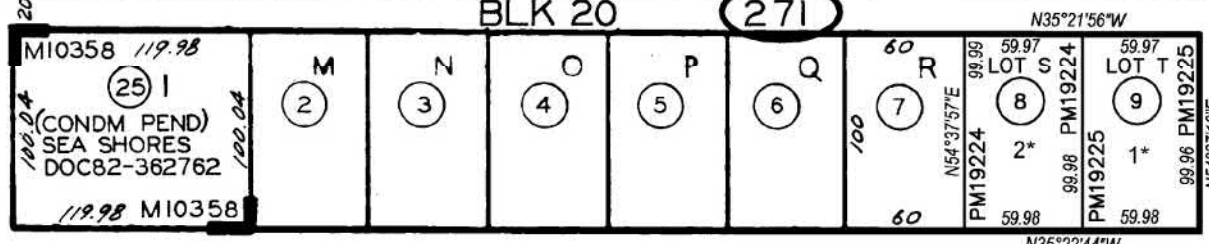
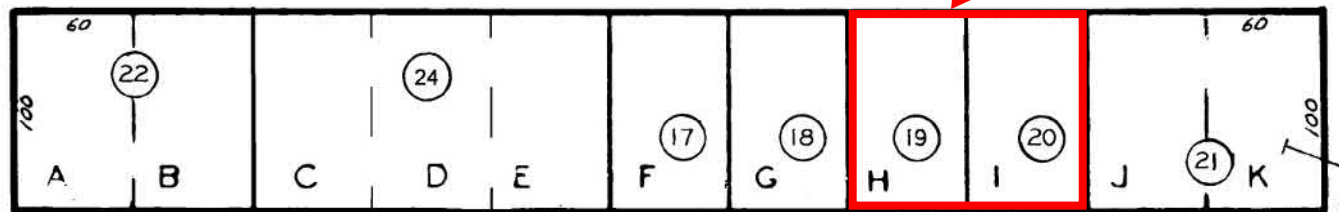
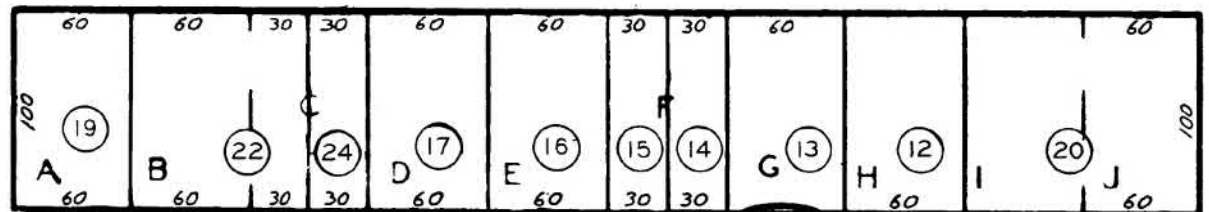
ST 60



80 S COAST (HILL HWY. 101)

ST) (STATE HWY. .RT. 2 - SEC. B.) HWY

PROJECT SITE



60 TREMONT

ST 60

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.



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: See attached
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 Sergio Madera, 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:

Time:

Assigned Project Planner:


3/9/2021

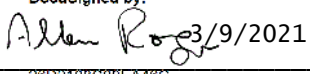
Development Services Department
Planning Division, City of Oceanside
Re: Developer's Conference Authorization

Mr. Sergio Madera,

Please accept this written correspondence authorizing Brendan Foote, managing member of the LLC that is purchasing our property at 1931-1935 South Coast Highway and set to close escrow on May 7, 2021, to proceed with a Developer's Conference to evaluate the feasibility of concept plans for the property in the future.

Kind regards,

DocuSigned by:

FBC2BA522A37440...
Kevin McAllister

DocuSigned by:

28D9108C00EA48C...
Allen Rogers

1931-1935 S COAST HIGHWAY

ZONING SUMMARY:

Address: 1931, 1933 & 1935 S. Coast Highway, Oceanside, CA 92054
APN: 153-274-19-00
153-274-20-00
Site Area: 5,883 sq ft
6,239 sq ft
Total Area: 12,122 sq ft (0.28-acre)
Legal: LOT:H BLK:19 CITY:OCEANSIDE SUBD:SOUTH OCEANSIDE TR#:622 TR 622 BLK 19*LOT H*
MAP REF:000622
LOT:I BLK:19 CITY:OCEANSIDE SUBD:SOUTH OCEANSIDE TR#:622 TR 622 BLK 19*LOT I*
MAP REF:000622
Zone: C2 General Commercial (Coastal)

Residential Density: 1/1,000 sf

Overlay: Coast Highway Vision and Strategic Plan - South 'O' Village Node
(not in the Downtown District)
(not in Incentive Zone)

Building Height: 45' or 4 stories

Setbacks:

Front: 5' Landscape setback, 50' from centerline of Coast Highway
Interior Side: 0'
Street Side: 0'
Rear: 0'

Lot Coverage: N/A

F.A.R.: N/A

Parking (Per Commercial Zone 1110): Residential - 1/unit, 25% of required commercial spaces may be included in the spaces provided for the residential use. Retail - 1/250 sq ft gross, Restaurant - 1/45 sq ft net seating area or 1/3 seats.

ALLOWABLE USES:

Residential - 20 units or more, <20 units (subject to R3 standards - does this mean R3 setbacks?) - requires Use Permit

Residential must be secondary to other commercial use. Shall be located above (vertical mixed use) or on the same lot site (horizontal mixed use). Coast Highway Vision and Strategic Plan exclude Housing in the Land Use Guide, but allow ("considered") Housing on Upper Floors (mixed use). In the same document they allow

residential courtyard style buildings within this node. Somewhat contradictory and needs clarification. No specific language stating it cannot be on ground floor on Coast Highway?

