

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

Wednesday, July 28, 2021

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 7/27/2021.**

1. 9:30 - 10:30 am

Proposed mixed-use project consisting of ~3,132 square feet of commercial space and 21 dwelling units on a 0.31 acre site located at 1638 S Coast Highway. [ADM21-00042]

**Zoning: C2**  
**Land Use: C-GC**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number(s): 153-112-12**  
**Contact Person: Queenie Cocjin**  
**Email: queenie@sdarchitects.net**

2. 10:30 - 11:30 am

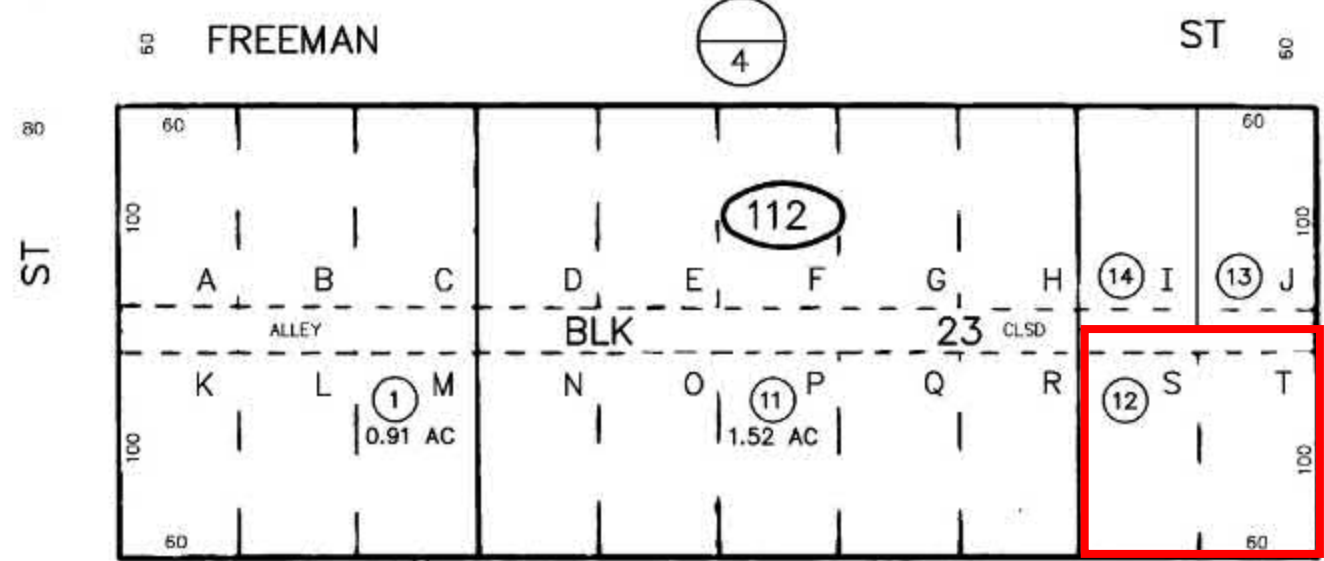
Addition to existing car wash located at 1501 N Melrose Drive [ADM21-00043]

**Zoning: CG**  
**Land Use: GC**  
**Neighborhood Area: Peacock**  
**Assessor Parcel Number(s): 161-030-17**  
**Contact Person: Reilly Rosbotham**  
**Email: rrosbotham@barghausen.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.*

