

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

**Wednesday, October 13, 2021**

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 10/12/2021.**

1. 9:30 - 10:30 am

Proposed 625-unit multi-family development on a ~ 16.41 acre vacant lot located along Mission Avenue between Butler Street and Carolyn Circle. [ADM21-00062]

**Zoning: RE-B  
Land Use: EB-R  
Neighborhood Area: Loma Alta  
Assessor Parcel Number(s): 146-140-22  
Contact Person: Will Winkenhofer  
Email: will@fidelisadvisors.com**

2. 10:30 - 11:30 am

Proposed mixed-use development consisting of 63 residential units and 2,210 square feet of commercial space located at 901 Pier View Way. [ADM21-00063]

**Zoning: Downtown Sub-district D-2  
Land Use: DT  
Neighborhood Area: Townsite  
Assessor Parcel Number(s): 147-195-03  
Contact Person: Will Winkenhofer  
Email: will@fidelisadvisors.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.*



To be completed by City staff

Project Number: ADM

21-00062



# 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: Mission Avenue, Oceanside 92054

Assessor's Parcel Number: 146-140-22-00 Lot Area (acres or SF): 16.41

Existing Use: ~~xxxxxx~~ 146-140-22-00 Vacant Land

Brief Description of Proposal: Residential development consistent with parcel's designation within the City's 2021-2018 Housing Element. Project shall also comply with the City's Inclusionary Housing Ordinance.

## Property Owner & Applicant Information

Owner Name: Mission Avenue Investments LLC

Phone Number & E-Mail Address: Btannerr@gmail.com

Applicant Name: Mission Avenue Investments LLC

Phone Number & E-Mail Address: see above

### To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

DocuSigned by:  
  
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: October 13, 2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: October 27, 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 Housing Authority - Affordable

**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: October 13, 2021 Time: 9:30

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

### **Project Location**

The subject property is located at the northeast corner of Mission Avenue and Butler Street. The property is vacant and is characterized by its gentle to high sloping terrain. The Property has been identified in the City's Housing Element Update as a "Candidate Rezoning Corridor Site" located within the Smart and Sustainable Corridors Specific Plan and is planned for up-zoning to a minimum of 35 dwelling units per acre.<sup>1</sup>

See Table B-17, p.B-29 *Sites Inventory – Corridor Sites* [City of Oceanside 2021-2029 Housing Element](#).

### **Property Data**

|                             |  |
|-----------------------------|--|
| Assessor's Parcel Numbers:  | 146-140-22-00  |
| Property Size               | Approximately 16.4 acres   |
| General Plan/Zoning         | EB-R   RE-B  |
| Coastal Zone                | No   |
| Housing Element Designation | Minimum of 35 du/acre to max of 43 du/acre. Site capacity 574 units. |

### **Proposed Development**

The project includes 625 residential units within two buildings. Each building will comprise five stories enclosing a centrally located, above-grade parking garage. The project will provide parking at a ratio of 1.5 stalls per dwelling unit and will also provide adequate circulation to support fire/safety, trash, and property operations (move-in/out, mail delivery, and façade maintenance). Amenities will include a pool-deck and social lounge on top of the garage, a private fitness center, work-from-home lounges, bike/surf maintenance shops, ample storage, and electric charging infrastructure for future automobile charging.

We are proposing two primary ingress/egress routes that provide fire apparatus access around the entire site – one from Butler Street and the second along Mission Avenue. The fire access lane shall be 28' wide and shall observe a 10' setback with limited encroachments at building corners. In no case shall encroachments reduce the minimum 28' road width. 35' wide fire apparatus staging areas provide multiple points for aerial ladder access at both buildings.

The Residential structures shall consist of Type IIIA construction and shall include an automatic sprinkler system complying with NAFFPA 13. Roof areas are anticipated to be contiguous. Permanent access ladders shall be provided if necessary to maintain access at roof transitions. All stair enclosures shall be 2-hour rated with Class-1 standpipes and shall provide roof access at multiple locations.

Parking structures shall consist of Type IA, non-combustible construction and shall include an automatic sprinkler system complying with NAFFPA 13. It is anticipated that any fire response to an event occurring inside the parking structure shall be addressed from within the non-combustible structure and shall be aided by a fully automatic sprinkler system.

The architectural character of the project will be respectful of the prominent Spanish mission style architecture exhibited at Mission San Luis Rey. The proposed development will introduce a modern interpretation of traditional Spanish architecture with thoughtful architectural accents for a rich, and contextually appropriate architectural style.

The project is adjacent to Mission Avenue, a major transit corridor and one of three primary corridors within the City's Smart and Sustainable Corridors Plan (SSCP). Our consultant team has reviewed the SSCP and is taking cues from the plan's goals and objectives. Additionally, the design team is applying generally accepted development standards from the Oceanside Zoning Ordinance Chapter 10 referencing the high-density zoning designation, along with the increased density allowances of the Housing Element and SSCP.