RESIDENTIAL DENSITY SCENARIOS:

1. Base Density with No Bonuses

$$12,122/1,000 = 12.12$$

Total Base Density = 12 units

2. Affordable Housing 50% Density Bonus

Round up to 13 units for pre-bonus base density

Using 15% very low income: $.15 \times 13 = 1.95$, round up to 2 units

50% bonus: $.50 \times 13 = 6.5$, round up = 7 units

20 units allowed, 2 of which are very low income, *3 development incentives allowed*



SOUTH OCEANSIDE MIXED - USE

TABLE OF CONTENTS:

- T01 TITLE SHEET
- A01 FLOOR PLAN - LEVEL 01
- A02 FLOOR PLAN - LEVEL 02
- A03 FLOOR PLAN - LEVEL 03
- A04 BUILDING SECTIONS

PROJECT INFORMATION:

ADDRESS: 1931-1935 S. COAST HWY
 APN: 153-274-19-00
 153-274-20-00

 SITE AREA: 12,122 sq ft (0.28-acre)
 ZONE: C2
 HEIGHT: 45' or 4-STORIES
 DENSITY: 1/1,000
 12,122/1,000 = 12.12, ROUND TO 13
 50% DENSITY BONUS:
 15% VERY LOW INCOME
 .15 x 13 = 1.95, ROUND TO 2 UNITS
 .50 x 13 = 6.5. ROUND TO 7
 20 UNITS TOTAL

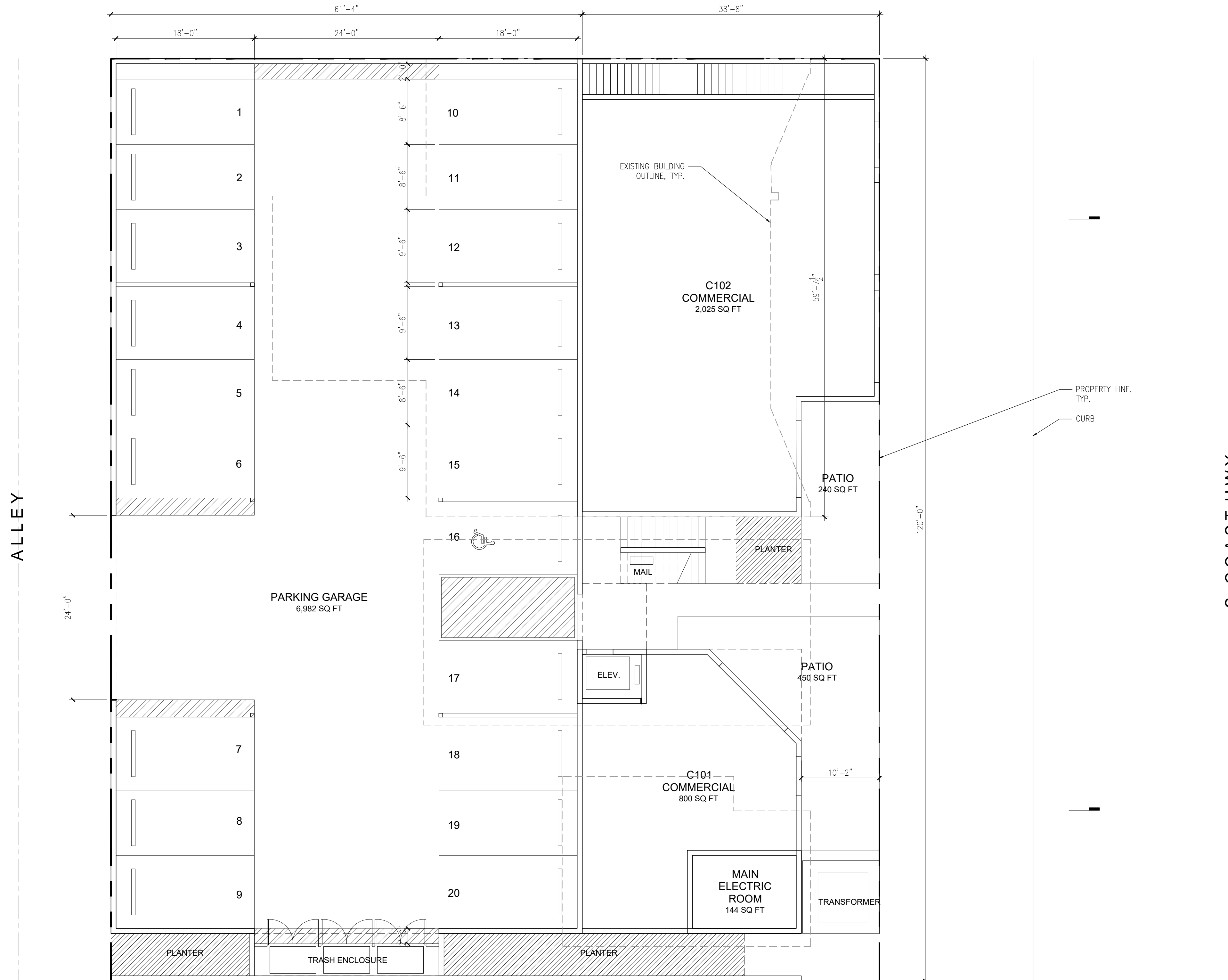
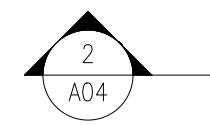
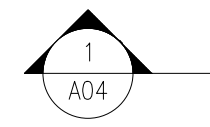
 GROSS AREA: 24,418 sq ft (INTERIOR BUILDING)
 5,847 sq ft (PATIOS AND DECKS)