153-10/11/20

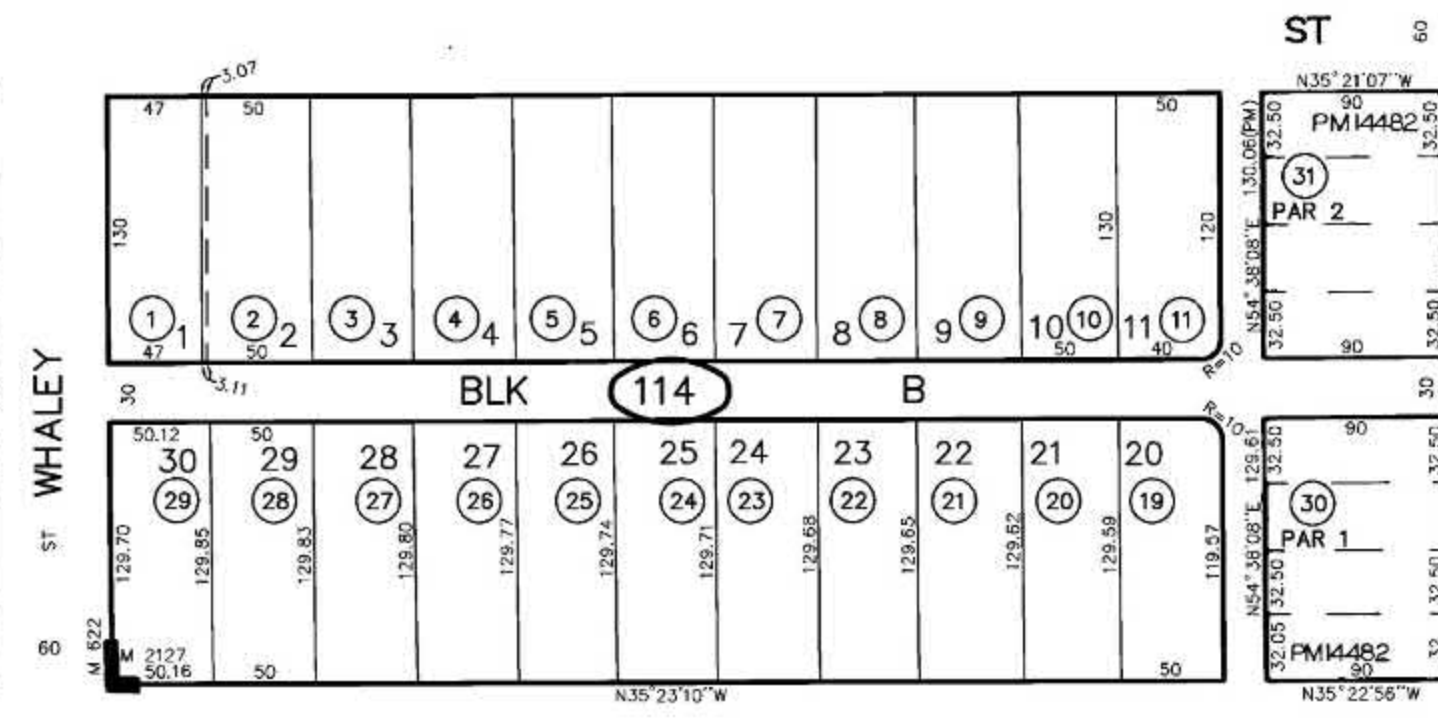
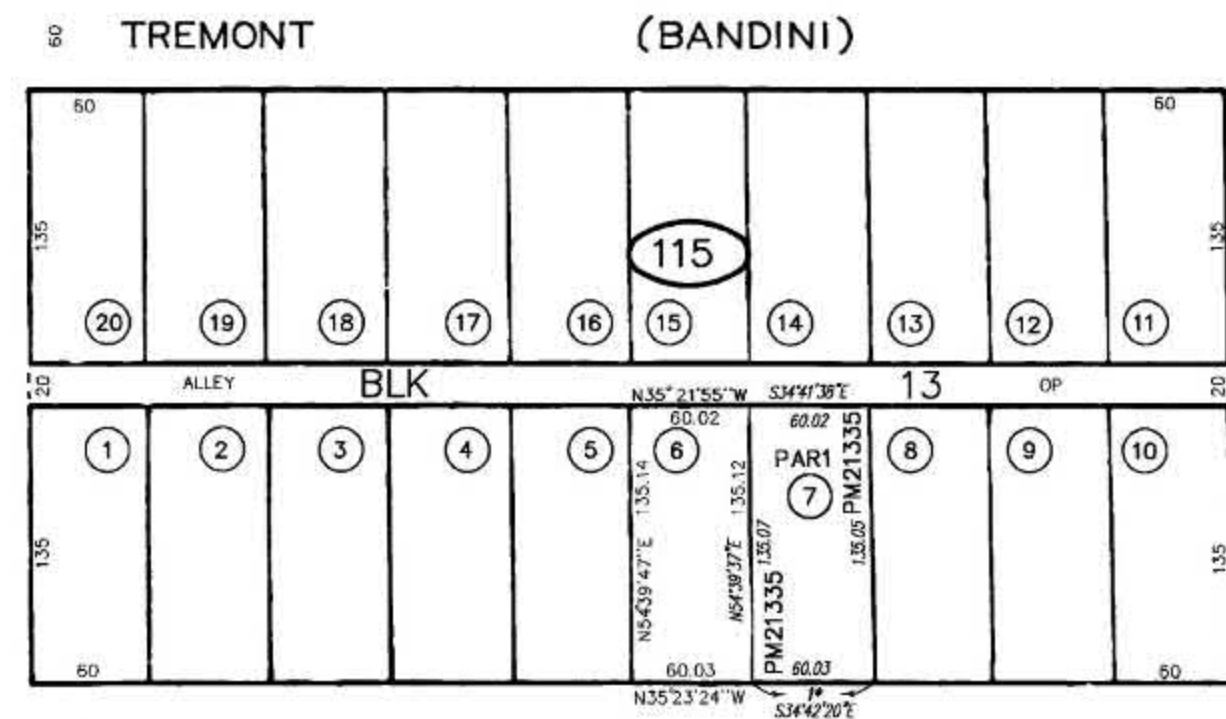
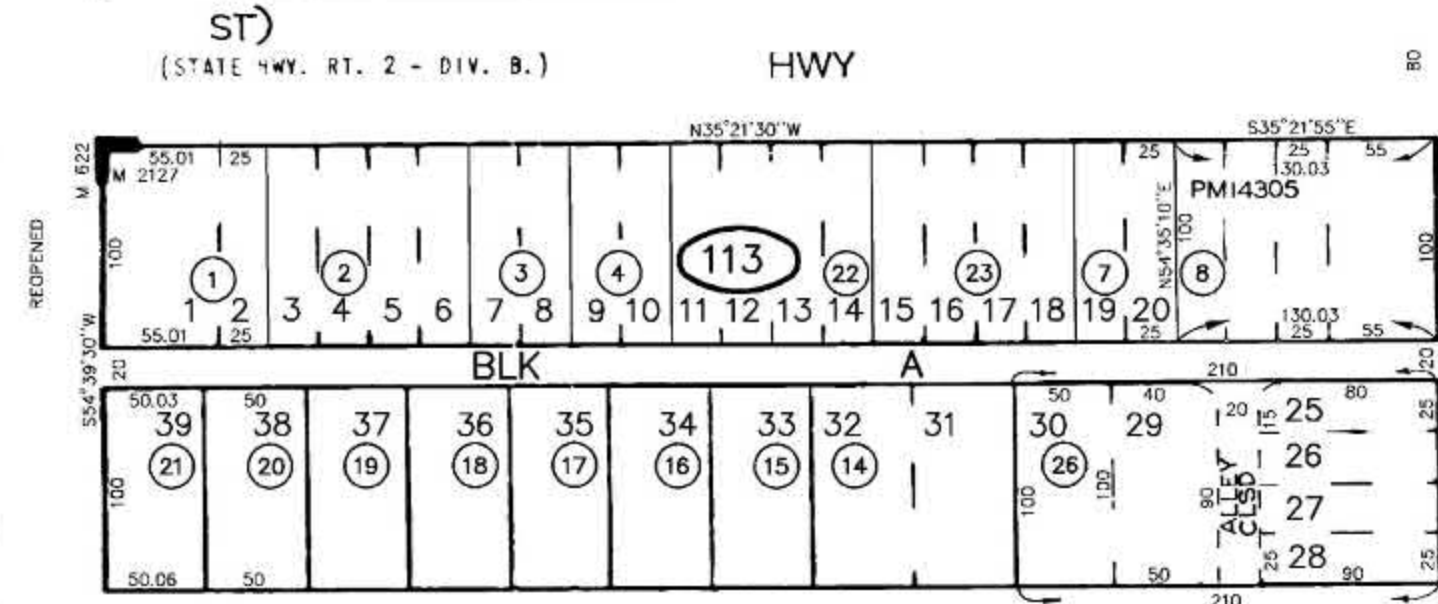
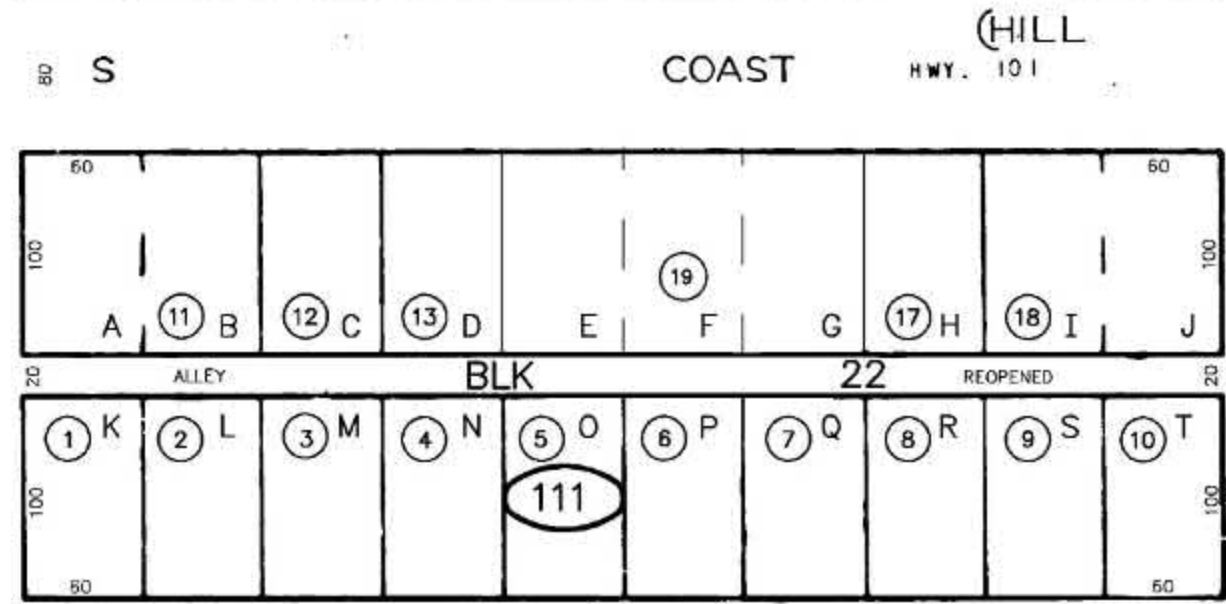


CHANGES

BLK	OLD	NEW	CUT
113	116	126	10/18/16 VED
112	4-6	12-14	65 3290
112	10/11	Ac	73 576/
114	12-18	30/31	87 2331
113	11-15	19	92 2508
111	14-16	19	00 1092



3



ES 7-23-69

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.

BROADWAY

MAP 2127 - MIDWAY CENTER TCT.  
 MAP 622 - SOUTH OCEANSIDE REFILED 1890  
 ROS 11287



# 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: Paul Messersmith  
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**

- 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: July 28, 2021

Time: 9:30

Assigned Project Planner:



# PROJECT DESCRIPTION LETTER

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**PROPERTY OWNER:** PAUL MESSERSMITH

**APPLICANT:** QUEENIE COCJIN | STEPHEN DALTON ARCHITECTS

**PROJECT LOCATION:** 1638 S. COAST HWY OCEANSIDE, CA 92054

**APN:** 153-112-12-00

**DESCRIPTION:**

The proposed project is a 4-story commercial-residential development with a gross floor area of 34,422 SF. On the ground floor will be a 3,132 SF of leasable retail space and a covered garage with 20 vehicular parking spaces. Levels 2-4 will have twelve (12) 1-bedroom units and nine (9) 2-bedroom units totaling to 21 dwelling units with a total floor area of 17,823 SF livable space.

The site is currently occupied by a car dealership which will be demolished to make space for new development.