Given the property exhibits areas of steep terrain and is also within a known landslide area, the developer has performed extensive geotechnical investigations as recent as July 2021. Based on our soils analysis and technical modeling, we are confident in our engineering plan to safely support the sites through a combination of grading, retaining walls, and enhanced structural techniques.

### **Discretionary Actions**

The following discretionary approvals are anticipated for the project:

- Conditional Use Permit to apply an RH zone and development standards with increased density allowances pursuant to Table B-17 of the Housing Element and SSCP.
- Density Bonus
- Vesting Tentative Map



September 28, 2021

via Email

To: Oceanside Planning Staff

From: Mission Avenue Investments, LLC ("Applicant")

**Re: Adjoining Questions to Mission Avenue Investment LLC, Developer Conference**

Background: The applicant provided a letter to Planning Staff on August 2, 2021 and received a response from Senior Planner, Mr. Dmohowski, in his email dated August 25, 2021. The email excerpt is referenced below for your convenience.

**(1) On June 16, 2021, the City Council adopted a resolution approving the Housing Element Update, which anticipates a future rezone of the Property to be developed at a minimum 35 dwelling units per acre, for a total of 574 units (See Table B-17, Site's Inventory, p. B-29).**

Correct. The property is identified in the sites inventory and has a current land use designation of EB-R and a zoning designation of RE-B. As part of the Smart and Sustainable Corridor Specific Plan (SSCSP), the site is designated to allow a future density of 35-43 du acre.

**(2) The Council's action adopting the Housing Element Update is a final approval, and not subject to a second reading.**

Correct. However, due to the August 15, 2021 deadline for adopting the Housing Element, staff recommended the City Council adopt the Housing Element in its current form. Staff is currently working with HCD to address outstanding issues and obtain full compliance. Once a determination of compliance is issued by HCD, staff will bring the Housing Element back to City Council for re-adoption with any recommended amendments. HCD has requested additional information and clarification on some of the selected sites, primarily ones that are non-vacant. A copy of the HCD's compliance letter is attached.

**(3) Through adoption of the Housing Element Update, the City Council has affirmed it plans to take action to rezone the Property (and other sites identified for rezoning within the Housing Element) within three years of the Housing Element statutory deadline of April 15, 2021 (i.e., by April 15, 2024) to achieve consistency with the Housing Element Update, as required by state law. (See, Housing Element p. pp. V-43 and V-44; Appendix B, p. B-9.)1.**

Correct. Program 7 of the Housing Element's Housing Action City will act to redesignate/rezone at least 33 acres (including the referenced property) for residential development with a density range of at least 35 to 43 units per acre to accommodate the City's RHNA shortfall within three years of adoption.

**(4) The city is in the process of updating certain elements of its General Plan and, as part of that process, the rezoning actions will be taken to implement the Housing Element. The rezoning action(s) are currently planned to occur as part of the City's General Plan Update process within the next 12 months and will include the Property.**

Rezoning actions to implement the Housing Element will occur upon adoption of the SSCSP. However, final adoption of the General Plan Update and SSCSP is likely to occur in early 2023 and not within the next 12 months.

**(5) We can submit a project application to be processed concurrently with the City's rezoning actions to implement the Housing Element. The purpose of such concurrent processing would be to develop housing more promptly on the site to implement the Housing Element.**

The Planning Division can assist you with concurrent processing **once formal rezoning actions are initiated**, and with the understanding that the project cannot move forward until the redesignation/rezoning goes into effect. There is currently not a defined schedule for these actions.

**(6) Ultimate approval of any application by the City Council will be discretionary and subject to any City final rezoning action regarding the Property.**

Approval of a development application is discretionary. The entitlement request will require a development plan and in some cases a CUP. The Planning Commission is the approving body for development proposals, but projects can be appealed to the City Council. Consideration of your application is contingent upon the City's rezoning of the property.



Applicant Questions:

1. Please provide more specificity with respect to the comment (highlighted above) "once formal rezoning actions are initiated". The applicant understands there may be delays in achieving a formal rezoning of the property; however, we also recognize the application process, to include the CEQA process, has a natural critical path (usually 9 to 15 months). We do not want to delay the project if we can concurrently process, and we are willing to accept a certain amount of risk with doing so. Please help us understand how we might accomplish our respective goals together.
2. As alluded to in question #1, please confirm we can process the project's CEQA process concurrently with the City's rezoning actions.
3. The development team is assuming a Mitigated Negative Declaration CEQA process. Is this the correct CEQA process?
4. Density Calculation: Table B-17 of the Housing Element proposes a minimum density of 35 du/ac and a maximum of 43 du/ac for the subject site. The applicant's proposed development plan comprises 625 housing units, on 16.4 acres, which is equal to 38.1 units per acre. Please confirm our proposed density is within the range proposed for the site per the Housing Element (2021-2029).
5. The following questions relate to the City's Inclusionary Housing Ordinance.
  - a. Assuming we elect to do the affordable housing units on-site, what is the level of affordability we must provide. The ordinance isn't quite clear on the affordability level and it appears there may be a standard for for-sale and a different standard for rental housing.
  - b. How is the affordable housing in-lieu fee calculated? Is our project eligible for the in-lieu fee?
  - c. May we provide a combination of inclusionary deed restricted units and pay a partial in-lieu fee to satisfy the Inclusionary Housing requirement?
  - d. If the applicant provides the threshold affordable percentages to satisfy the State of California Density Bonus law (e.g. 5% - Very Low, 10% - Low, 20% - Moderate), would we then also satisfy the City's Inclusionary Housing regulations?
6. A small area of the site is in Zone A99, per the 2019 FIRM 060294 0753J. Zone A99 represents an area in the 100-year floodplain, but one that will ultimately be protected by a levee. No flood elevations are given for this area. It is our understanding that the city is working on the levee certification, but this may take a long time (if even feasible). Prior mapping from 1987 (FIRM 060294 001 1C) shows 100-year elevations and the floodway. On a recent project, the City indicated the development can be designed per the prior mapping, i.e., the project should be outside of the floodway (Mission Oceanside meets this) and finished floors elevated above the 100-year water surface with required freeboard (1 foot). We want to confirm that we can use the same criteria for this project.
7. The development standards as presented in OZO Chapter 10 for Residential High Density serve as a "guideline" for the project's design. The project also seeks to meet the intent of the Smart and Sustainable Corridors Plan, and the City of Oceanside 2021-2029 Housing Element Table B-17, which proposes a minimum density of 35 du/ac and a maximum of 43 du/ac. Are these the appropriate references for which to establish our preliminary site plan for the project's application?

Thank you for your consideration and we look forward to the Developer Conference to formally address these questions.

Regards,

DocuSigned by:  
  
 017720181615461  
 Will Winkenhofer  
 Principal  
 Fidelis Advisors



**MISSION AVENUE APARTMENTS  
OCEANSIDE, CALIFORNIA**

| SHEET | DESCRIPTION                         |
|-------|-------------------------------------|
| 01    | COVER SHEET                         |
| 02    | REGIONAL MAP                        |
| 03    | VICINITY MAP                        |
| 04    | A.L.T.A./N.S.P.S. LAND TITLE SURVEY |
| 05    | CONCEPTUAL SITE PLAN                |
| 06    | CONCEPTUAL MASSING VIEWS            |
| 07    | CHARACTER ELEVATIONS                |
| 08    | RETAINING WALL IMAGERY              |
| 09    | CONCEPTUAL FIRE ACCESS PLAN         |

**APPLICANT:**  
MISSION AVENUE INVESTMENTS, LLC.  
3165 EAST MILLROCK DRIVE  
SALT LAKE CITY, UT 84121

**ARCHITECT:**  
AO  
144 N. ORANGE STREET  
ORANGE, CA 92866  
(714) 639-9860  
CONTACT: RC ALLEY  
RCA@AOARCHITECTS.COM

**CIVIL:**  
KETTLER LEWECK ENGINEERING  
1620 5TH AVENUE, SUITE 675  
SAN DIEGO, CA 92101  
(619) 269-3444  
CONTACT: LISA LEWECK  
LISA@KETTLERLEWECK.COM

**GEOTECHNICAL:**  
GEOCON INCORPORATED  
6960 FLANDERS DRIVE  
SAN DIEGO, CA 92127  
(858) 558-6900  
CONTACT: DAVID EVANS  
EVANS@GEOCONINC.COM



City of Oceanside 2021-2029 Housing Element  
Figure B-1: Sites Inventory

# Mission Avenue

Oceanside, CA

Mission Avenue Investments, LLC.



