

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

Wednesday, June 23, 2021

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 6/22/2021.**

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

Mixed-use Development containing 10 condominium units and up to 2,800 square feet of commercial space Located at 802 S Pacific Street. [ADM21-00035]

**Zoning: C-1**  
**Land Use: C-GC**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number(s): 150-351-01**  
**Contact Person: Douglas Austin**  
**Email: dhaustin@avrpstudios.com**

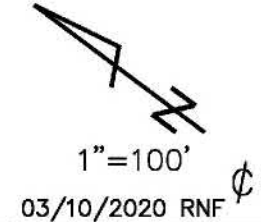
2. 10:30 - 11:30 am SKYPE teleconference

New single-family home with ADU on a vacant 2.57 acre lot located on Indian Trail Way [ADM21-00036]

**Zoning: A**  
**Land Use: A**  
**Neighborhood Area: Moro Hills**  
**Assessor Parcel Number(s): 121-260-06**  
**Contact Person: Lavina Pantea**  
**Email: lapantea@gmail.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.



150-34,35,36

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.



CHANGES				
BLK	OLD	NEW	YR	CUT
352	849	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10&11	74	2310
356	10&11	12	76	36
356	12	CONDM	76	422
355	5&6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD. #7	SAME	83	6163
355	4&12	14	84	3909
352	14	CONDM	86	503
355	1&2	15	89	53
355	15	CONDM	89	686
356	3&4	13	96	1377
352	6	15&16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20&21	08	1261
356	6	22&23	09	1112
353	12	CONDO	12	539

- 1\* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2\* CASA DEL MAR CONDM (SEE SHT 2)
- 3\* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4\* CONDM TAIT STREET DOC. 84-471497 (SEE SHT. 3)
- 5\* CONDM EDGEWATER DOC89-027854 (SEE SHT. 3)
- 6\* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7\* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8\* NO ACCESS
- 9\* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

ES 8-6-69

MAP 16358-809 SOUTH PACIFIC STREET

MAP 16299-817&819 SOUTH PACIFIC STREET  
 MAP 12080-EDGEWATER CONDOMINIUMS  
 MAP 10399-TAIT STREET CONDOMINIUMS  
 MAP 9816-BLUEWATER PROPERTIES (CONDM)  
 MAP 8117-CASA DEL MAR (CONDM)  
 MAP 7377-SEA SPRAY VILLAS  
 MAP 984-MYERS ANNEX-BLKS C&D  
 MAP 340-MYERS ADD-BLKS 1,2,11&POR 12  
 SEC 26-T11S-R5W-POR  
 ROS 15853,20330,20499,23068



# 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: 802 S. Pacific St

Assessor's Parcel Number: 130-351-01 Lot Area (acres or SF): 10,000+ SF

Existing Use: Vacant

Brief Description of Proposal:

Mixed-use development containing 10 condominiums and up to 2,800 SF of commercial space 45' tall and 20 parking spaces.

## Property Owner & Applicant Information

Owner Name: James Statser c/o Ben Williams

Phone Number & E-Mail Address: 760-815-1400 benwilliamsteam@gmail.com

Applicant Name: G17, LLC c/o Douglas Austin

Phone Number & E-Mail Address: 619-972-4727 dhastin@avrpsstudios.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: James Statser Trustee  
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: 6/01/2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 6/02/2021 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: June 23, 2021 Time: 9:30

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



Location: 802 S Pacific St, Oceanside, CA 92054  
 APNs: 150-351-01-00  
 Acreage: 0.2342 acres (10,203 SF)  
 Municipality: City of Oceanside  
 Incentive District: CV (Commercial Village)  
 Zone: C-1 Neighborhood Commercial (Coastal)

Setbacks: Front = 10'-0" Min (COCZO Article 11C Coastal Commercial Districts)  
 Side = 0'-0" (10'-0" Corner Side)  
 (COCZO Article 11C Coastal Commercial Districts)  
 Rear = 0'-0" (15'-0" Abutting Residential)  
 (COCZO Article 11C Coastal Commercial Districts)  
 Height: 45'-0" / 4 Stories (COCZO Article 11C Coastal Commercial Districts)  
 Parking: 1 space per DU (COCZO Article 11C Coastal Commercial Districts)

Program:

Site Area	9,992 SF
FAR	1.9
Area (Net Residential)	17,776 SF
Area (Cafe / Retail)	1,200 SF
<hr/>	
TOTAL	18,976 SF
Parking Spaces	20
TOWN-HOUSE	4
3BED	6
<hr/>	
TOTAL	10 DU

Vicinity Map:



NTS

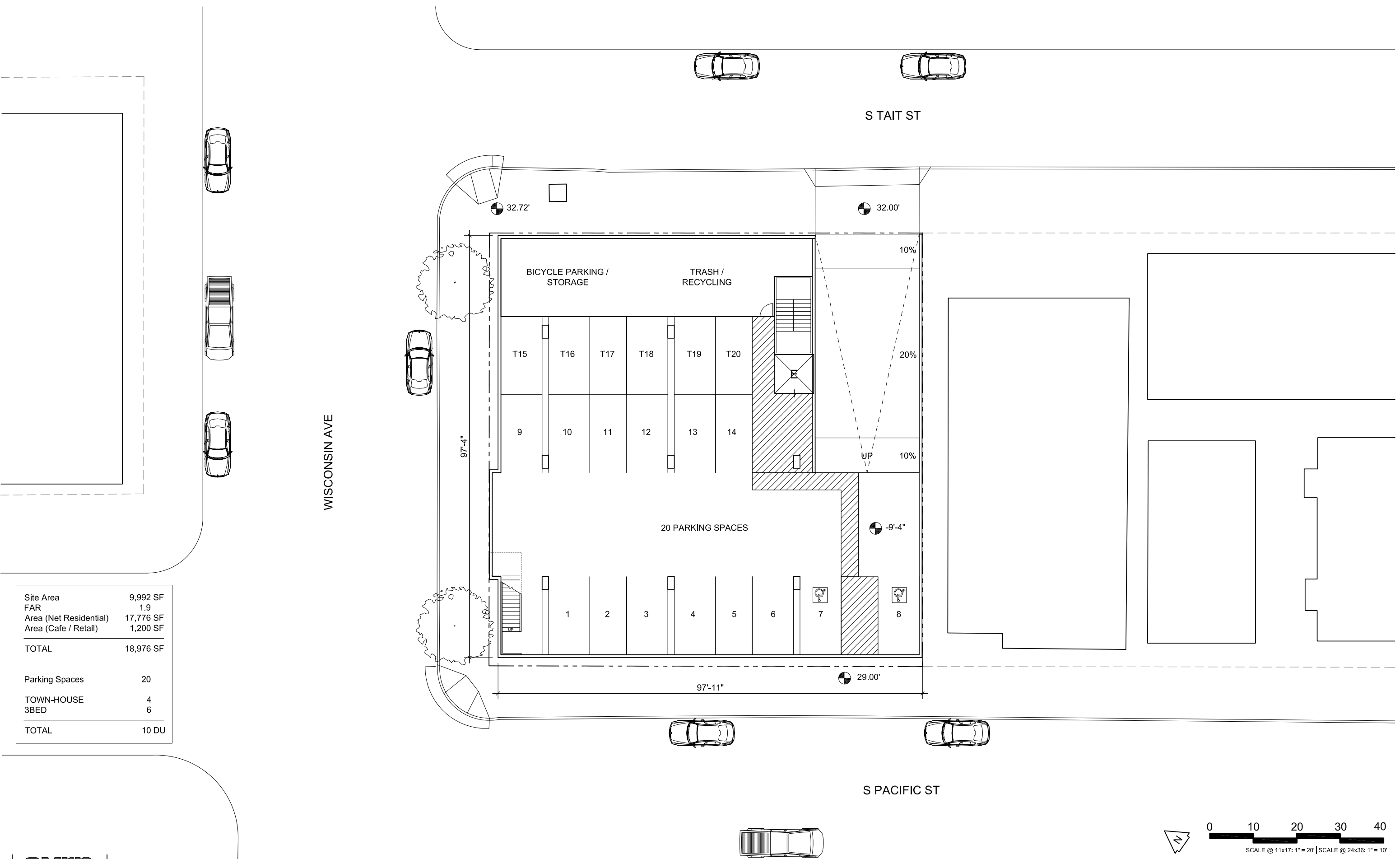








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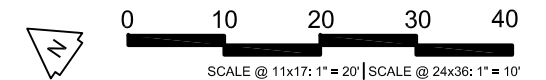