**VIEW FROM SOUTHWEST**

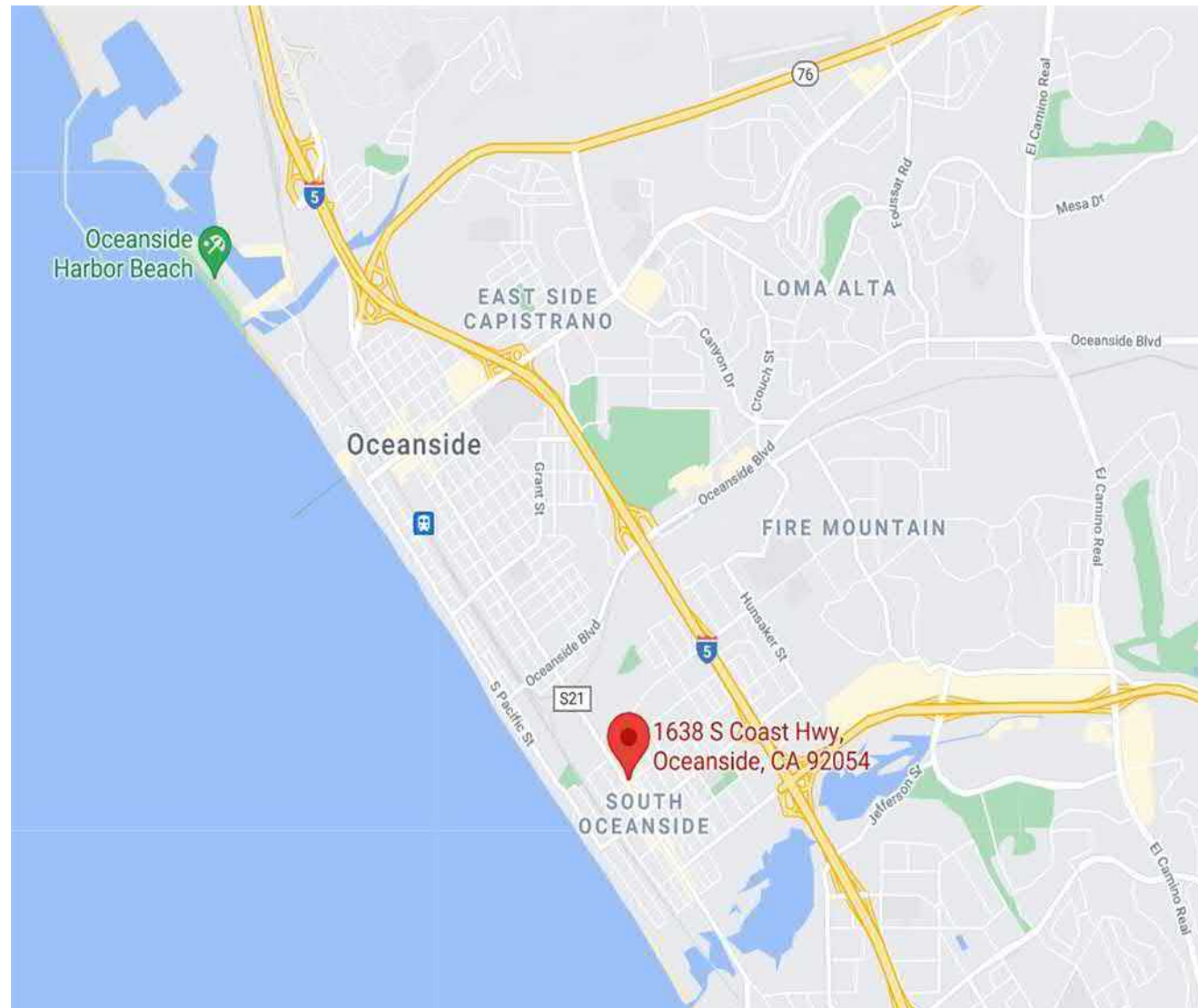


**STEPHEN DALTON ARCHITECTS**  
www.SDArchitects.net

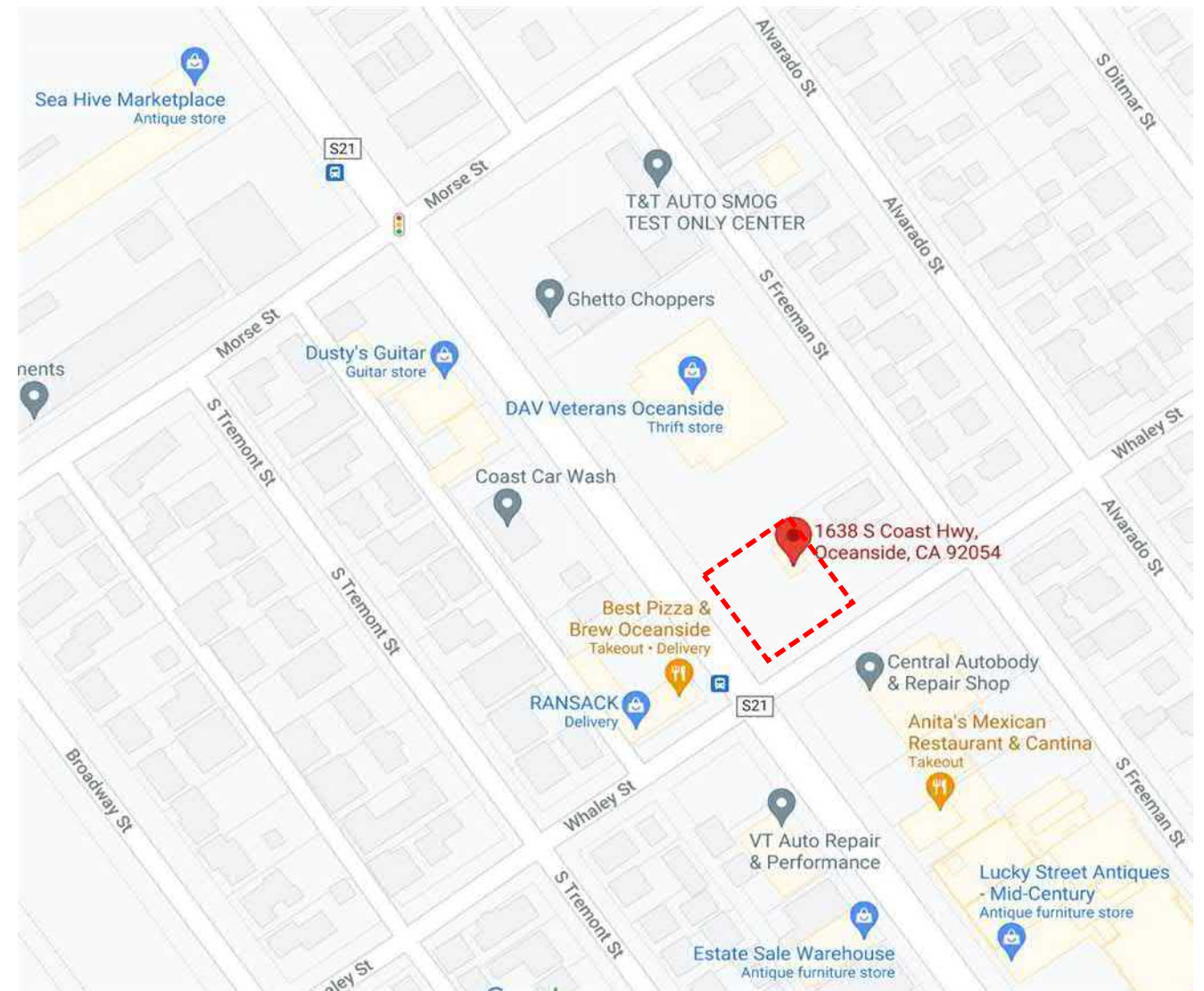
**MESSERSMITH OCEANSIDE - APARTMENTS**  
STUDY 02

DATE  
6/29/21

## REGIONAL MAP



## VICINITY MAP



## UNIT TABULATION

UNIT TABULATION						
		UNIT	# DU	SF / DU	NRSF	
57%	1BR	A1	3	632 SF	1,896 SF	
		A2	3	708 SF	2,124 SF	
		A3	3	780 SF	2,340 SF	
		A4	3	805 SF	2,415 SF	
		<b>SUB-TOTAL</b>	<b>12</b>		<b>8,775 SF</b>	
43%	2 BR	B1	3	847 SF	2,541 SF	
		B2	3	1,058 SF	3,174 SF	
		B3	3	1,111 SF	3,333 SF	
		<b>SUB-TOTAL</b>	<b>9</b>		<b>9,048 SF</b>	
<b>TOTAL DU</b>			<b>21</b>		<b>17,823 SF</b>	

## AREA TABULATION

BUILDING AREA						
RENTABLE AREA						
		APARTMENTS (NRSF)				17,823 SF
		RETAIL				3,132 SF
						<b>SUBTOTAL</b> 20,955 SF
OTHER AREA						
		LOBBY				537 SF
						<b>SUBTOTAL</b> 537 SF
UTILITY						
		TRASH				190 SF
		TRASH CUTE	54 SF/FLR	x3		162 SF
		ELEV MACHINE RM				64 SF
		BOILER RM				65 SF
		MPOE/FIRE				74 SF
		ELECT RM				74 SF
						<b>SUBTOTAL</b> 629 SF
CIRCULATION						
		STAIR 1	200 SF/FLR	x4		800 SF
		STAIR 2	200 SF/FLR	x5		1,000 SF
		ELEVATOR 1	90 SF/FLR	x4		360 SF
						<b>SUBTOTAL</b> 2,160 SF
PARKING						
						10,141 SF
<b>GROSS FLOOR AREA</b>						<b>34,422 SF</b>
<b>EFFICIENCY</b>						<b>89%</b>