Regional Map

SCALE: AS NOTED





City of Oceanside 2021-2029 Housing Element  
Figure B-1: Sites Inventory

**Mission Avenue**

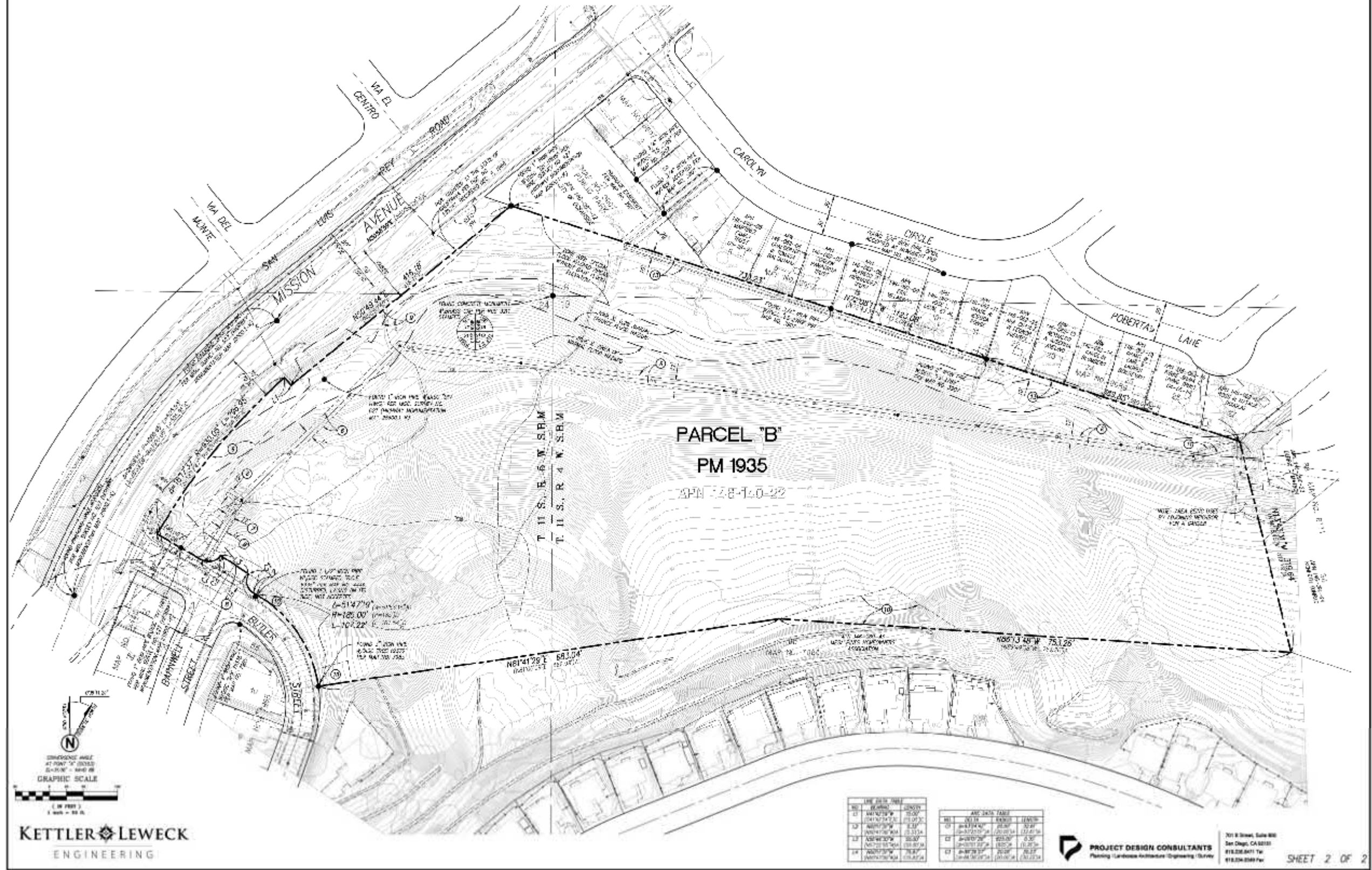
Oceanside, CA

Mission Avenue Investments, LLC.



# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

## MISSION AVENUE PROJECT, CITY OF OCEANSIDE





**PROJECT SUMMARY:**

|                        |                 |
|------------------------|-----------------|
| 1. STUDIO (600 S.F.) : | 60 UNITS (10%)  |
| 1 BR (730 S.F.) :      | 340 UNITS (54%) |
| 2 BR (1030 S.F.):      | 225 UNITS (36%) |
| TOTAL:                 | 625 UNITS       |
| 2. TOTAL ACRES:        | 16.4 ACRES      |
| 3. DENSITY:            | 38.1 DU/AC      |
| 4. PARKING PROVIDED:   | 938 STALLS      |
| 5. PARKING RATIO:      | 1.5 S/DU        |

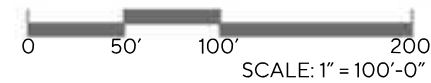
**Mission Avenue**

Oceanside, CA

Mission Avenue Investments, LLC.