Site Area	9,992 SF
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Area (Net Residential)	17,776 SF
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<b>TOTAL</b>	<b>18,976 SF</b>
Parking Spaces	20
TOWN-HOUSE	4
3BED	6
<b>TOTAL</b>	<b>10 DU</b>



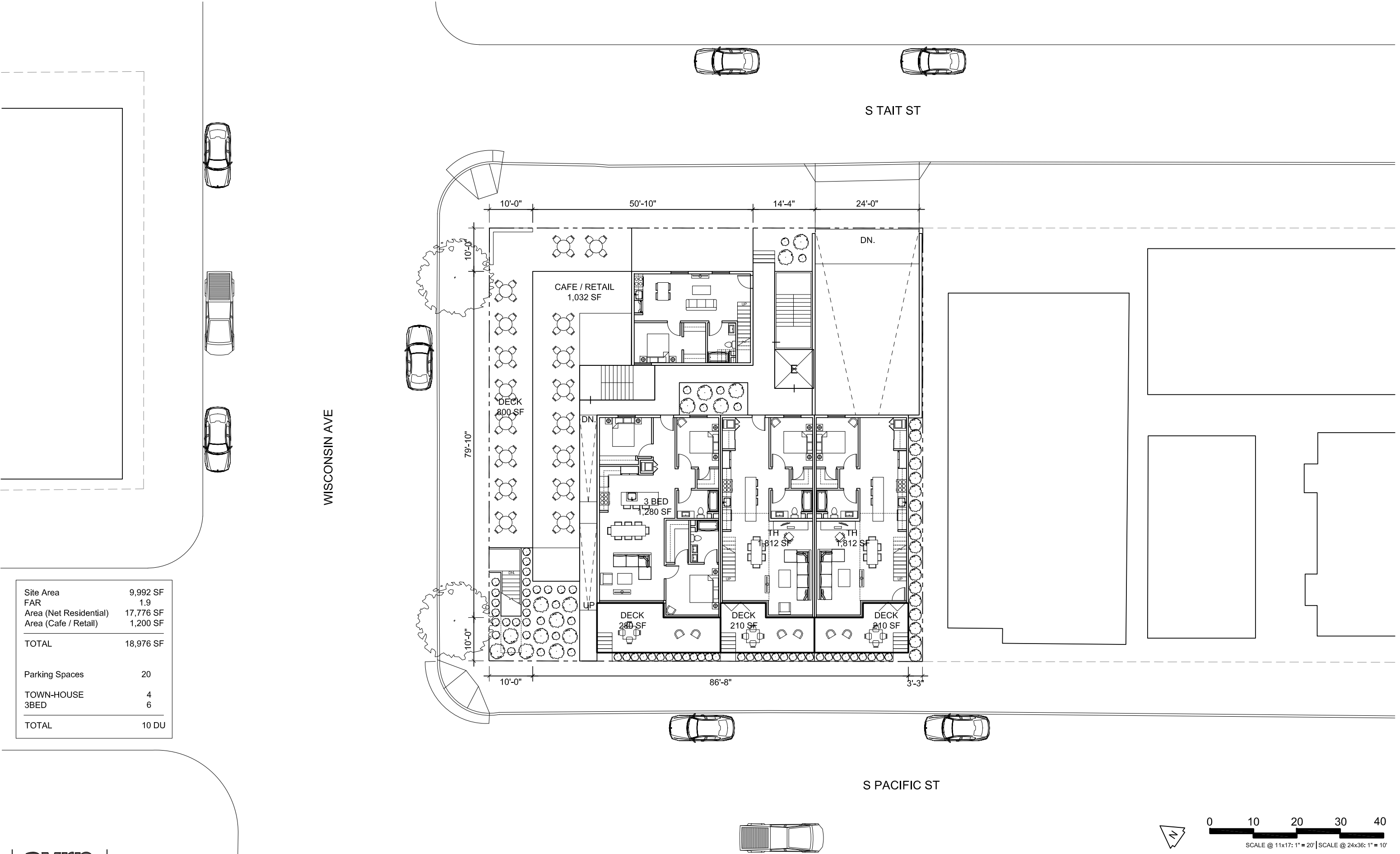
802 South Pacific St, Oceanside CA

Concept Basement Parking Level Plan | A1.01



05/24/21

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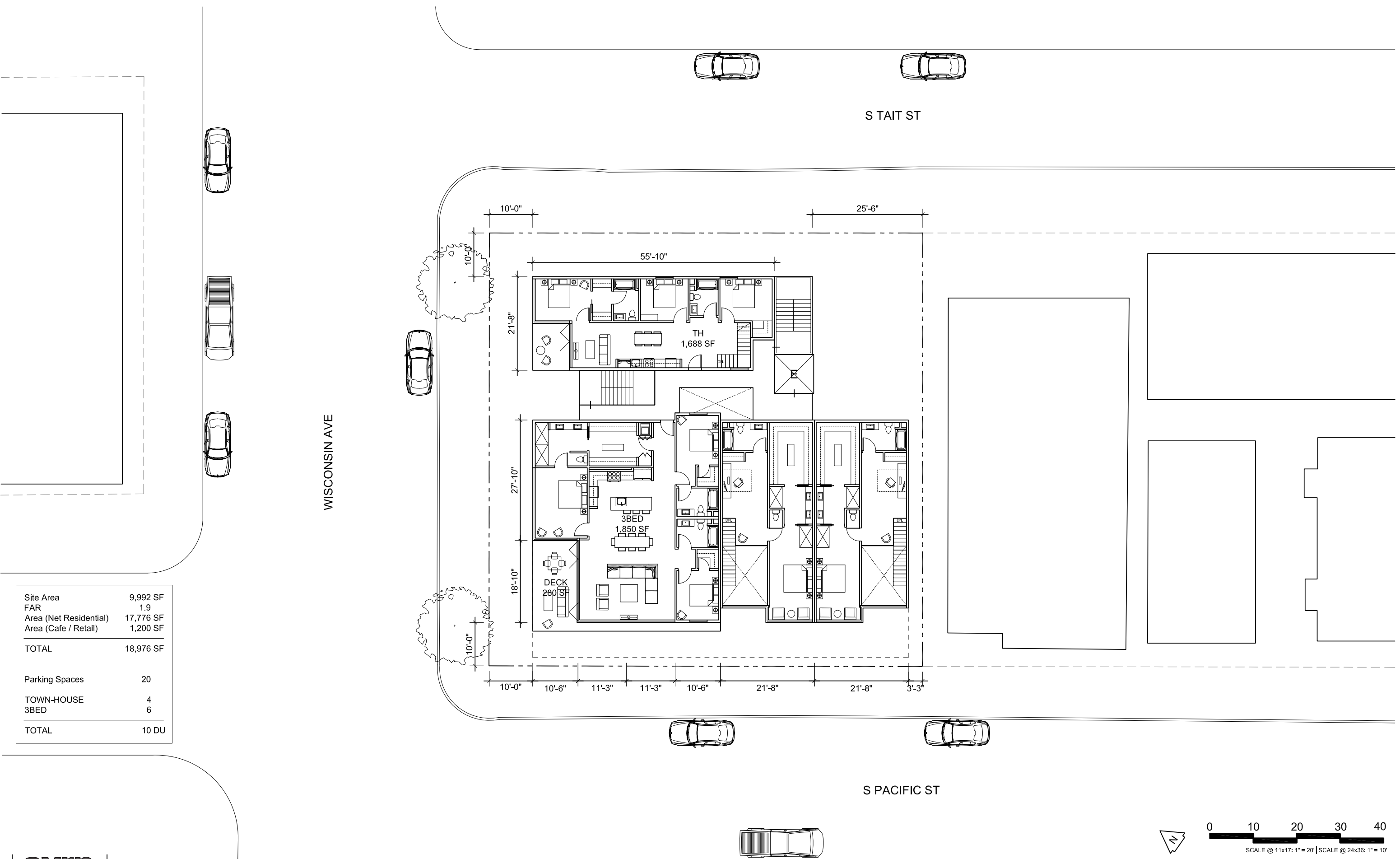
802 South Pacific St, Oceanside CA