## PARCEL DATA

PROJECT INFORMATION			
ADDRESS:	1638 S. COAST HIGHWAY OCEANSIDE CA, 92054	APN	153-112-12-00
		LOT SIZE	13,567 SF .31 AC
DEVELOPMENT REGULATIONS			
BASE ZONE	C-2 / CZ	F.A.R.	-
OVERLAY ZONE			
COMMUNITY PLAN		HEIGHT	MAX 45'
			10' ADDITIONAL FOR ELEVATOR AND STAIR TOWER 4 STORIES
		GROUND FLOOR HEIGHT	-
SETBACKS		LOT COVERAGE	60%
FRONT	50' (FROM CL OF PCH)		
STREET	10'	INCLUSIONARY HOUSING REGULATION	AT LEAST 10% OF BASE DU
SIDE*	5'		
REAR*	5'		
* 5' DEEP LANDSCAPE SETBACK			

## DENSITY

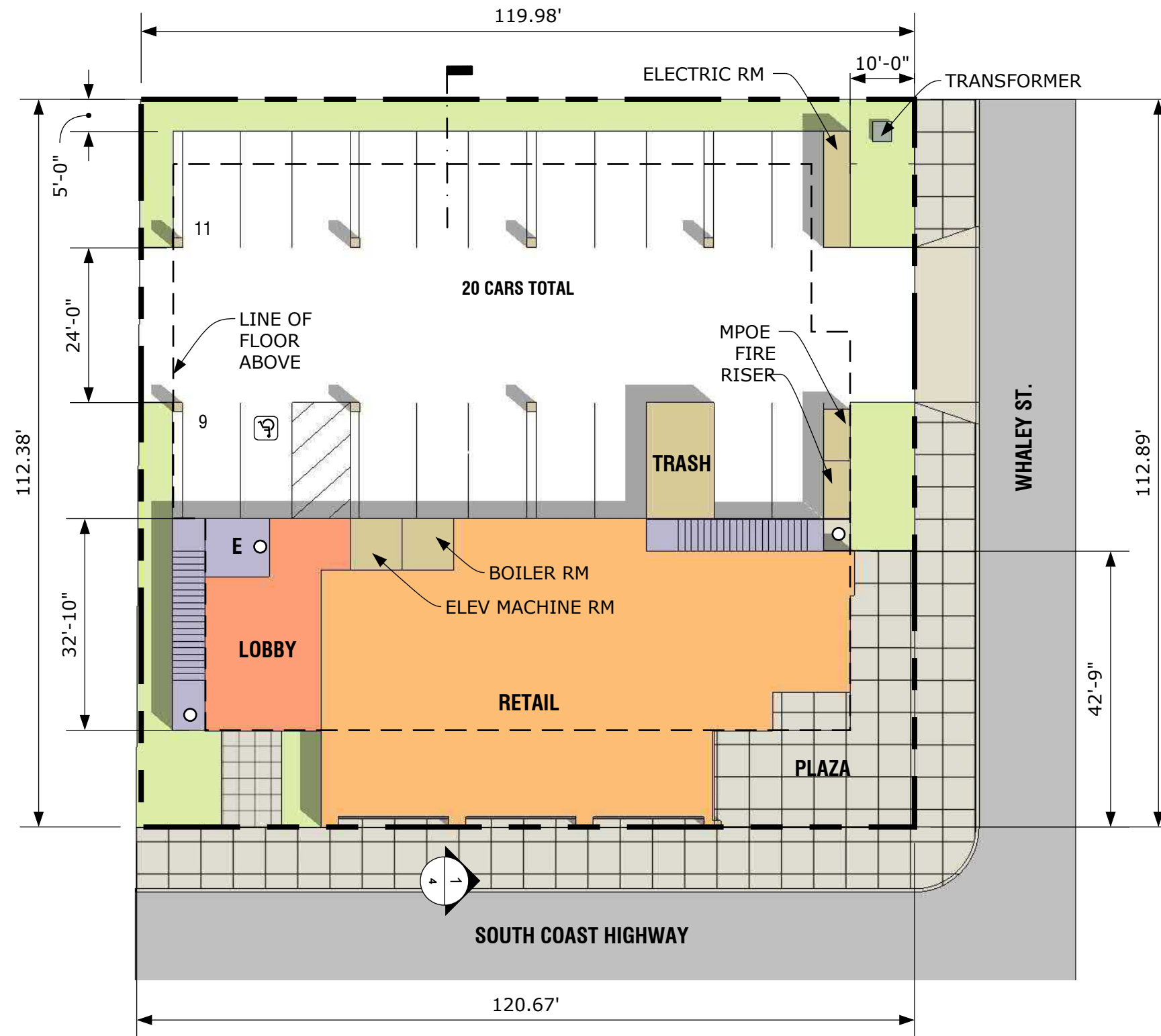
DENSITY						
DENSITY CALCULATION						
BASE	1 DU/ 1000 SF	X	13,567 SF	13,567		14 DU
MINIMUM INCLUSIONARY UNITS	2 DU		10%			
PROPOSED SET ASIDE (VLI)	3 DU		21%			
BONUS			50%	7.00		7 DU
<b>MAX # UNITS:</b>						<b>21 DU</b>
INCENTIVES						
AVAILABLE:	3					
PROPOSED:	1	PARKING				
	2	FRONT SETBACK				
	3					

## PARKING

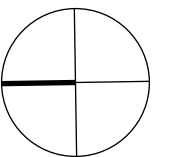
PARKING (MINIMUM REQUIREMENTS)						
UNITS	QNTY	CARS		BIKES		
		RATIO	#	RATIO		#
1 BR	12 DU	1	12.0	-		
2BR	9 DU	1.5	13.5	-		
* RETAIL 1	3,132 SF	300 SF	10.4	-		
TOTAL			35.9			
25% OF COMM'L SPACES			- 3			
<b>REQUIRED</b>			<b>33</b>			
<b>TOTAL PROPOSED</b>			<b>20</b>			