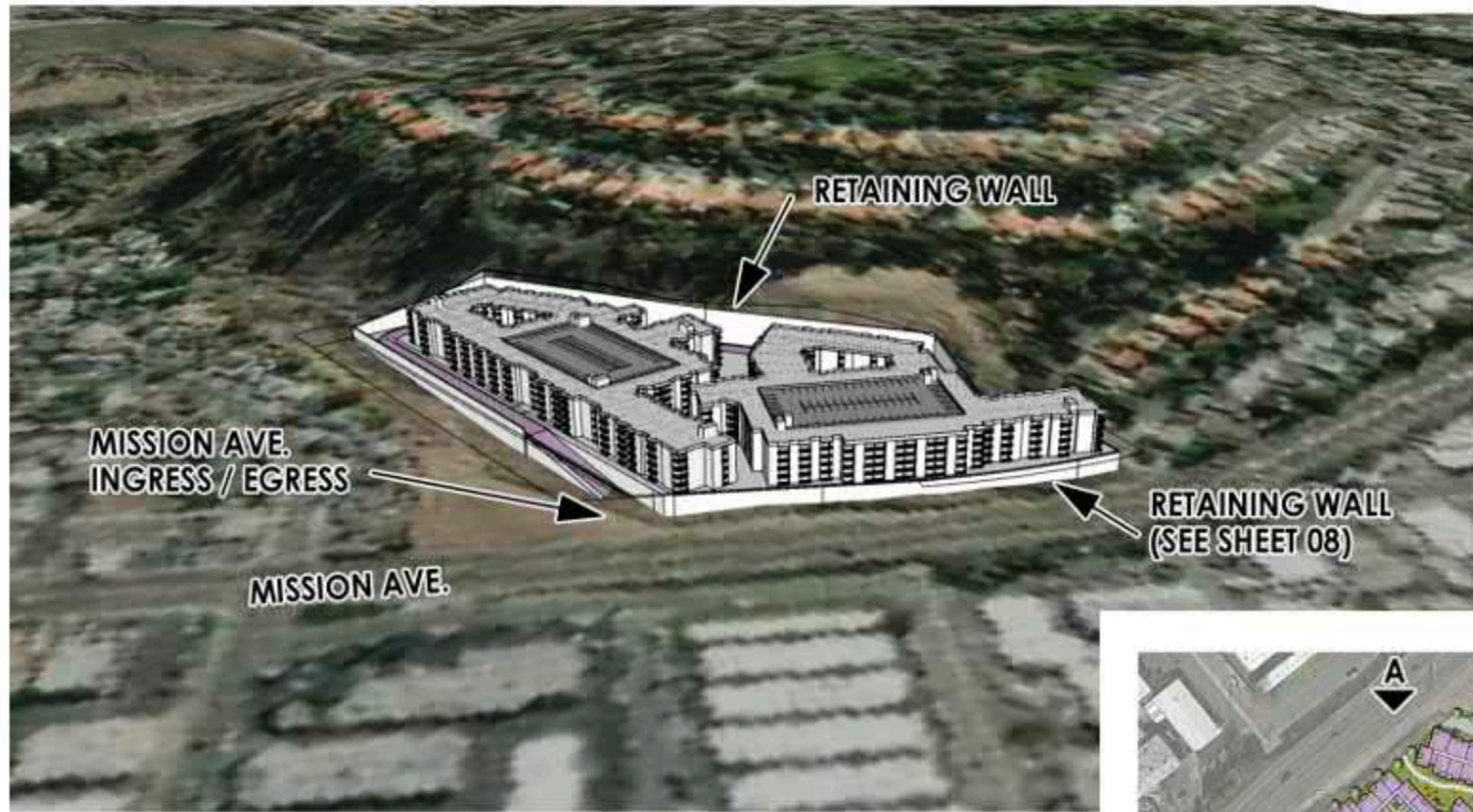


Conceptual Site Plan



**05**

Job No. 2021-162  
Date 09-23-2021



AERIAL VIEW A



AERIAL VIEW B



AERIAL VIEW C



AERIAL VIEW D

**Mission Avenue**

Oceanside, CA

Mission Avenue Investments, LLC.

Conceptual Massing Views

NOT TO SCALE





# Mission Avenue

Oceanside, CA

Mission Avenue Investments, LLC.

Architectural Character Elevations



# Mission Avenue

Oceanside, CA

Mission Avenue Investments, LLC.

Retaining Wall Imagery



### LEGEND

OCEANSIDE FIRE DEPT FORM 5205-17 MOORED HAMMER HEAD TURN-AROUND

OCEANSIDE FIRE DEPT FORM 5205-17 30' INSIDE RADIUS, 50' OUTSIDE RADIUS

- RE APPARATUS
- BUILDING ADDRESS IDENTIFICATION LOCATIONS WITH MINIMUM OF 4' HIGH WITH UNIMPAIRABLE WIDTH OF 22" FINAL COUNT AND LOCATION SHALL BE FINALIZED WITH THE LOCAL JURISDICTION AND THE FIRE CODE OFFICIAL
- SHRIMP-SHED ELEVATORS
- FIRE LANE SIGN PER DETAIL
- FIRE LANE ENTRANCE SIGN
- EXISTING PUBLIC FIRE HYDRANT
- NEW PUBLIC FIRE HYDRANT
- STANDPIPE
- RE AREA SEPARATION WALL
- 1ST FLOOR FILL
- NEW FIRE DEPT. CONNECTION
- AERIAL TRUCK LADDER ACCESS TO BUILDING (REFER TO DETAIL)
- BUILDING FOOTPRINT - RESIDENTIAL (1 HOUR RATED CORRIDOR & UNITS)
- PARKING STRUCTURE
- DET 2HR - WITH STANDOFF WITH STAR ENCLOSURE (2 HOUR RATED)
- DET 2HR - WITH STANDOFF WITH STAR ENCLOSURE (BOOF ACCESS) 2 HOUR RATED
- 20'-0" WIDE PAVED FIRELANE (25'-0" WIDE W/ LADDERING)
- 20' X 40' FIRE ZONE AREA WITH MIN. 10' SEPARATION FROM BUILDING
- 2 HOUR FIRE RATED CORRIDOR
- 2 HOUR FIRE RATED DET CORRIDOR