Concept Ground Floor Plan | A1.02



05/24/21

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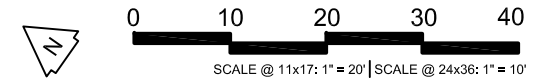


Site Area	9,992 SF
FAR	1.9
Area (Net Residential)	17,776 SF
Area (Cafe / Retail)	1,200 SF
<b>TOTAL</b>	<b>18,976 SF</b>
Parking Spaces	20
TOWN-HOUSE	4
3BED	6
<b>TOTAL</b>	<b>10 DU</b>



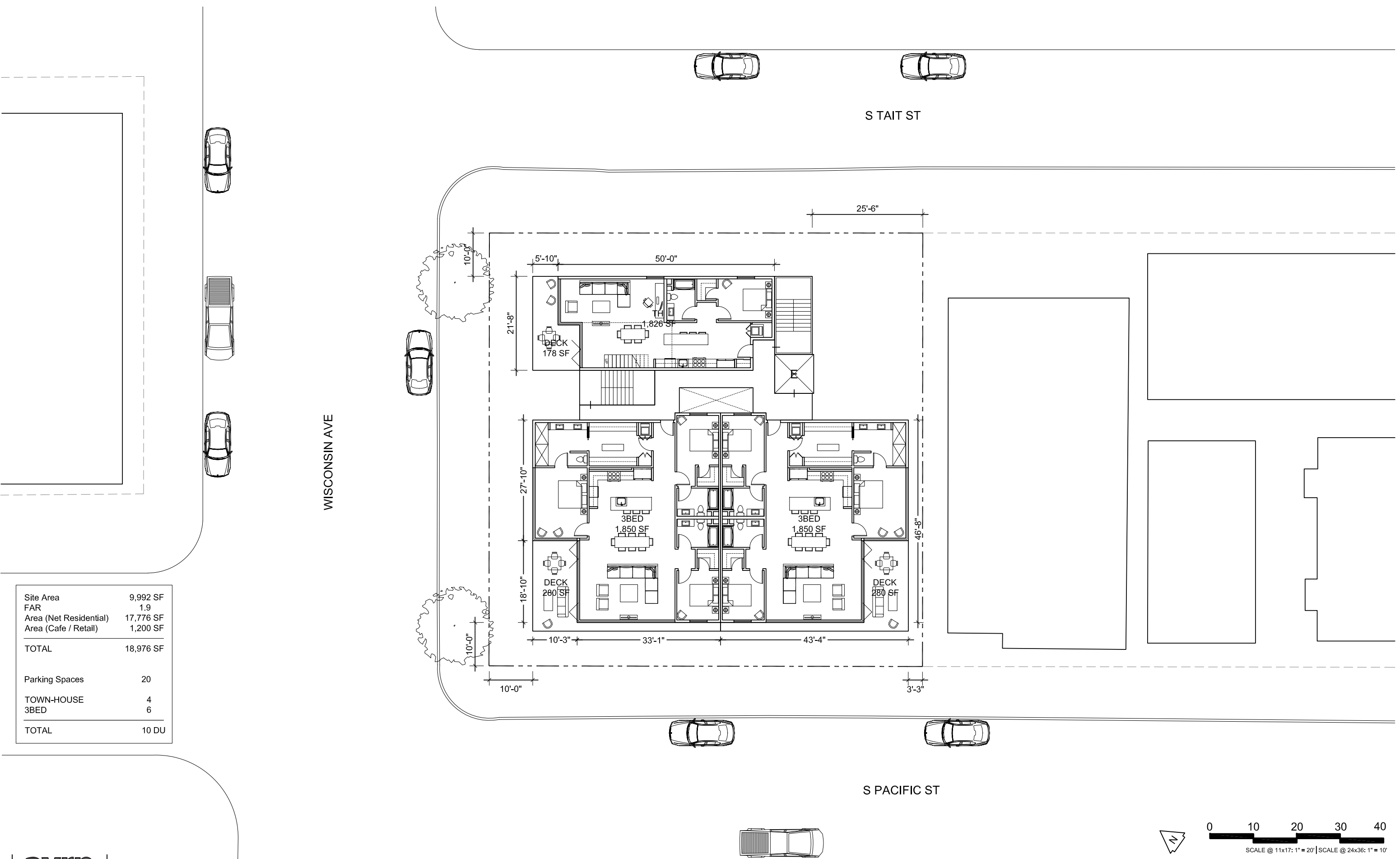
802 South Pacific St, Oceanside CA

Concept 2nd Floor Plan | A1.03



05/24/21

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Site Area	9,992 SF
FAR	1.9
Area (Net Residential)	17,776 SF
Area (Cafe / Retail)	1,200 SF
<b>TOTAL</b>	<b>18,976 SF</b>
Parking Spaces	20
TOWN-HOUSE	4
3BED	6
<b>TOTAL</b>	<b>10 DU</b>