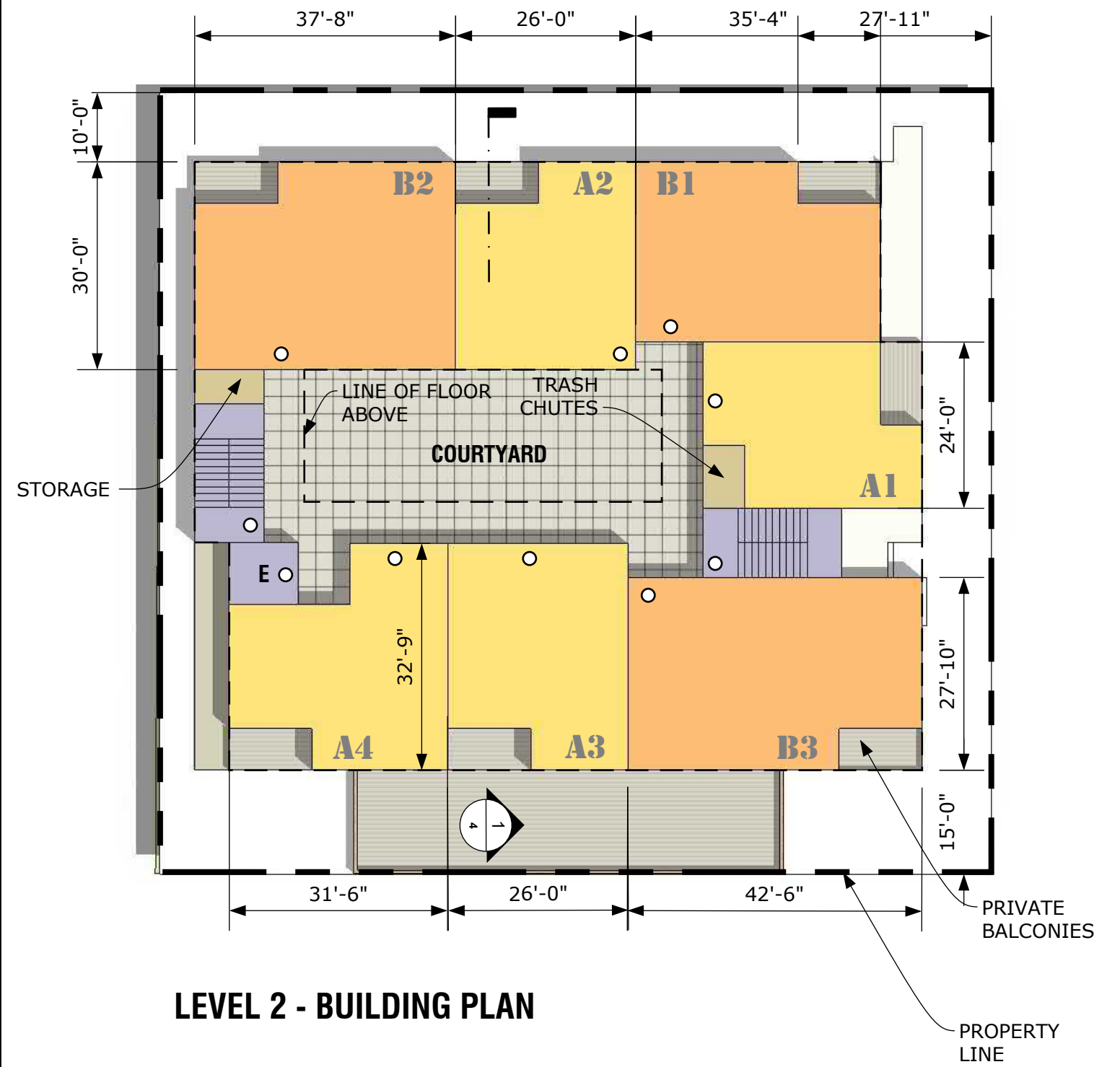
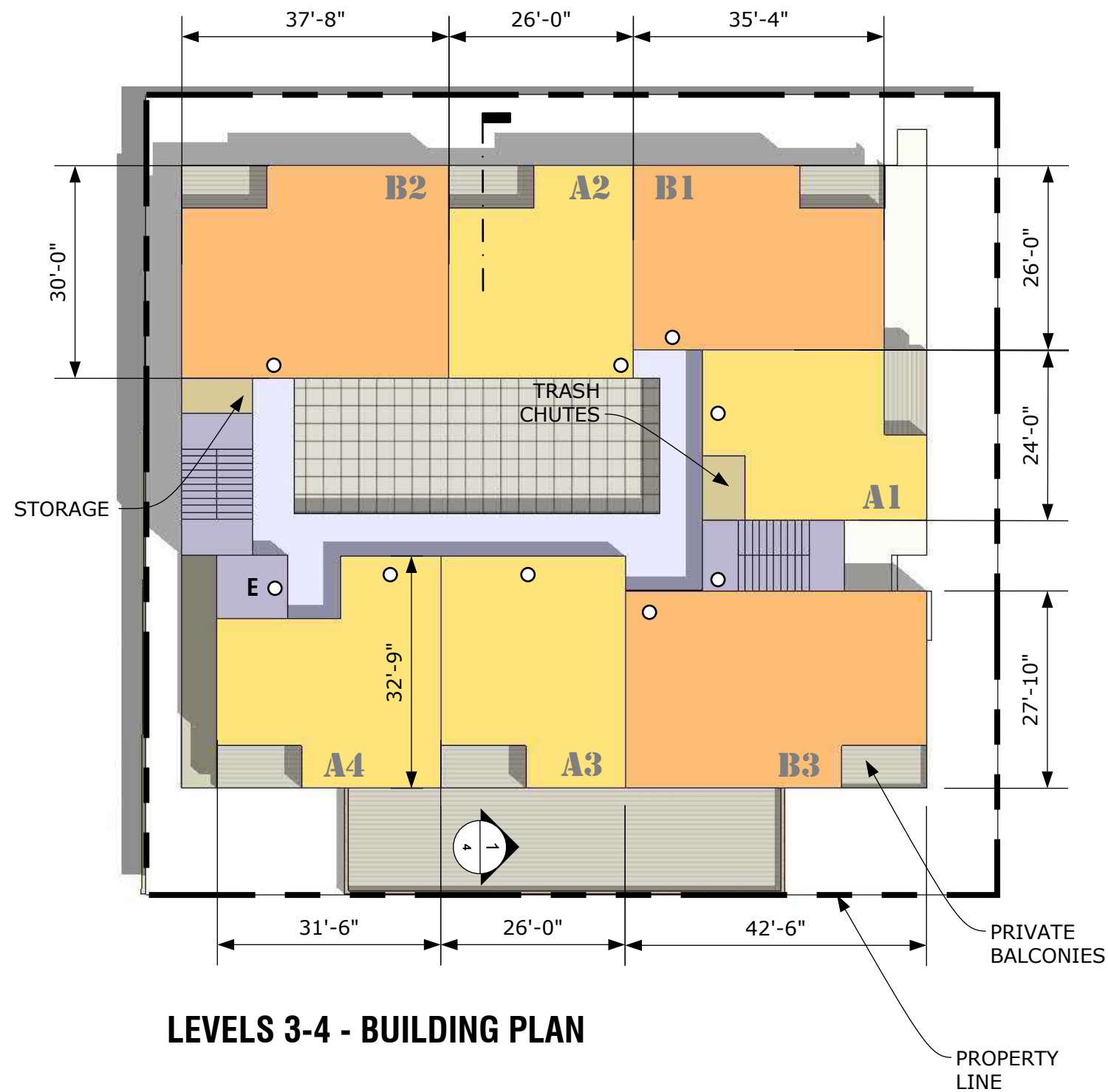
\*NOTE: 25% OF COMMERCIAL PARKING CAN BE INCLUDED IN RESIDENTIAL