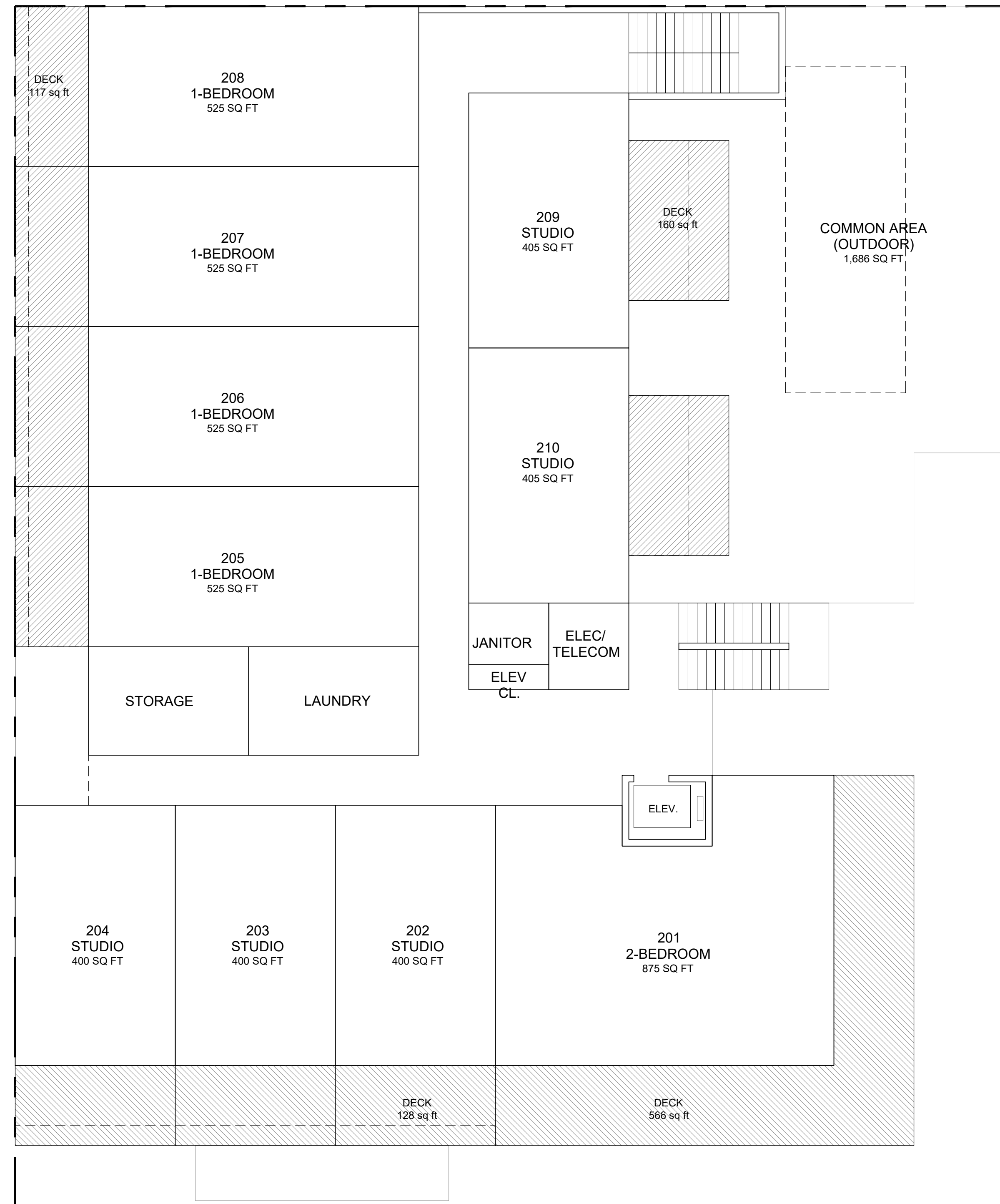
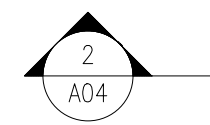
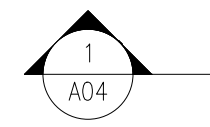
RESIDENTIAL SUMMARY:

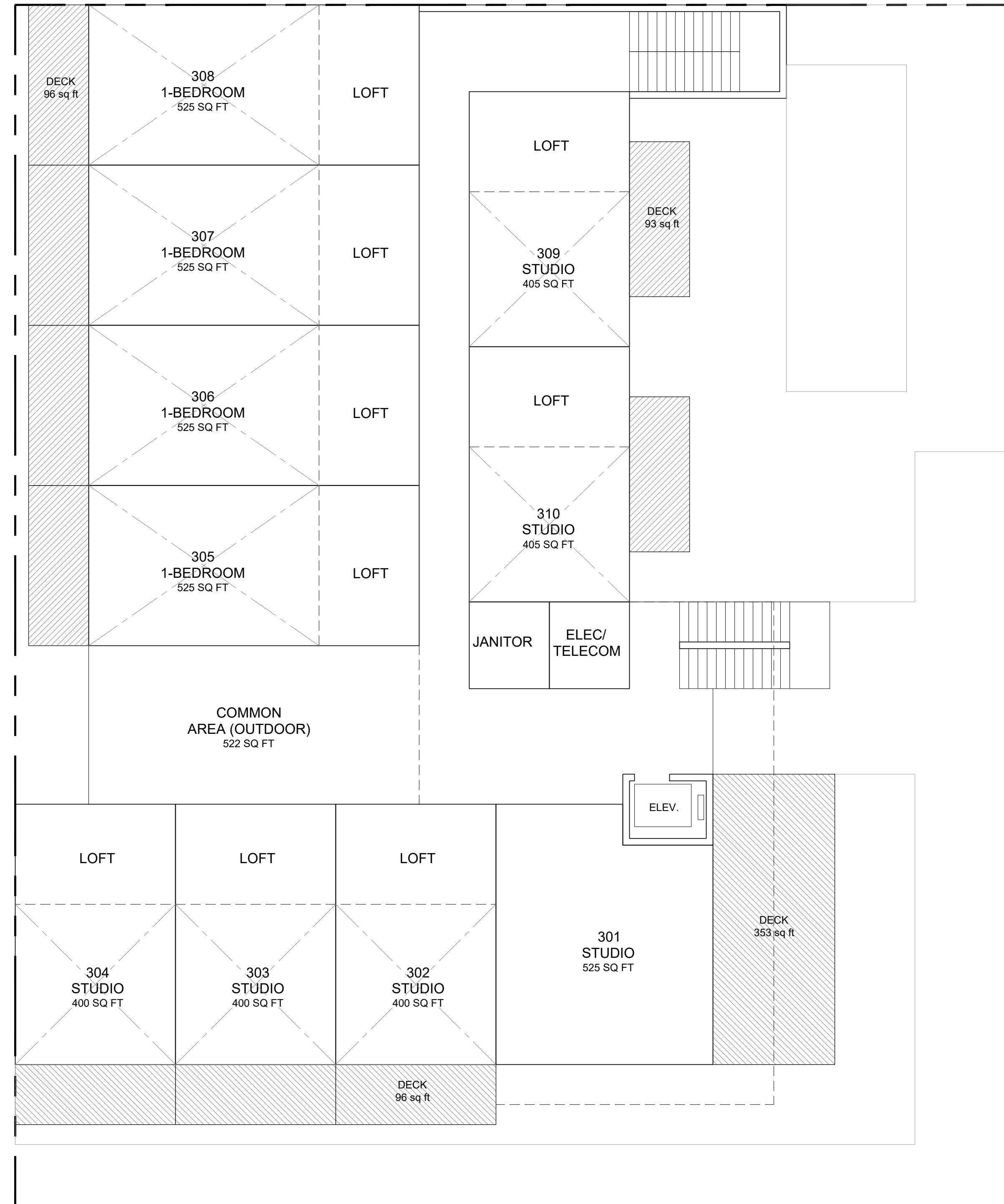
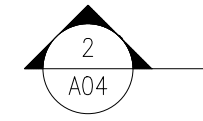
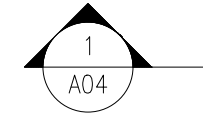
| UNIT TYPE | LEVEL | | | | % |
|--------------|-------|----|----|-------|------|
| | 01 | 02 | 03 | TOTAL | |