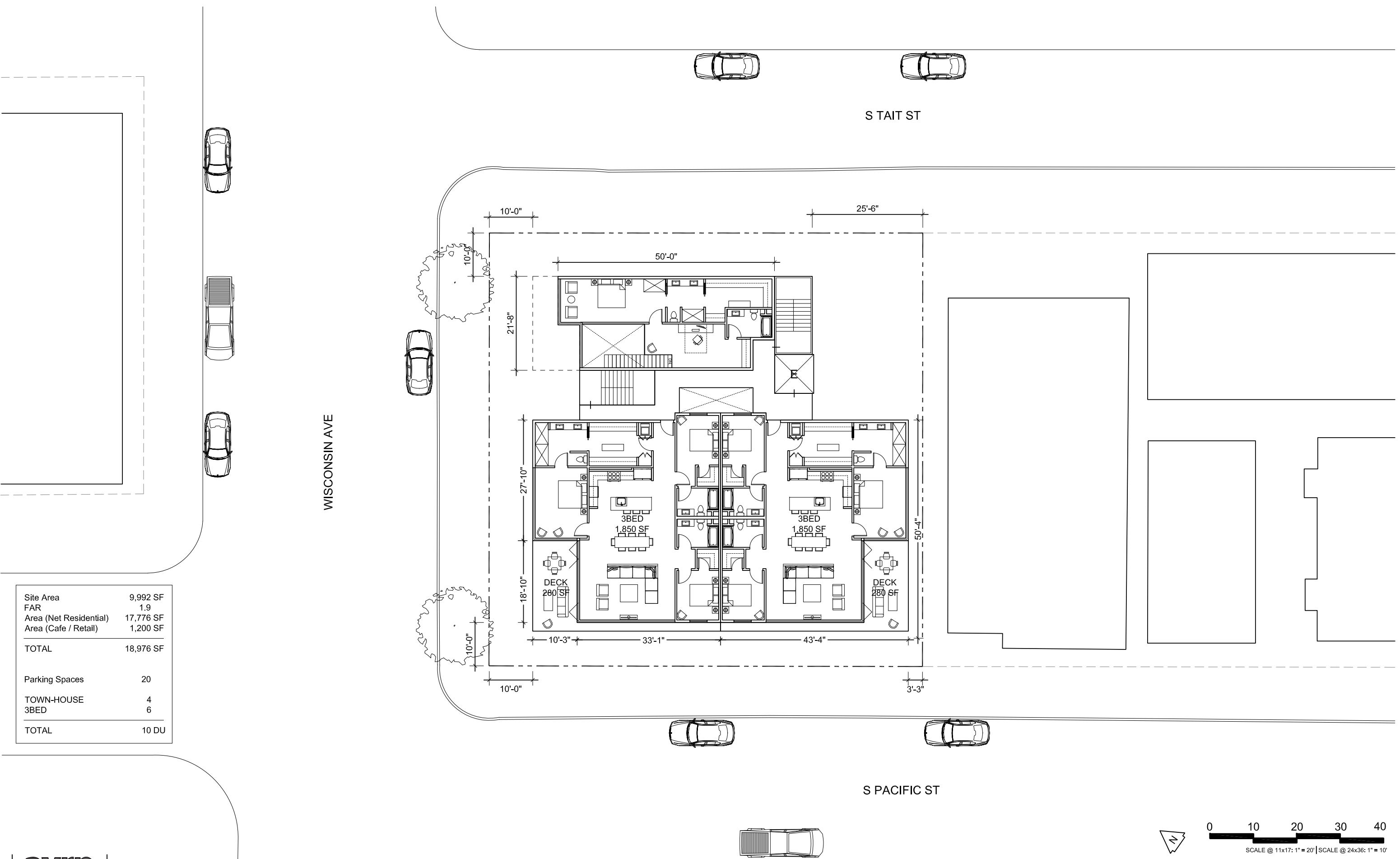
802 South Pacific St, Oceanside CA



Concept 3rd Floor Plan | A1.04

05/24/21

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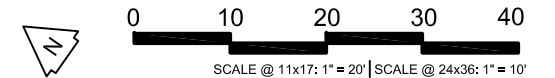


Site Area	9,992 SF
FAR	1.9
Area (Net Residential)	17,776 SF
Area (Cafe / Retail)	1,200 SF
<b>TOTAL</b>	<b>18,976 SF</b>
Parking Spaces	20
TOWN-HOUSE	4
3BED	6
<b>TOTAL</b>	<b>10 DU</b>



802 South Pacific St, Oceanside CA

Concept 4th Floor Plan | A1.05



05/24/21





# 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: Sleeping Indian Trail

Assessor's Parcel Number: 121-260-06

Lot Area (acres or SF): \_\_\_\_\_

Existing Use: raw lot, not developed

Brief Description of Proposal:

Proposing new residential (main home, ADU and junior ADU) some encroaching into 40% slope

## Property Owner & Applicant Information

Owner Name: Ion Cheptene

Phone Number & E-Mail Address: (760) 730-2035

ion@totalfit.me

Applicant Name: Lavinia Pantea

Phone Number & E-Mail Address: (951) 283-2418

lapantea@gmail.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: June 9      Time preference:  9:30 am     10:30 am     either

2<sup>nd</sup> choice date: June 23      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: June 23, 2021      Time: 10:30

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

## Project Description Letter

*Location: Major cross streets: Sleeping Indian Rd & Wilshire Rd*

*APN: 121-260-06*

*Proposed work: All new development consisting of:*

*Garage: 932 s.f.*

*Main home 1st level: 2300 s.f. W/ Deck: 115 s.f.*

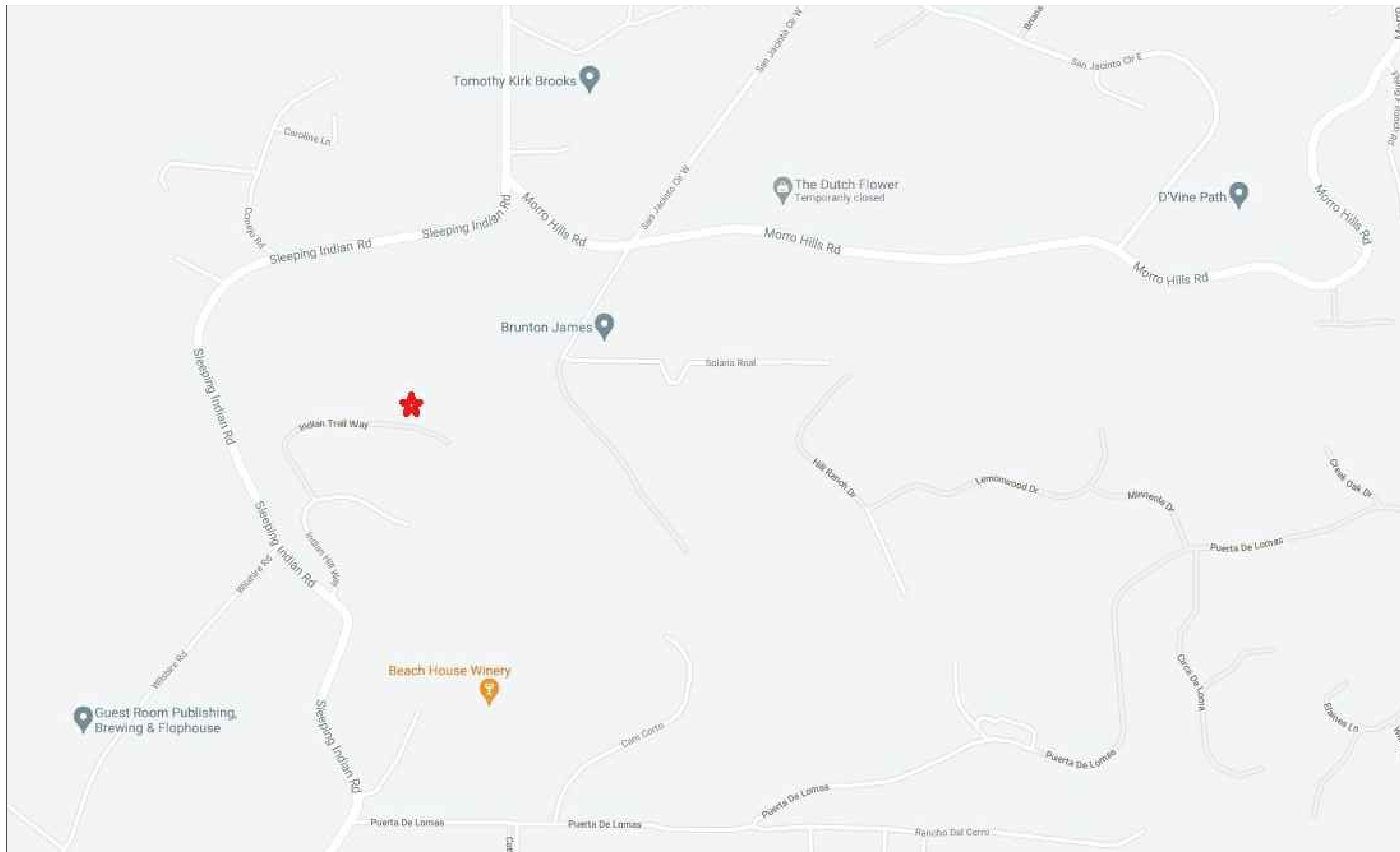
*Main home 2nd level: 1026 s.f. w/ Deck: 194 s.f.*