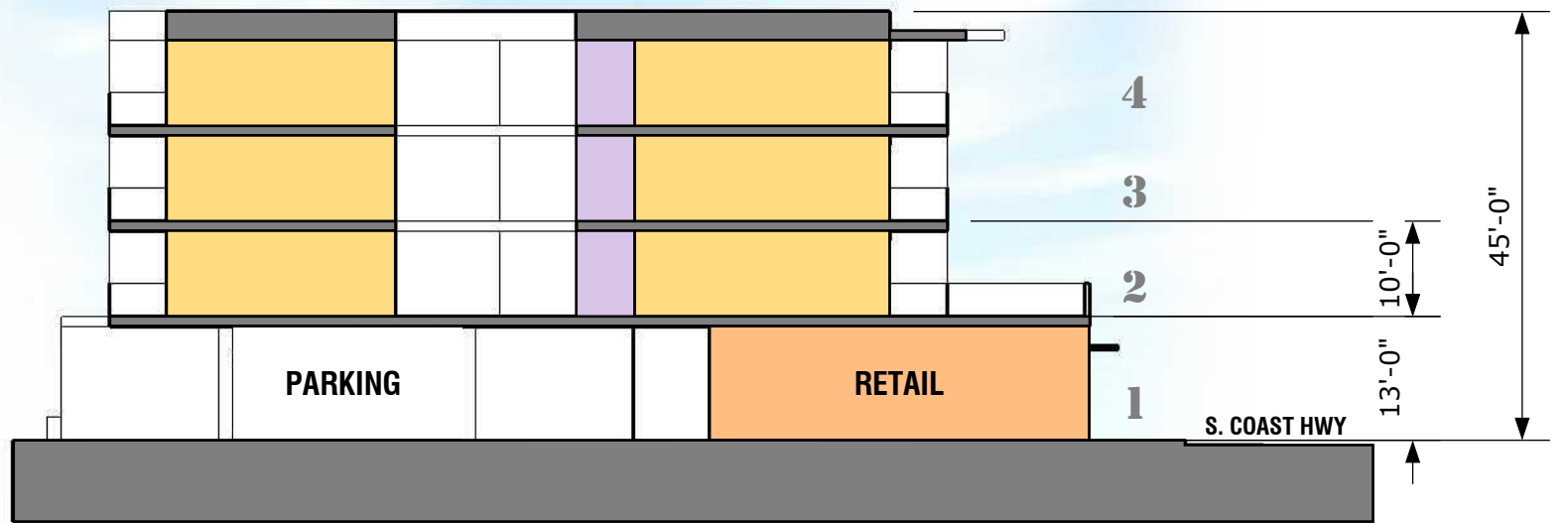
LEVEL 1 - BUILDING PLAN



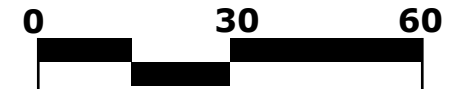




**SOUTHWEST MASSING**



**SECTION**





VIEW FROM WEST



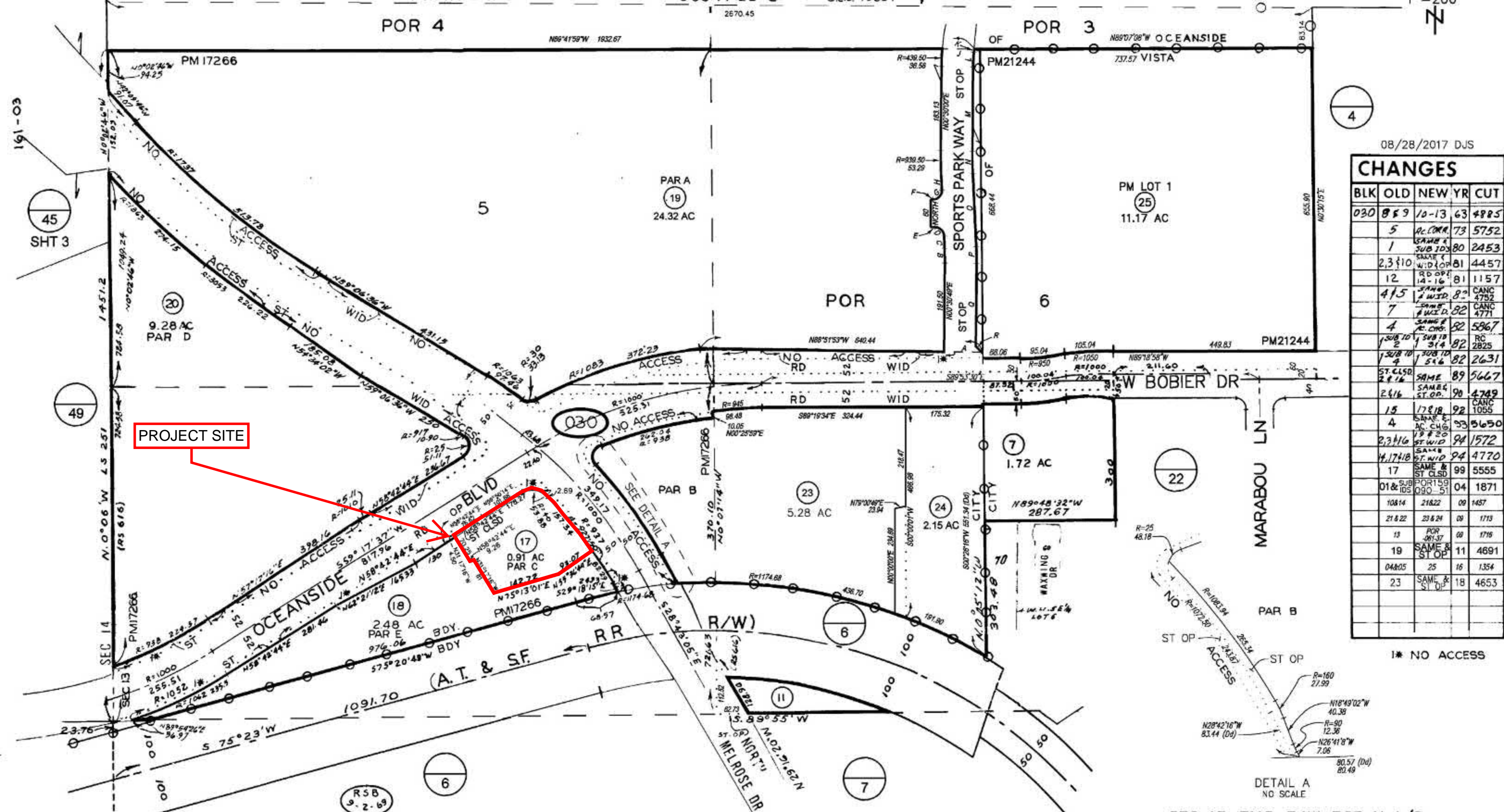
STEPHEN DALTON ARCHITECTS  
www.SDArchitects.net

**MESSERSMITH OCEANSIDE - APARTMENTS**  
STUDY 02

DATE  
6/29/21

A	N88°15'36"W	82.59	K	S05°30'00"W	3.83
B	R=560.50	31.93	L	R=370	32.29
C	N02°45'00"W	26.80	M	S00°30'00"W	183.13
D	R=20	9.80	N	R=870	49.35
E	WEST	5	O	S02°45'00"E	159.04
F	EAST	32.28	P	R=630	35.89
G	R=20	32.12	Q	S00°30'49"W	180.18
H	R=439.50	36.58	R	S44°27'03"E	18.50
J	S89°06'31"E	69.72			

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.



08/28/2017 DJJ

CHANGES				
BLK	OLD	NEW	YR	CUT
030	859	10-13	63	4885
	5	AC CORR	73	5752
	1	SAME & SUB 105	80	2453
	2,3,10	SAME & W: D: OP	81	4457
	12	RD OPT 14-16	81	1157
	4,15	SAME & W: D: OP	82	4752
	7	SAME & W: D: OP	82	4771
	4	SAME & AC. CHG.	82	5867
	1, SUB 10	1, SUB 10	82	2825
	1, SUB 10	1, SUB 10	82	2631
	ST. CLSD	SAME	89	5667
	2, 4, 16	SAME & ST. OP.	90	4749
	15	17818	92	CANC 1055
	4	SAME & AC. CHG.	93	5650
	2,3,16	1, 9, 20 ST WID	94	1572
	4, 17, 18	SAME & ST WID	94	4770
	17	SAME & ST CLSD	99	5555
	01 & 105	POR 159 090-51	04	1871
	10814	21822	09	1457
	21 & 22	23 & 24	09	1713
	13	POR 381-37	08	1715
	19	SAME & ST OP	11	4691
	04 & 05	25	16	1354
	23	SAME & ST OP	18	4653

\* NO ACCESS



# 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: 1501 N Melrose Drive

Assessor's Parcel Number: 1610301700

Lot Area (acres or SF): 0.91 acres

Existing Use: Gas station, convenience store, and car wash.

Brief Description of Proposal:

Addition to west side of existing car wash, 12 new vacuum/detail spaces, and associated site impvmts.

## Property Owner & Applicant Information

Owner Name: KA Enterprises, c/o Eugene Marini

Phone Number & E-Mail Address: 858-404-6091

Applicant Name: Barghausen Consulting Engineers, c/o Reilly Rosbotham

Phone Number & E-Mail Address: 425-251-6222 ext. 7366

rrosbotham@barghausen.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: July 14, 2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: July 28, 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:

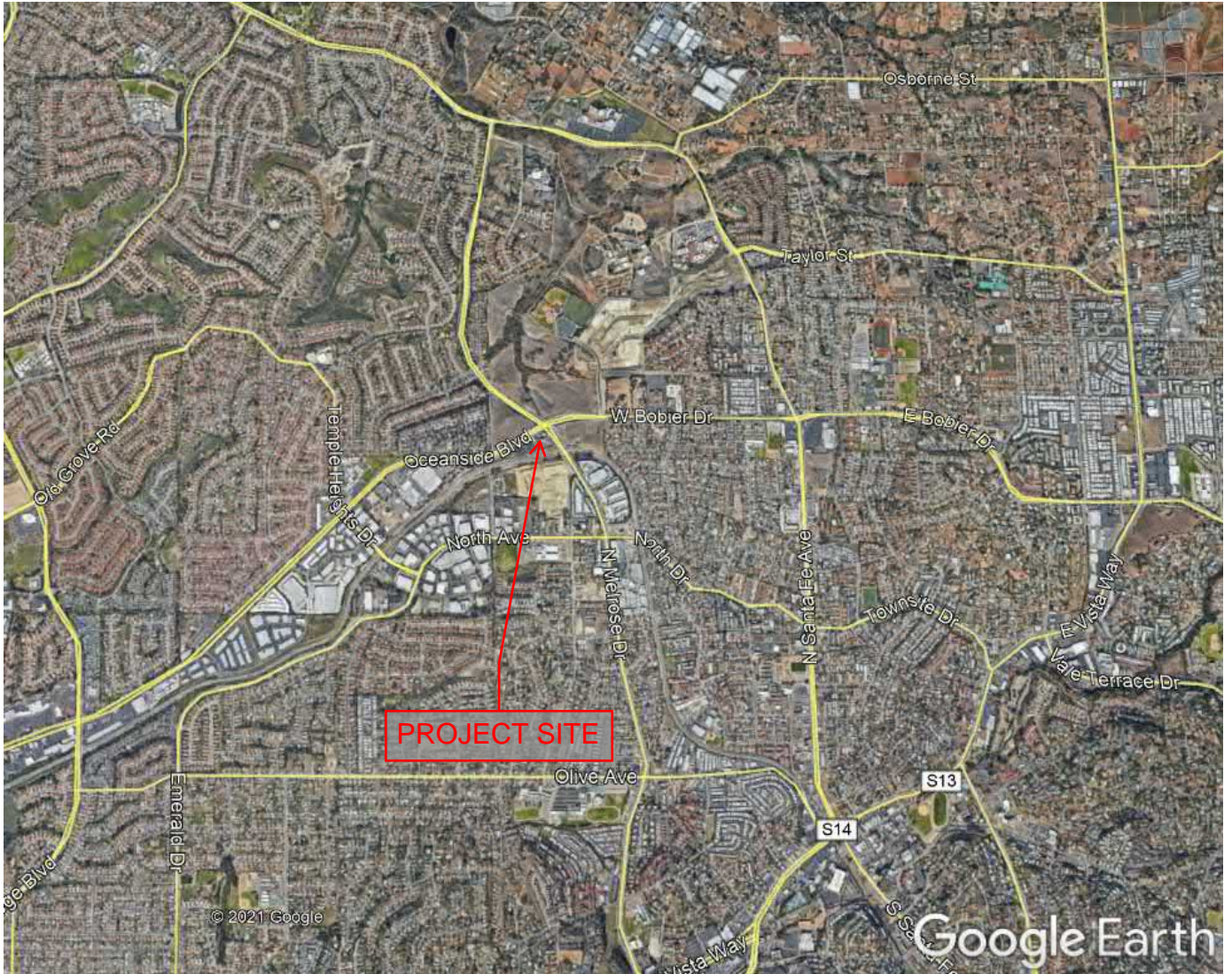
Assigned meeting date:

July 28, 2021

Time:

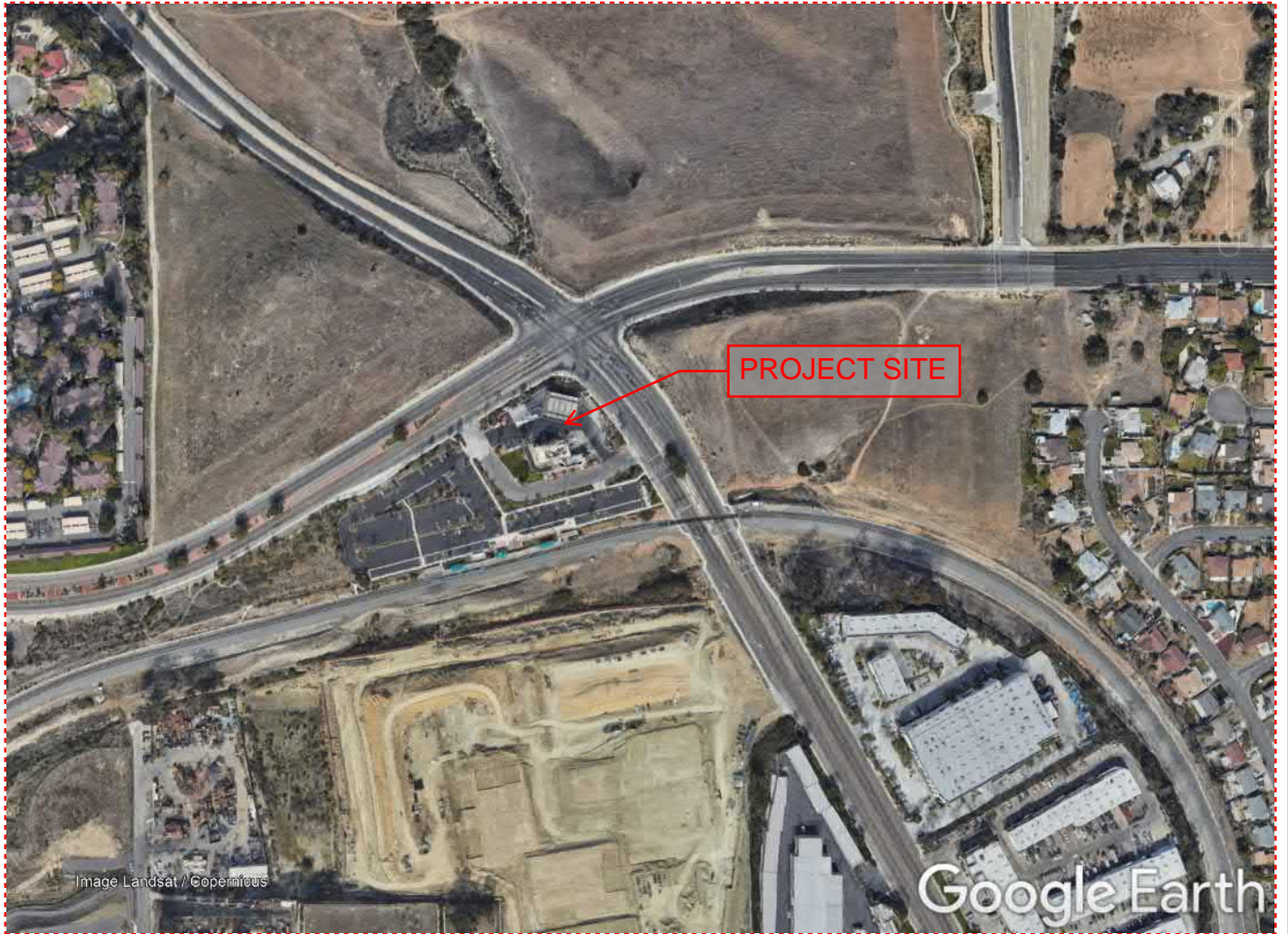
10:30

Assigned Project Planner:



BCE# 21884

**VICINITY MAP**  
1520 N. Melrose Drive  
Oceanside, CA 92056



**BARGHAUSEN**

BCE# 21884

**VICINITY MAP**  
1520 N. Melrose Drive  
Oceanside, CA 92056



June 24, 2021  
Email: smadera@oceansideca.org

Sergio Madera  
City of Oceanside  
Development Services Department  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

RE: Developer's Conference (Pre-Application) Request  
Addition to Existing Car Wash and Site Improvements - Shell Station  
1501 North Melrose Drive at Oceanside Boulevard, Oceanside, California 92056  
(Adjacent to Light Rail Station)  
Our Job No. 21884

Dear Sergio:

On behalf of KA Enterprises, Barghausen Consulting Engineers, Inc. is submitting the following materials to request a Developer's Conference for the project referenced above. We respectfully request that the City schedule this conference for the soonest available meeting date.

1. One (1) electronic copy of the Completed Developer's Conference Request form
2. One (1) electronic copy of the Detailed Project Description (included in this Cover Letter)
3. One (1) electronic copy of the Regional Map
4. One (1) electronic copy of the Vicinity Map
5. One (1) electronic copy of the Conceptual Site Plan

The currently proposed project adds to the existing car wash bay length adding approximately 686 square feet to the west side of the existing car wash tunnel, one (1) approximately 275-square-foot car wash mechanical room addition to the existing convenience store building, one (1) approximately 129-square-foot car wash mechanical room with a vacuum producer, and a remote vacuum producer enclosure with a tower that will display the carwash brand and a new/relocated trash enclosure. The current car wash equipment will be replaced by an express conveyor which processes cars at a high rate of speed and improved quality.

Site improvements include 12 new "For Free" vacuum parking spaces that are covered by a light-weight awning. The material has yet to be chosen, but may be fabric or aluminum. The spaces are hoses only, with some refuse bins since the vacuum itself is remotely located in two (2) locations as noted above. The vacuum awnings are proposed to partially cover the fuel tank loading area, but the fills will remain accessible to the transport.

Parking revisions include three (3) standard parking spaces to be removed and two (2) will be added, for a total of seven (7) standard parking spaces and one (1) ADA parking space. The existing carwash queuing lane for the car will be relocated to the west and widened to accommodate two (2) queue lanes with stacking for up to seven (7) vehicles. The queuing area will include an escape lane with a coordinated exit gate providing egress to the drive aisle south of the site.

We request City staff's responses to the following questions:

**1. Planning and Environmental Review:**

- a. Please describe the required discretionary approvals needed, including estimated timeframes, public notification requirements, and requirements for special meetings and/or hearings.
- b. Please confirm if the project is an existing conforming use that can be expanded.
- c. Please identify whether the project site is in any sensitive habitat areas that may require additional reviews and/or reports.
- d. Please identify any special requirements for site design and building architecture. Please confirm standards for setbacks, height, parking, pedestrian circulation, and landscaping.
- e. Please identify any special standards that may apply to the proposed uses.