| 2-BEDROOM | - | 1 | 0 | 1 | 5% |
| 1-BEDROOM | - | 4 | 4 | 8 | 40% |
| STUDIO | - | 5 | 6 | 11 | 55% |
| TOTAL | - | 10 | 10 | 20 | 100% |

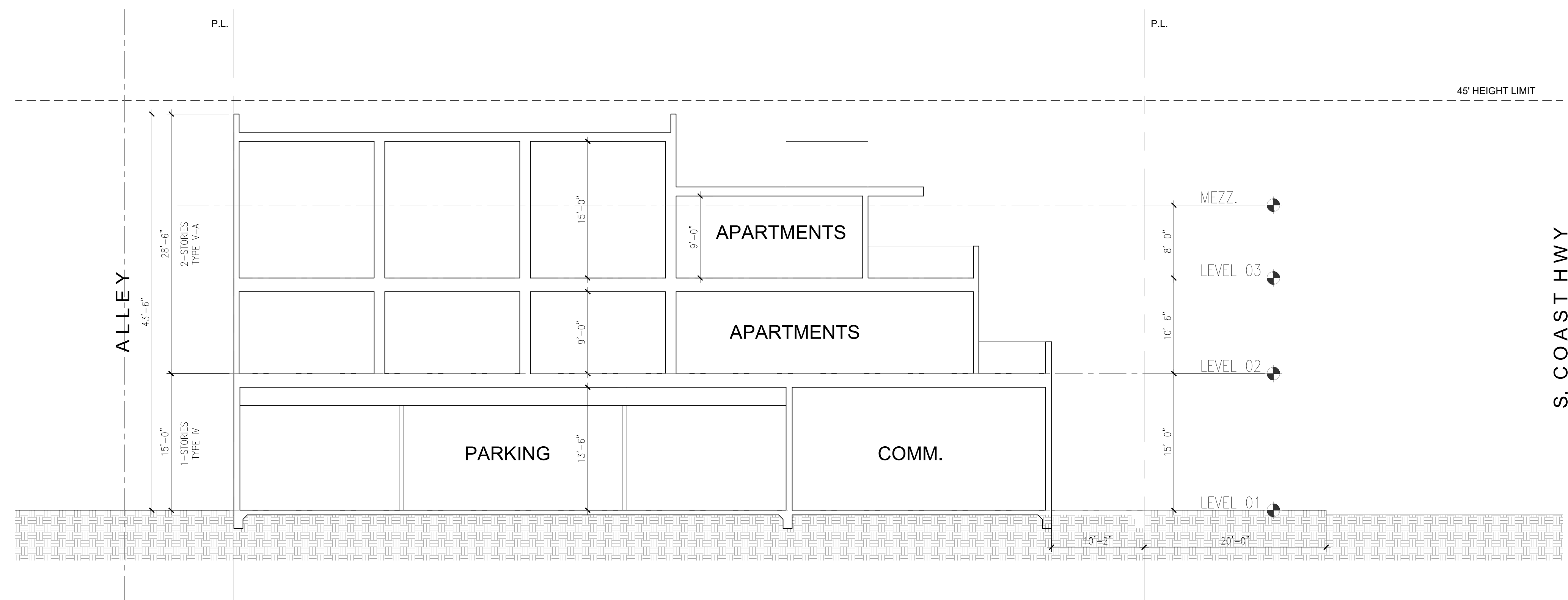
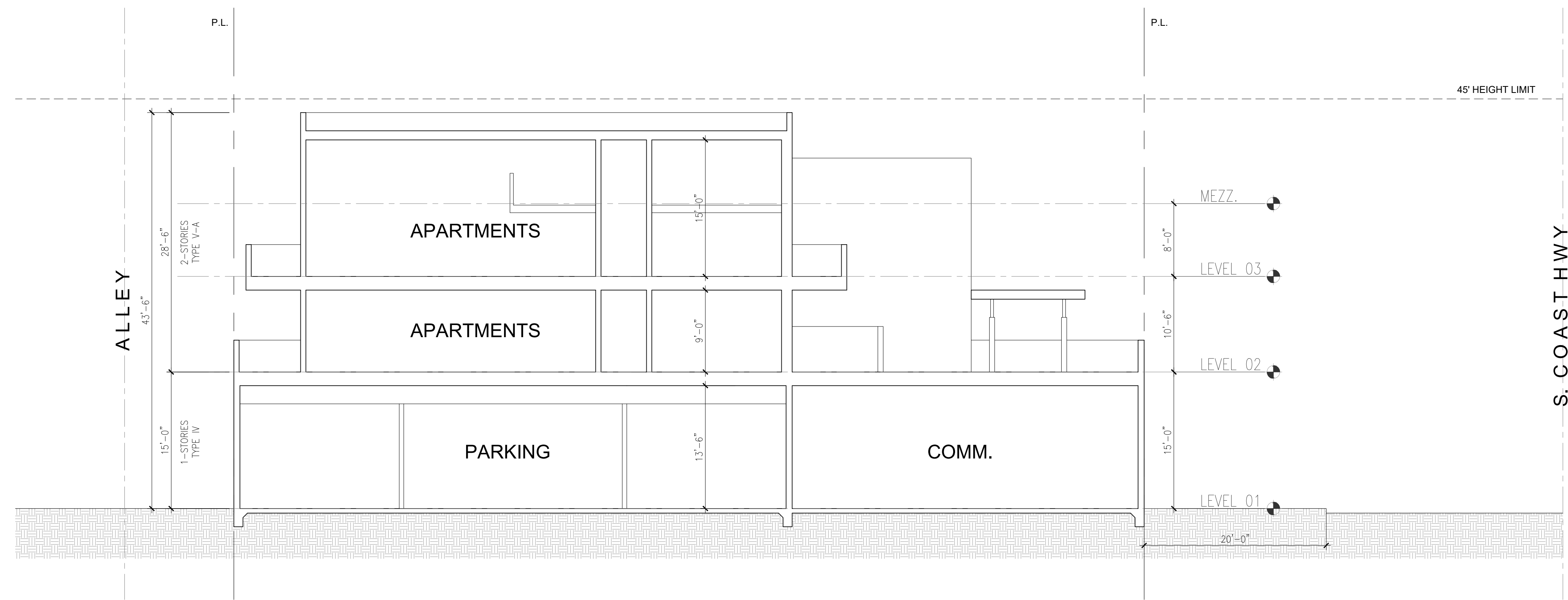
AREA SUMMARY:

| | LEVEL | | | | TOTAL |
|----------------------------|-------|-------|-------|-------|--------|
| | 01 | 02 | 03 | MEZZ. | |
| PARKING | 6,982 | - | - | - | 6,982 |
| COMMERCIAL | 2,825 | - | - | - | 2,825 |
| RESIDENTIAL - LEASABLE | - | 4,985 | 4,635 | 1,440 | 11,060 |
| RESIDENTIAL - NON-LEASABLE | 381 | 1,846 | 1,324 | - | 3,551 |
| DECK/PATIO AREA | 690 | 3,424 | 1,733 | - | 5,847 |

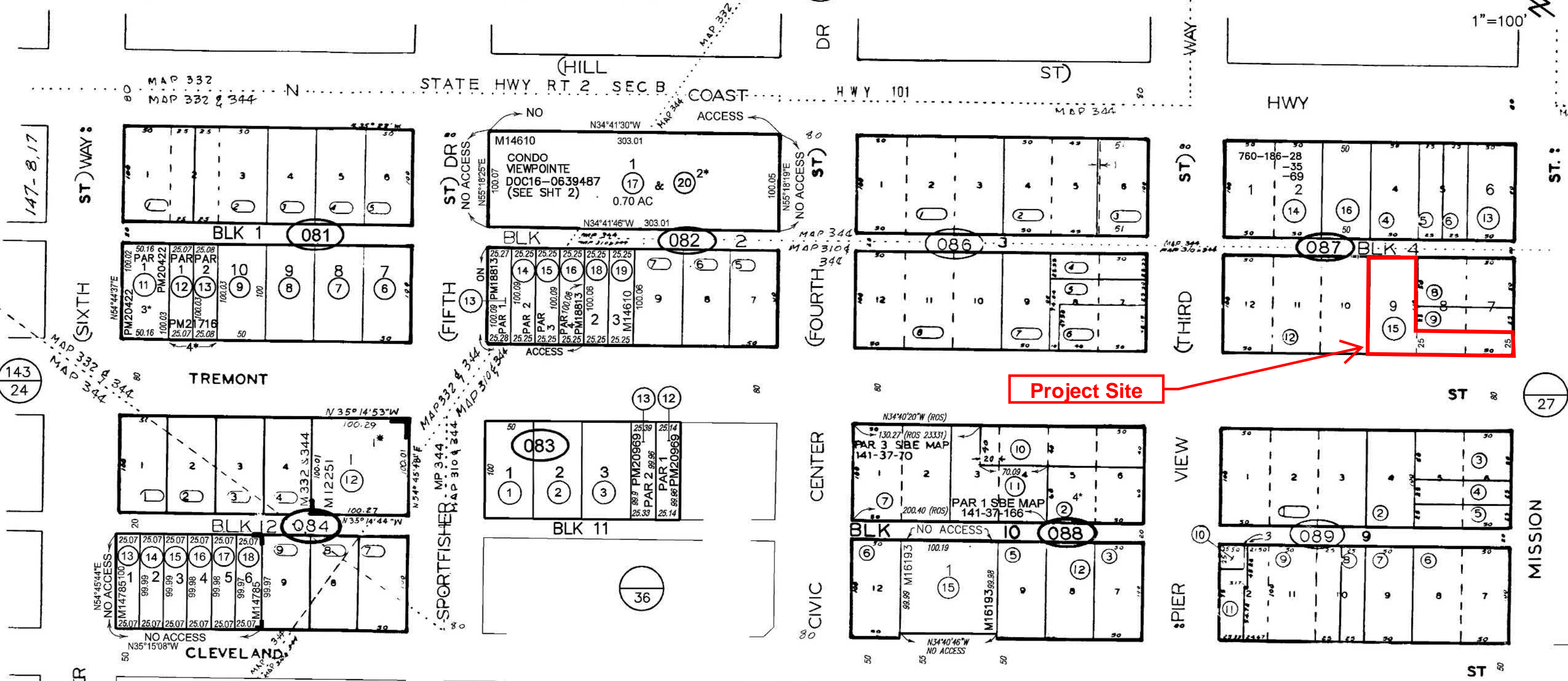
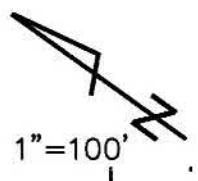