*ADU first floor: 724 s.f. W/ Decks: 790 s.f.*

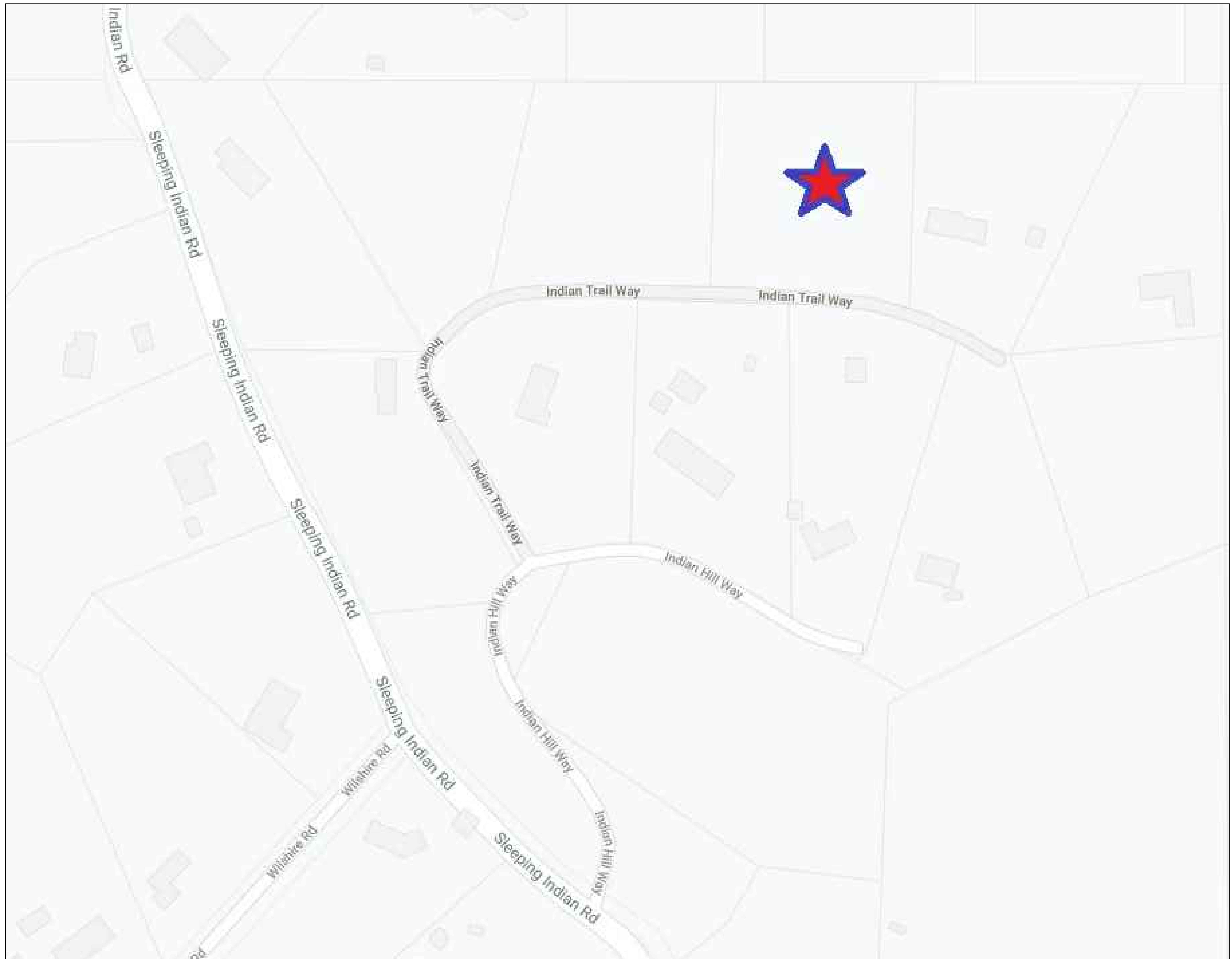
*Wine Cellar @ first floor: 870 s.f.*

*ADU second floor: 476 s.f. w/ Deck & stairs: 1094*

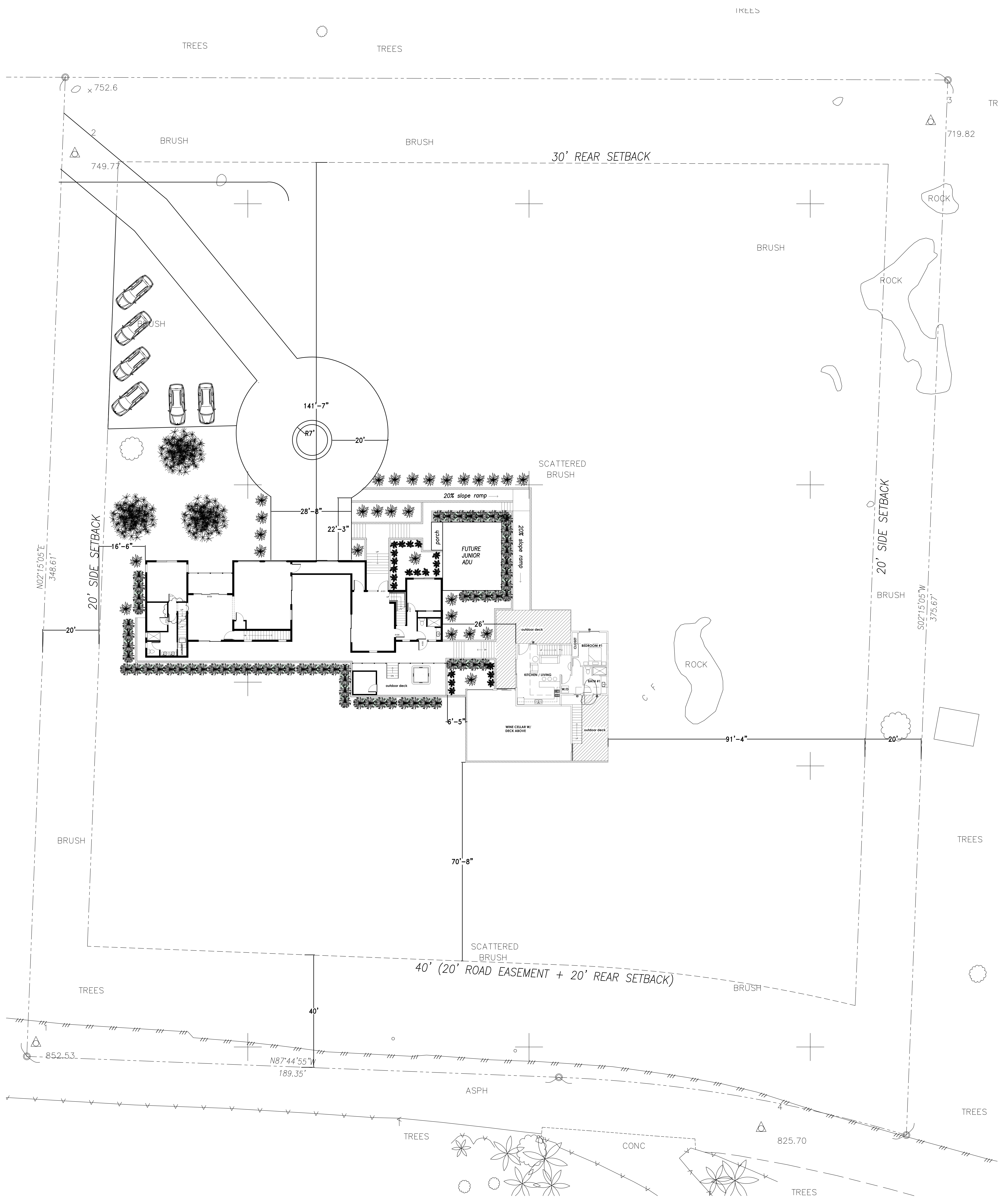
*Future junior ADU: 500 sf (single level)*