### FIRE MASTER PLAN NOTES

- A. Inspection Requirements - Building Code Commission**
- Site inspections are required for this project. Please schedule all site inspections at least 24 hours in advance. Call the Oceanside Fire Prevention Bureau at (760) 435-4190, Monday through Friday.
  - A hand-dry inspection shall be performed prior to bringing combustible materials or combustible fixtures and fixtures for placement of non-combustible construction exists. All outdoor access roads capable of supporting 75,000 lbs. loaded with materials, equipment, or apparatus shall be in place and buildings shall be inspected at time of outdoor drop inspection.
  - For projects in a residential interface area, a separate site inspection is required prior to a hand-dry inspection.
  - An original approval, report, unapproved fire master plan shall be available on-site at time of inspection.
  - Access roads and facilities shall be equipped and maintenance of elevations of all roads during and after construction. Access when parking is not permitted shall be clearly identified at all times.
  - Temporarily shut lanes of off or more gates shall be enclosed, supported and preserved by the Fire Department prior to use.
  - The project shall be clearly posted and visible from the public roadway intersection.
  - All gate-to-connection fencing shall be engaged with either a Key or fireproof padlock.
  - Buildings of five or more stories shall be provided with stairs and a ramp for fire-equipment, 37 feet in height.
- B. General Requirements**
- Fire lane widths shall be measured from top face of curb to top face of curb for the lane with modified curb design (e.g. raised, stepped, etc.)
  - The developer is responsible to verify that all approved public works or grading alterations meet improvement plans or provide grading plans conform to the treatment area with measurements per the approved fire master plan.
  - Fire lane signs and markings shall comply with Oceanside Fire Department Fire Lane Requirements. All listed fire lane markings may be required at the time of inspection depending on field conditions.
  - Address markers shall be located and to be color and size as to be plainly visible and legible from the roadway from which the building is addressed. Address markers shall be placed at right.
  - Access gates shall be approved prior to installation and shall be in compliance with Chapter 7 of the CIC and Oceanside Fire Department requirements.
  - Approved access roadway shall be provided to all required openings and of access vehicles.
  - Vegetation shall be removed and maintained in such a manner as to allow unobstructed access to all hydrants, valves, and fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, remote monitors, and other devices or areas used for firefighting purposes. Vegetation in building footprints shall not obstruct address markers or risk the functionality of alarm bells, horns, or strobes.
  - Obstructions and mark containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 10 feet of combustible walls, openings, or connections and open lines unless protected by an approved sprinkler system.

### SITE KEYNOTES

- DRIVEWAY / PRELAME MOUNTING ALL-WEATHER SURFACE PER OCEANSIDE FIRE DEPARTMENT GUIDELINE.
- PAINT CURB RED (AND SURFACE WHERE NO CURB) PER DETAIL AND OCEANSIDE FIRE DEPARTMENT GUIDELINE.
- INSTALL KNOX BOX OCEANSIDE FIRE DEPARTMENT GUIDELINE.
- INSTALL 'ENTRANCE - FIRE LANE' SIGN PER DETAIL AND OCEANSIDE FIRE DEPARTMENT GUIDELINE.
- INSTALL 'NO PARKING - FIRE LANE' SIGN PER DETAIL AND OCEANSIDE FIRE DEPARTMENT GUIDELINE.
- FIRE ALARM INDICATOR PANEL.
- EXISTING FIRE HYDRANT
- STAR FIRE ACCESS
- FIRE ACCESS LOCATIONS
- FIRE LANE ENTRANCE SIGN
- STANDPIPE
- FIRE ALARM CONTROL PANEL (CIP) AND FIRE SINKER RISK (FR)
- FIRE SINKER FIRE DEPARTMENT CONNECTION (FDC)
- DIRECTIONAL SIGNAGE FROM HYDRANT TO STANDPIPE TO BE INSTALLED NEAR HYDRANT, WITH CLEAR MARKING OF STANDPIPE LOCATION