**2. Special Studies, Traffic and Transportation:**

- a. Please identify any special studies that will be required such as traffic acoustical, etc. If so, please provide a staff contact responsible for scoping the study.
- b. Please identify any roadway or potential off-site improvement requirements.
- c. Please identify any potential requirements for vehicular and pedestrian circulation within the project.
- d. Please identify minimum stacking requirements for this type of use.

**3. Public Works:**

- a. Please discuss any potential issues with sewer or water capacity and design requirements services to the site.
- b. Please identify required stormwater controls and/or water quality measures. Will a Water Quality Management Plan (WQMP) be required for this project?

**4. Building:**

- a. Please identify current building codes and any planned updates and/or special amendments.
- b. Please identify building permit review timeframes.
- c. Will separate mechanical/plumbing/electrical permits be required for the proposal, or will they be included in the building permit review?
- d. With the carwash equipment require plan review?

- e. Please advise if the City allows concurrent processing of construction permits. Are expedited permitting options available?

5. **Fire Marshal:**

- a. What are the City's requirements for fire suppression and/or protection?
- b. What are the City's requirements for emergency vehicle access?
- c. Are existing hydrants and available fire flow adequate to meet current standards? Please identify the number and location of additional hydrant(s) required, if possible.

6. **All Departments:**

- a. Please identify and itemize all impact fees, system development charges, and/or capital facilities connection fees applicable to the project.
- b. Please identify any additional agencies that may require project review and/or have jurisdiction over this project.
- c. Please identify permits and plan review submittal requirements for each City of Oceanside department involved with the construction of this facility.

Thank you for your assistance with this request. Please contact me at (425) 251-6222 ext. 7366 or at rrosbotham@barghausen.com if you have any questions.

Respectfully,



Reilly Rosbotham  
Assistant Planner

RR/ps

21884c.001.docx

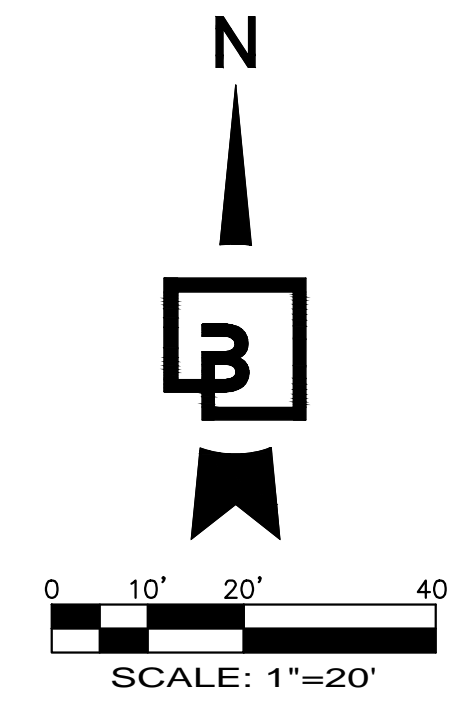
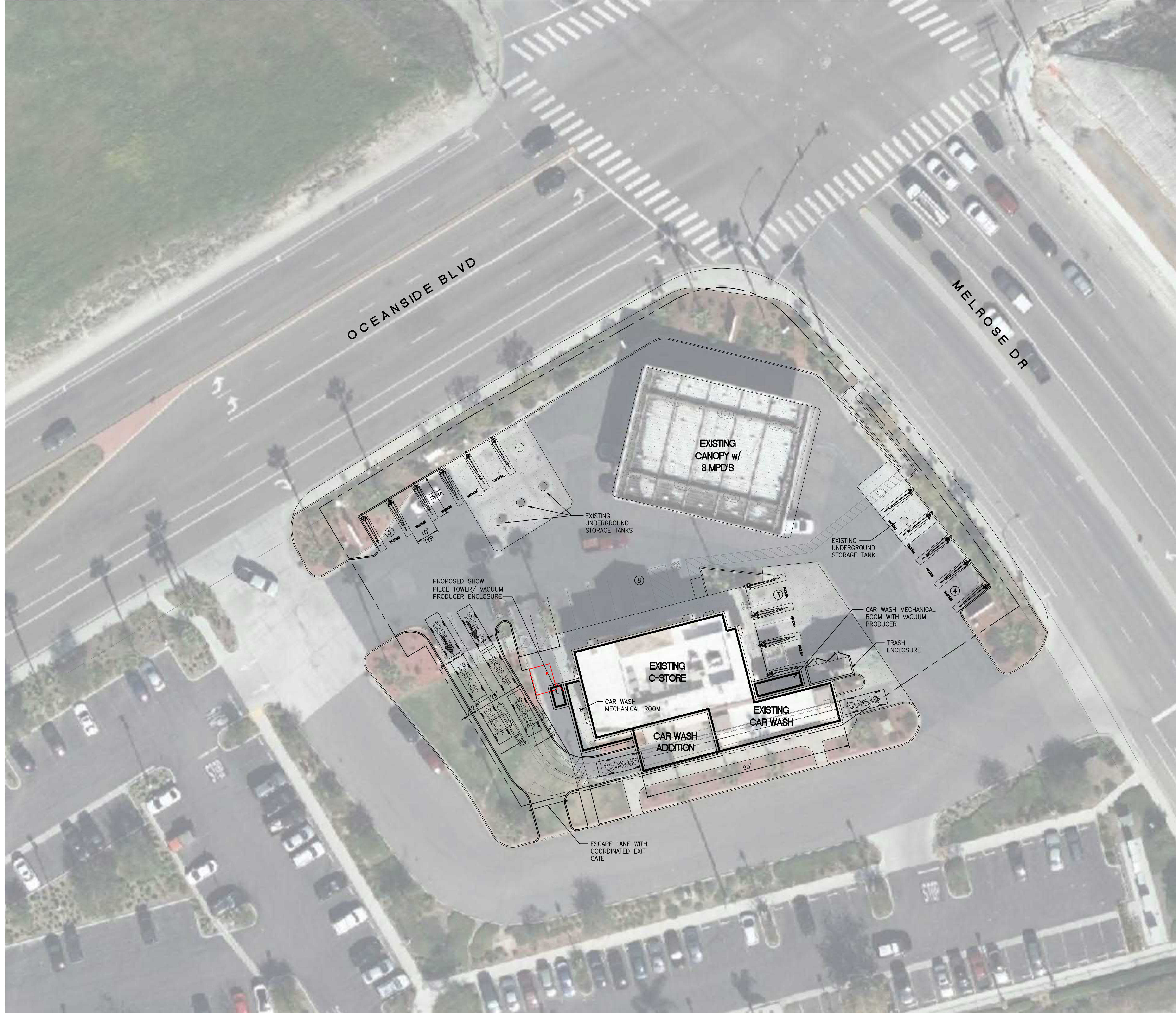
enc: As Noted

cc: Ken Assi, KA Enterprises

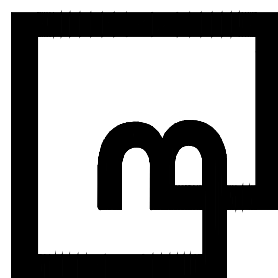
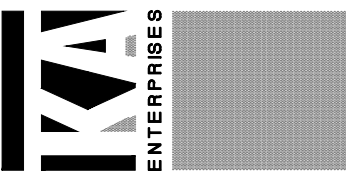
Eugene Marini, KA Enterprises

Daniel B. Goalwin, Barghausen Consulting Engineers, Inc.

Chris S. Ferko, Barghausen Consulting Engineers, Inc.



**OPTION 2**

Job Number <b>21xxx</b>	Sheet <b>PS-1</b>	 <b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>	Designed _____	Scale: _____	For:  5820 Oberlin Dr Suite 201 San Diego, CA 92121 Contact: Eugene Marini 858/404-6091 fax 858/404-6081	Title: <b>PRELIMINARY SITE PLAN</b> <b>KA ENTERPRISES MEGA MART</b> <b>1501 N MELROSE DRIVE</b> <b>OCEANSIDE, CALIFORNIA</b>
			Drawn _____	Horizontal _____		
			Checked _____	Vertical _____		
			Approved _____			
			Date _____			

File:\admin\revs\ka\_Melrose DA\21xxx SP-1\_2.dwg Date/Time:5/28/2021 9:26 AM Scale:1" = 1' ADMITREVSKA Xref:-----