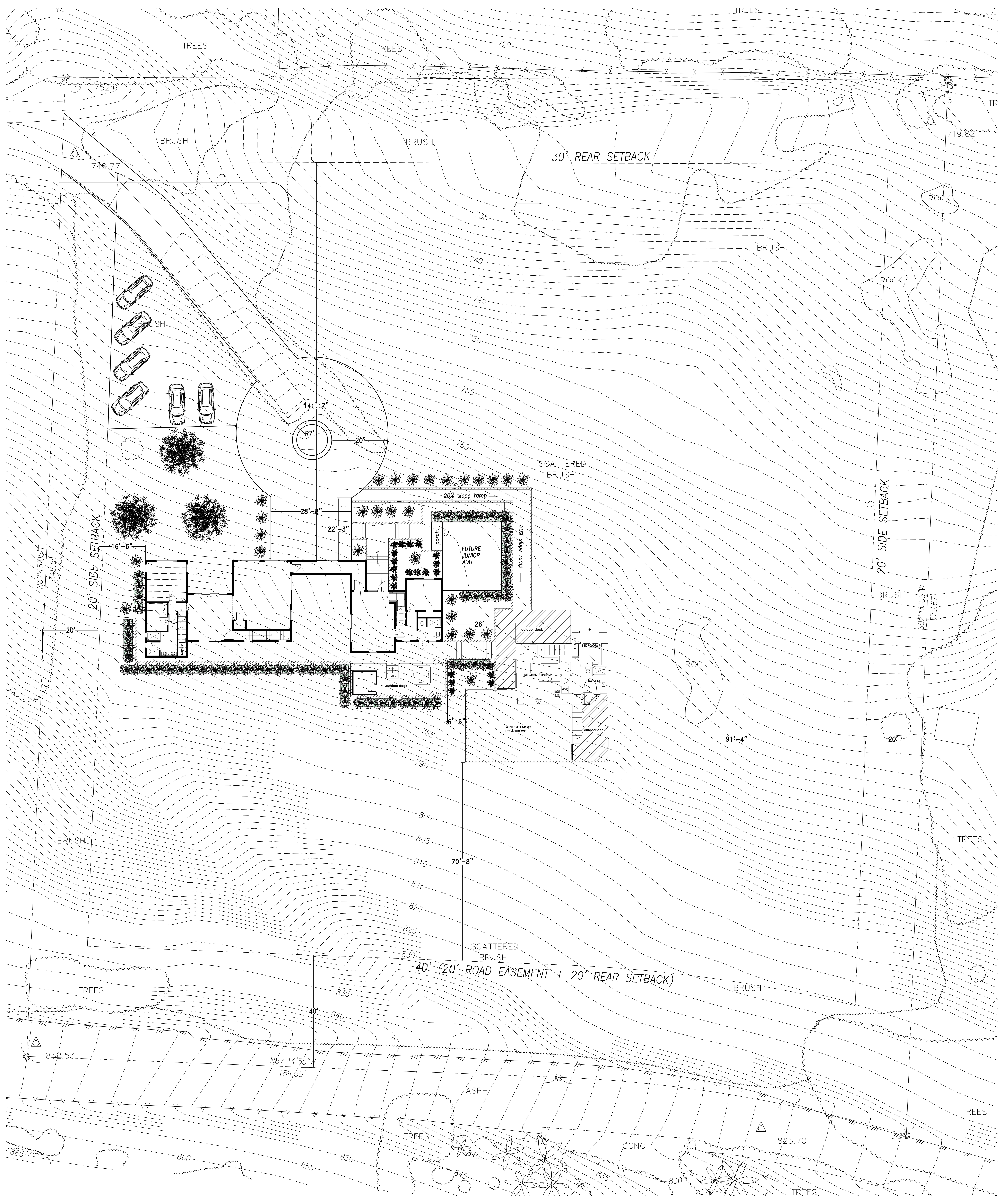


*Regional Map*



*Vicinity Map*





TREES

TREES

BRUSH

BRUSH

30' REAR SETBACK

720

725

730

735

740

745

750

755

760

SCATTERED BRUSH

BRUSH

ROCK

ROCK

20' SIDE SETBACK

BRUSH

ROCK

TREES

BRUSH

800

805

810