### ASSUMPTIONS/DEVIATIONS

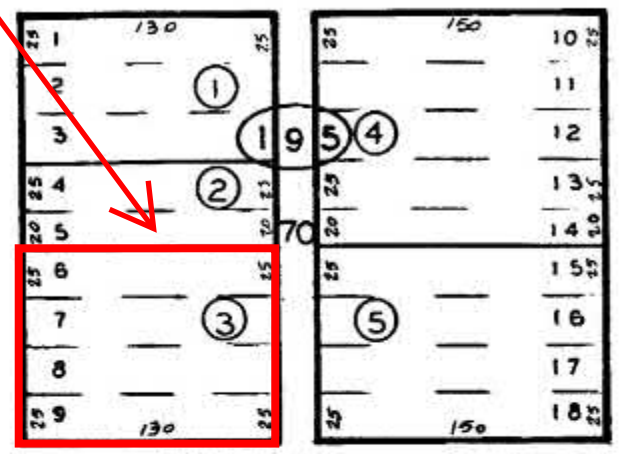
- FIRE LANE WIDTH IS DESIGNED TO BE 20' THROUGHOUT EXCEPT AT LADDERING AREAS WHERE WIDTH INCREASES TO 25'
- SOME PORTIONS OF BLDG. A & B ENDOURAGES WITHIN THE MINIMUM 10' SEPARATION FROM EDGE OF FIRE LANE.
- PROPOSED SITE EXITING FOR BUILDING - B TO BE AT THE NORTHERN EDGE OF THE PROJECT AND THEN TO PUBLIC R.O.W. TOWARDS MISSION AVE.
- PROPOSED SITE EXITING FOR BUILDING - A TO BE AT THE SOUTHERN EDGE OF THE PROJECT AND BUTLER ST. R.O.W. THEN TOWARDS MISSION AVE.