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11/23/2019 JGD

| CHANGES | CC | | CANC | | VOID |
|---------|-----|---------------------|------|--------|------|
| | BLK | YR CUT | BLK | YR CUT | |
| | 088 | 8 10,11 72 7457 | | | |
| | 088 | 4 12 73 6238 | | | |
| | 088 | 9 13,14 79 2487 | | | |
| | 087 | 7,10,13 79 4652 | | | |
| | 084 | 5,11 89 224 | | | |
| | 084 | 12 CONDOM 90 025 | | | |
| | 082 | 1-4 11,12 92 1524 | | | |
| | 087 | 1 5,8 94 2108 | | | |
| | 087 | 1,5,8 94 2108 | | | |
| | 083 | 5 THRU PG 36 99 59 | | | |
| | 085 | 1 1 1 | | | |
| | 082 | 9&10 13-16 02 1789 | | | |
| | 087 | 10 & 11 15 03 1200 | | | |
| | 087 | 2&3 16 03 1399 | | | |
| | 082 | 8,11&12 17-19 04 72 | | | |
| | 084 | 10&11 13-18 05 55 | | | |
| | 081 | 11 CONDO 09 574 | | | |
| | 083 | 4 12&13 13 1425 | | | |
| | 082 | 17 17&18 17 514 | | | |
| | 088 | 13&14 15 18 1211 | | | |
| | 081 | 10 12&13 20 1269 | | | |

1* CONDM SILVER SURF GARDEN DOC 89-448028 (SEE SHT 2)

2* COMMON AREA

3* CONDO TREMONT STREET DUPLEX DOCS 08-008725 & -082971 (SEE SHT 2)

4* NO ACCESS

- MAP 16193 - CLEVELAND BEACH LOFTS
- MAP 14785 - SEASIDE PROPERTIES
- MAP 14610 - OCEAN VILLAGE COMPLEX
- MAP 12251 - SILVER SURF GARDENS (CONDO)
- MAP 344 - A J MYERS ADD
- MAP 332 - MYERS & MC COMBERS ADD
- MAP 310 - OCEANSIDE LOCKLING REFILED
- ROS 12553,23331

WM 6-20-69



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To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:

Location:

212 N. Tremont Street
Parcel # 1470871500

Zone: D-1; Mixed-Use

Acreage: 7089 sq ft

Municipality: City of Oceanside

Mission Tremont LLC

Contact: Elaine Murray; 435-659-9066; elaine@elainemurray.com

Proposed Plan:

Redevelop existing commercial structure into mixed use by adding four floors of apartments and a rooftop deck up to 65'. The units will include market rate, affordable, and live work units above existing retail space.

Apartments will be Short Term Rental (STR)

Retail level will be designed to attract experiential retailers. The north side of building will include windows and utilize retail level access.

The basement level will be utilized for local artist studios.

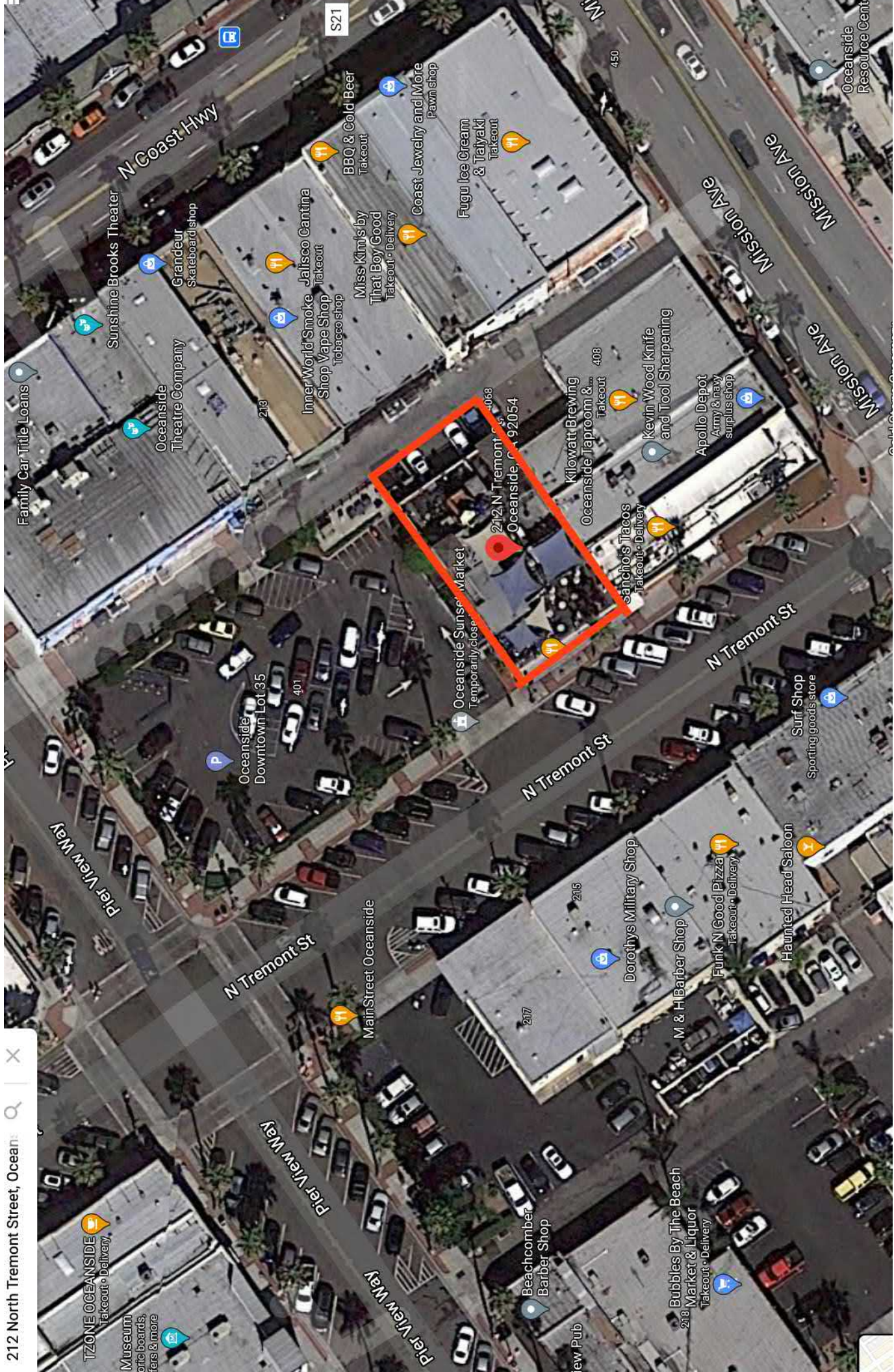
Highlights:

- Within .3 miles of Transit Center.
- In the heart of walkable downtown.
- Multi-use would energize Tremont as the connector road of Downtown.
- STR would attract visitors with no vehicles.
- STR creates additional revenue for Oceanside merchants, TOT, and retail sales tax.
- Experiential Retailers attract foot traffic to Downtown increasing revenues for local merchants.
- Addresses the shortage of 3+ bedroom Short Term Rentals.

Assumptions:

- The current City Parking Lot can be utilized as a plaza.
- Use a combination of leased parking spaces (City of Oceanside) and street parking to fulfill parking needs.
- 212 N. Tremont to provide bikes or eBikes to guests.
- An easement granted to create access to the retail and basement level.
- Height limit variance to 65'.
- Apartments permitted as STR.

212 North Tremont Street, Ocean: Q | X



TZONE OCEANSIDE
Takeout • Delivery

Museum
art boards,
fers & more

Beachcomber
Barber Shop

Bubbles By The Beach
218 Market & Liquor
Takeout • Delivery

Dorothy's Military Shop

M & H Barber Shop

Funk N Good Pizza
Takeout • Delivery

Haunted Head Saloon

Surf Shop
Sporting goods store

Sancho's Tacos
Takeout • Delivery

Kijowatt Brewing
Oceanside Taproom & ...
Takeout

Kevin Wood Knife
and Tool Sharpening

Apollo Depot
Army & navy
surplus shop

Oceanside Sunset Market
Temporarily close

212 N Tremont St
Oceanside, CA 92054

Inner World Smoke Shop
Vape Shop
Tobacco shop

Miss Kim's by
That Boy Good
Takeout • Delivery

Coast Jewelry and More
Pawn shop

Fugu Ice Cream
& Taiyaki
Takeout

BBQ & Cold Beer
Takeout

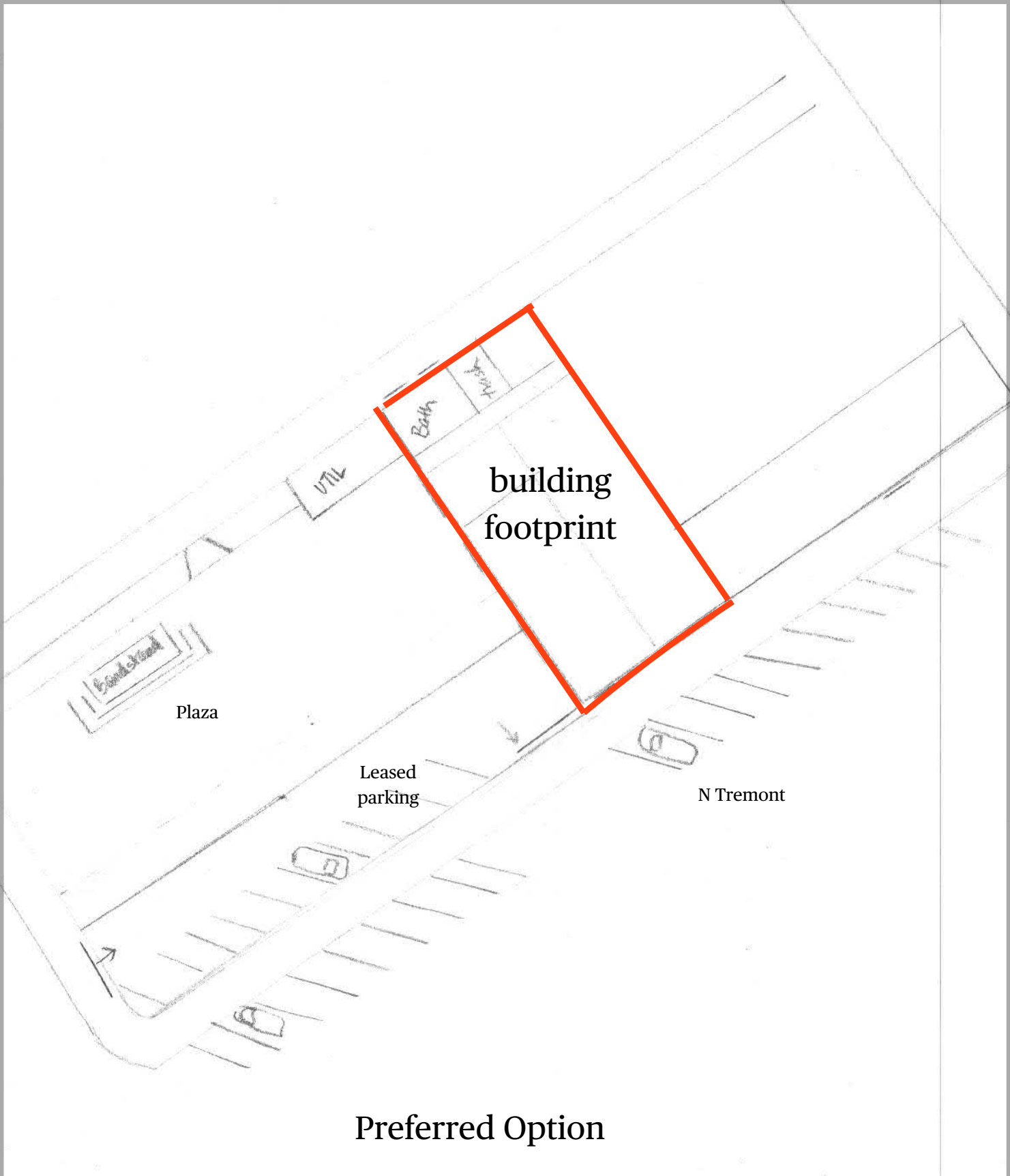
Sunshime Brooks Theater

Grandeur
Skateboard shop

Oceanside
Theatre Company

Jalisco Cantina
Takeout

Oceanside
Resource Cent



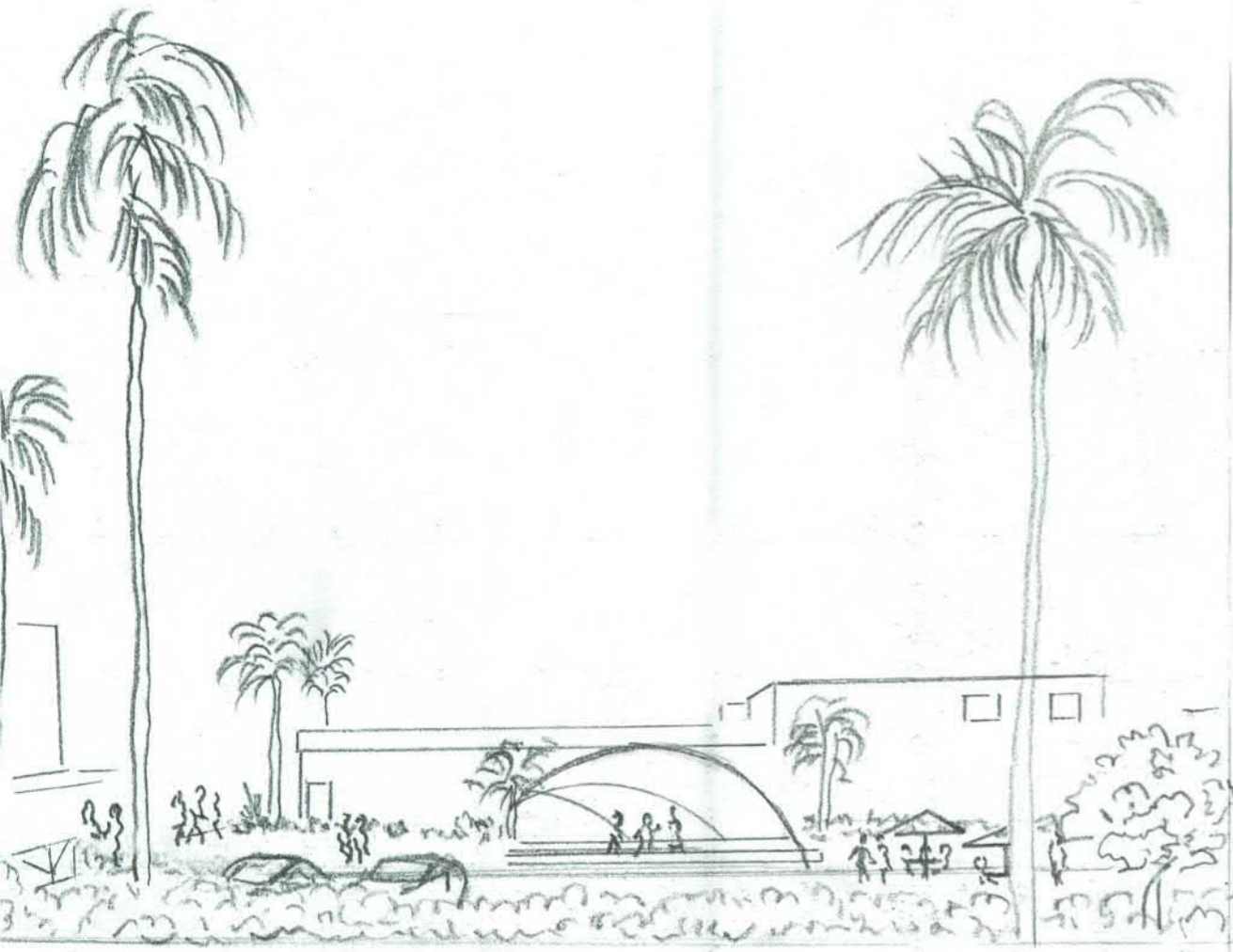
building footprint

Plaza

Leased parking

N Tremont

Preferred Option



Tremont Street Plaza Concepts



Plan View



Perspective from Pier View Way



Linkage to "Arts Cellar" - Big Stairs Entry Option