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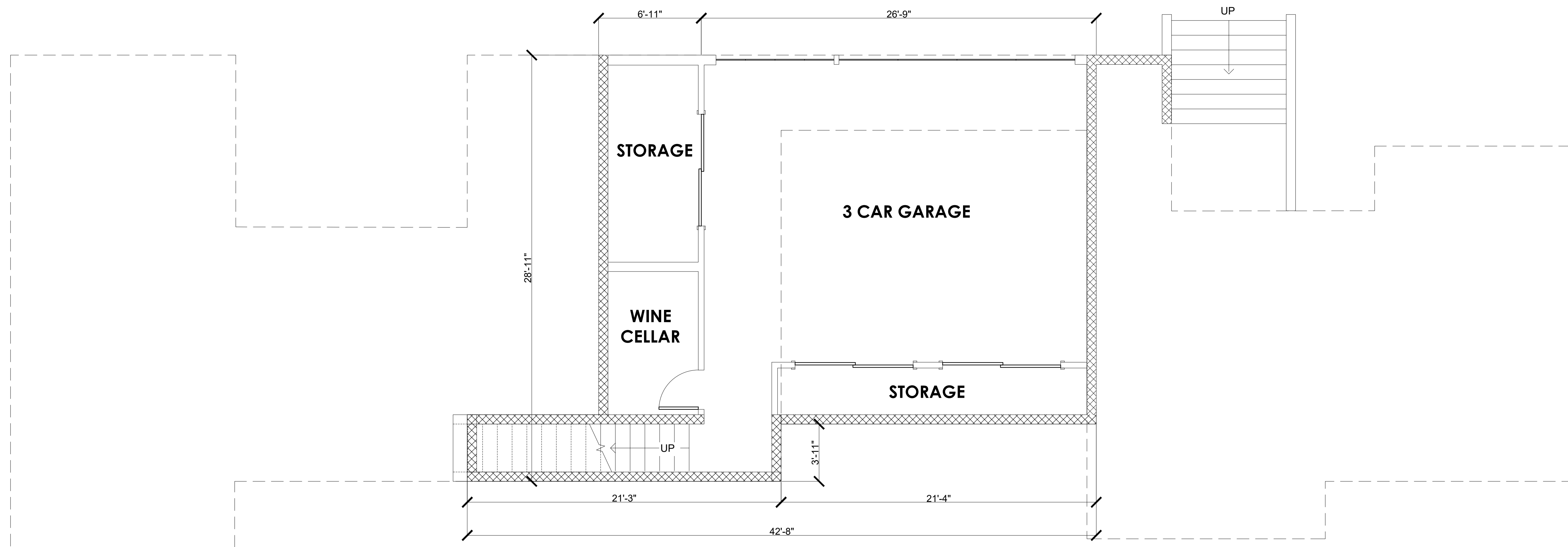
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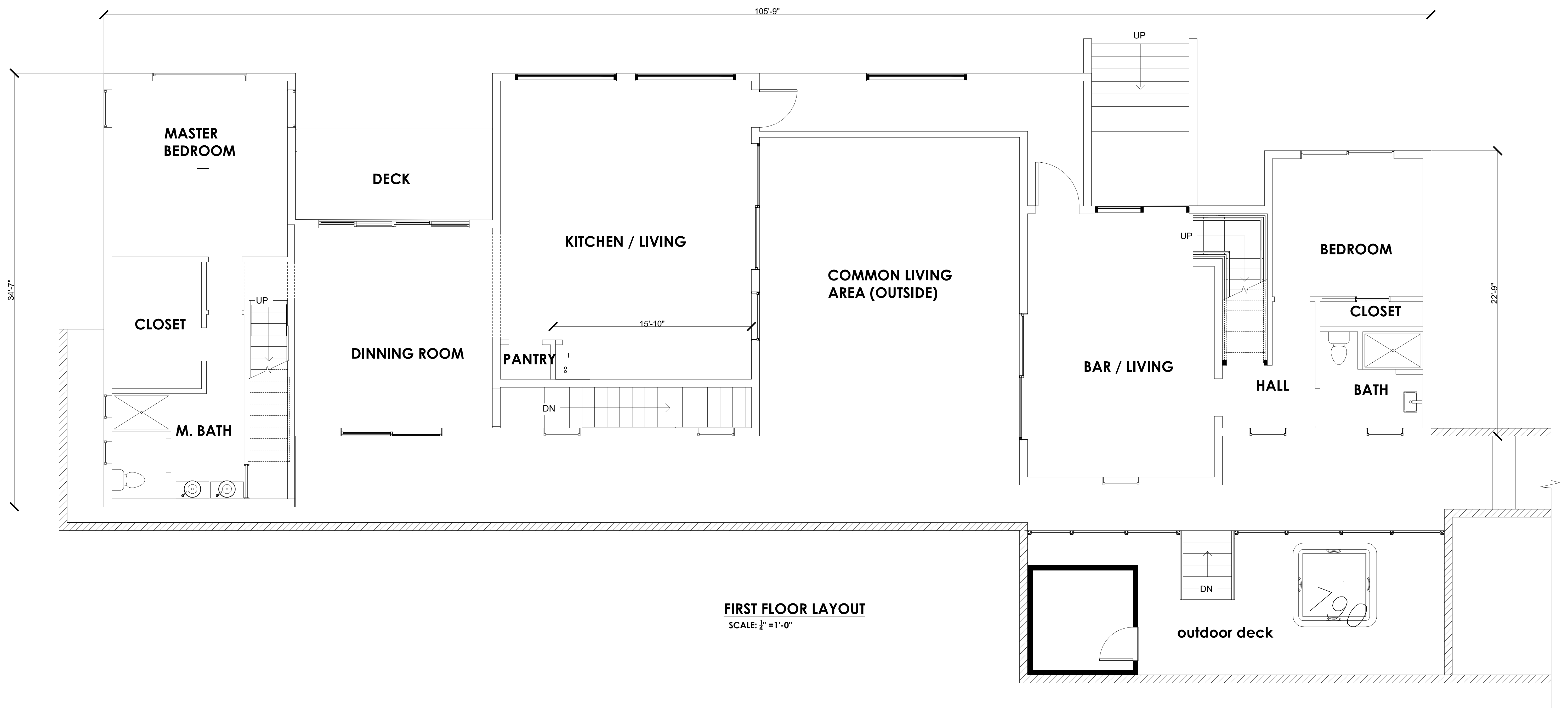
# CHEPTENE MAIN HOUSE

designer : Lavinia Pantea

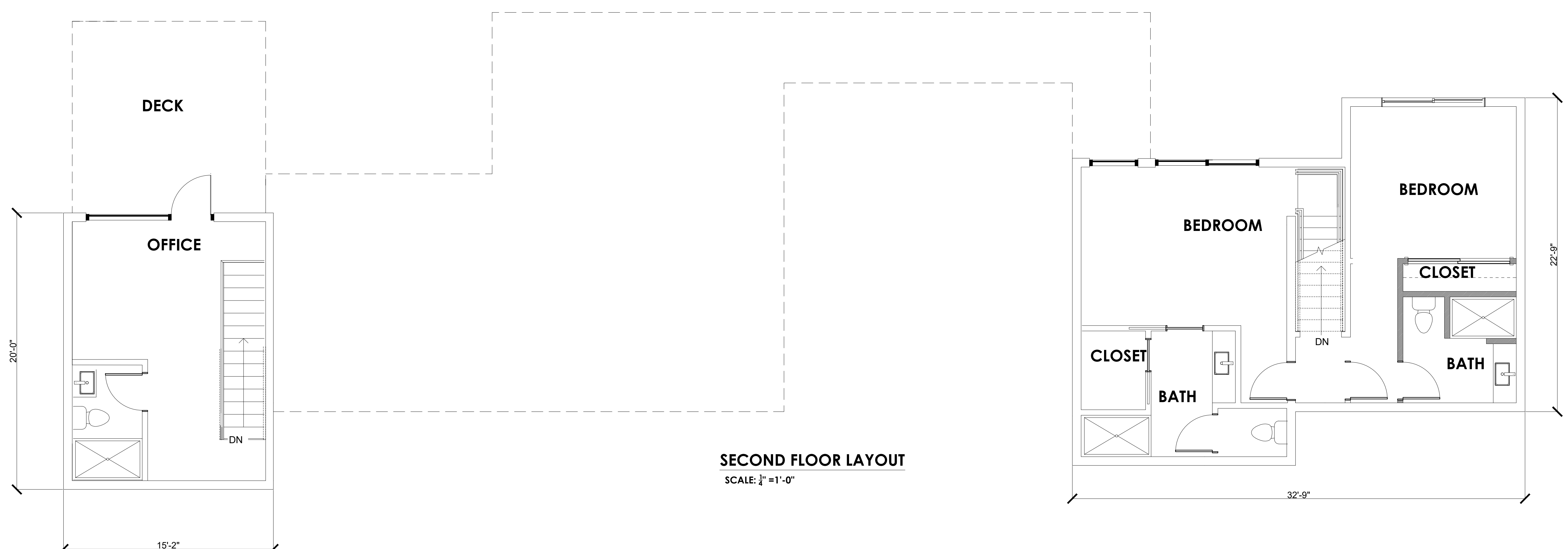
121-206-06 [SLEEPING INDIAN TRAIL]



**GARAGE - LOWER LEVEL LAYOUT**  
SCALE: 1/4" = 1'-0" (932 SF)



**FIRST FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"

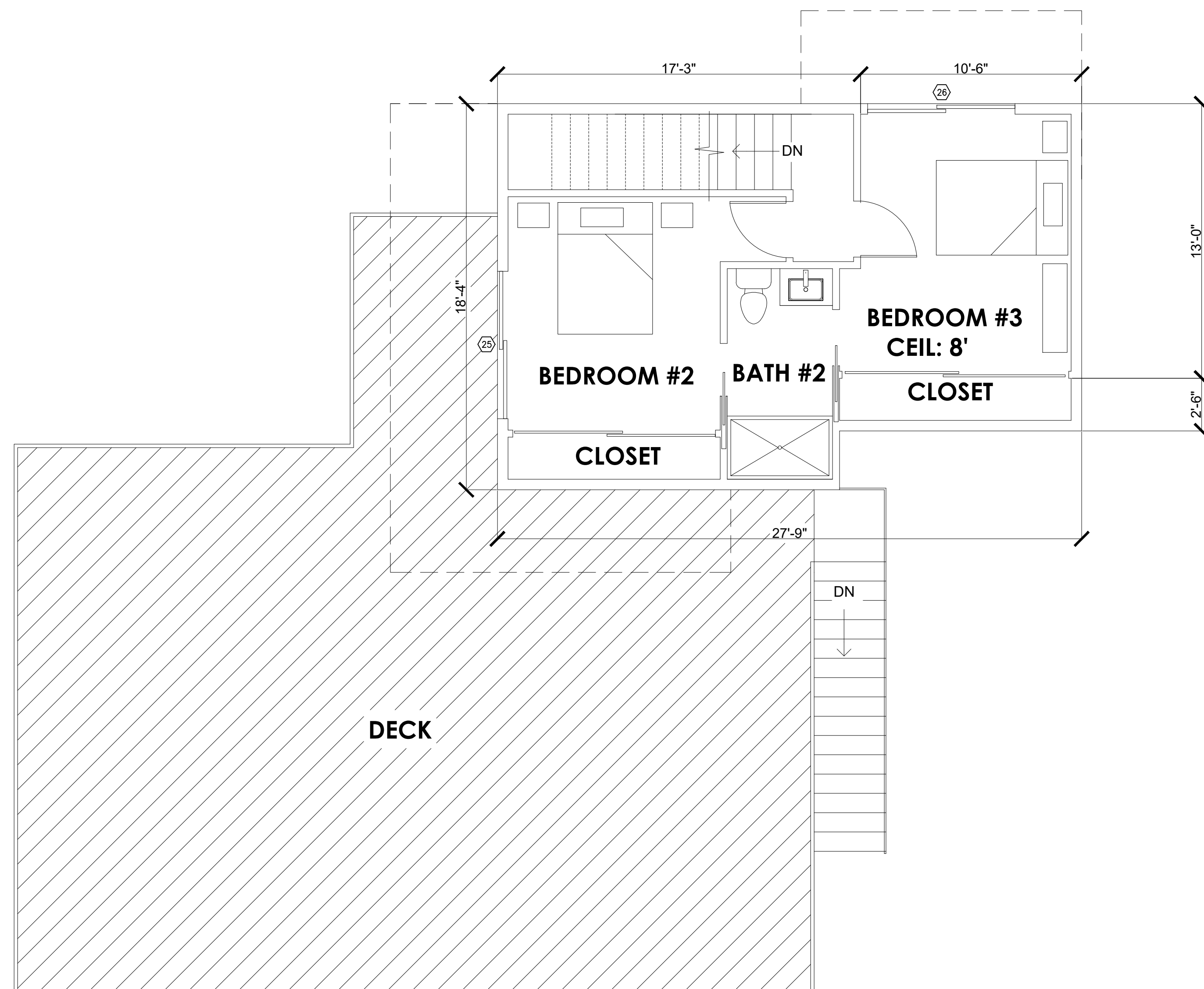


**SECOND FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"

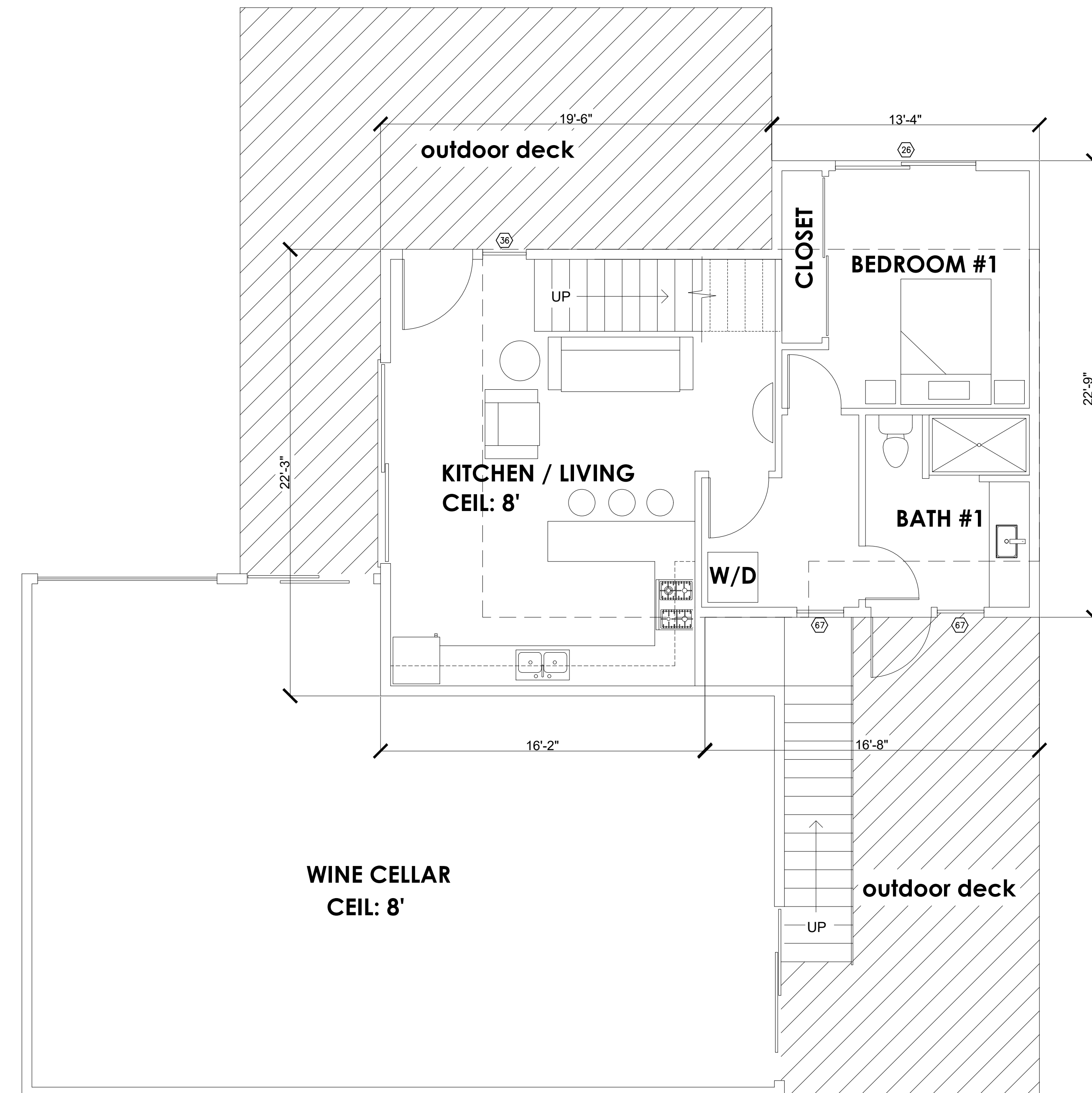
# CHEPTENE ADU

designer : Lavinia Pantea

121-206-06 [SLEEPING INDIAN TRAIL]



**SECOND FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"