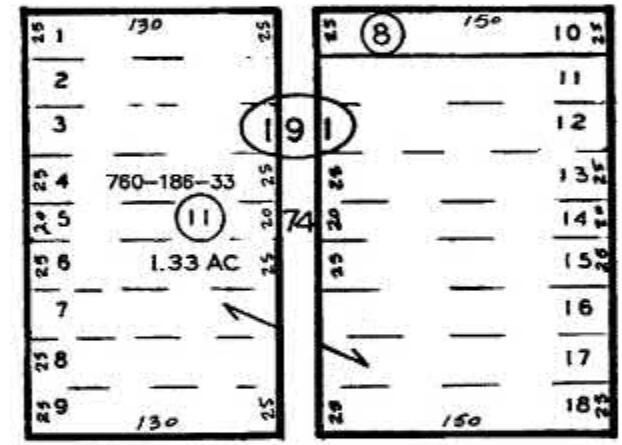
PROJECT SITE

147-19,20,29

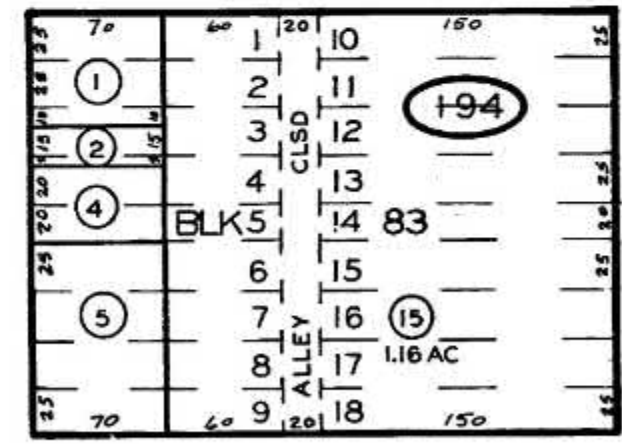
SHT 2  
HORNE



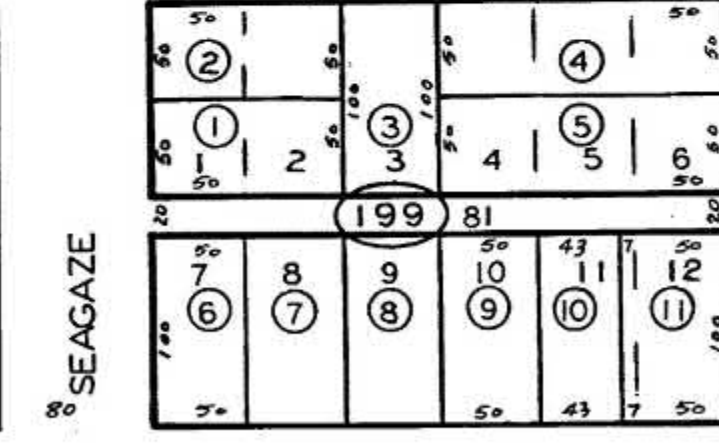
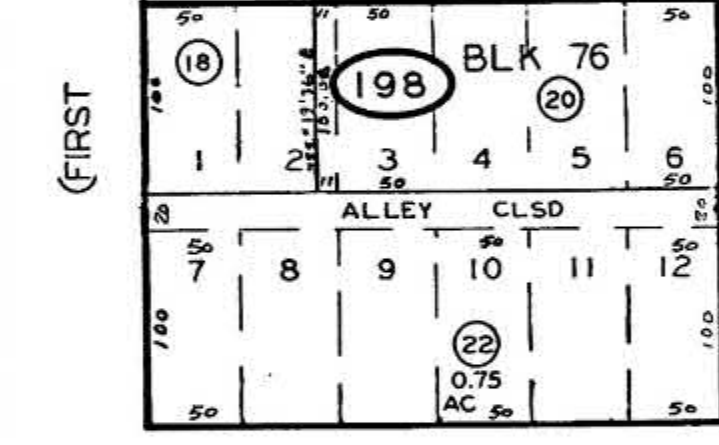
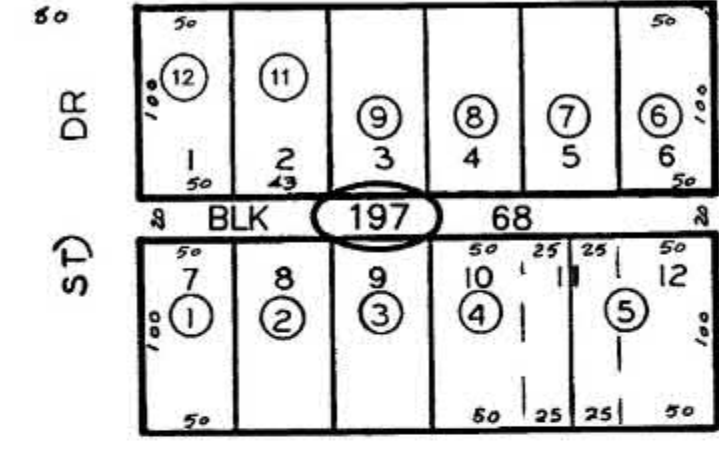
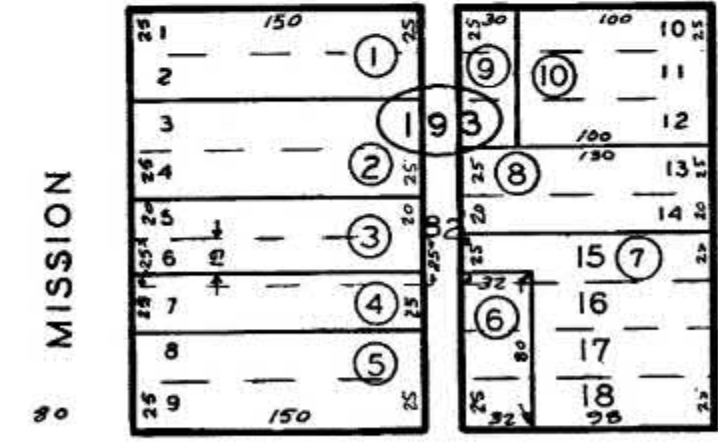
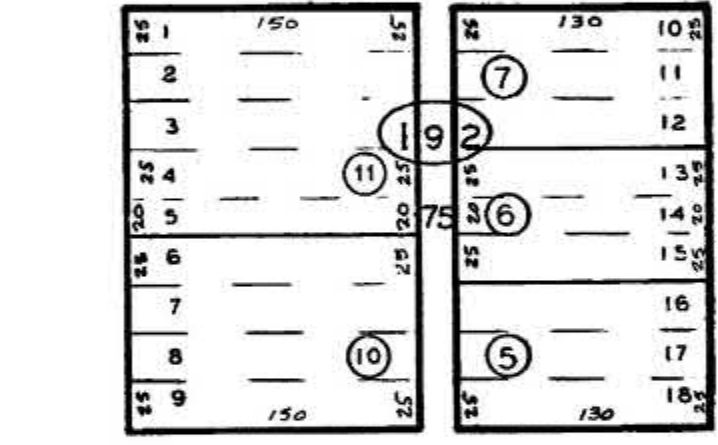
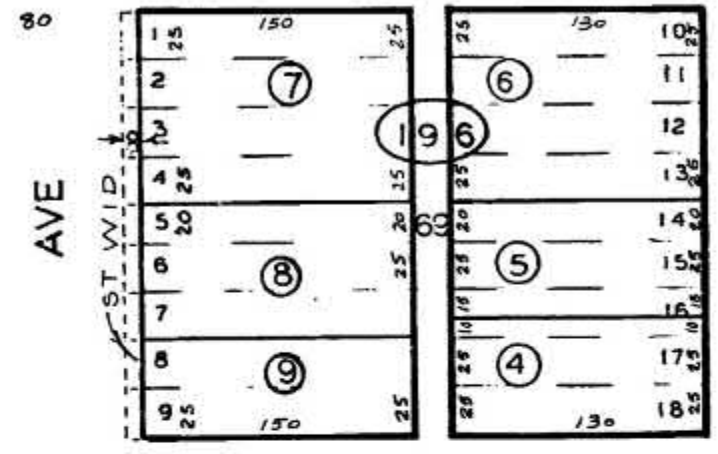
CLEMENTINE



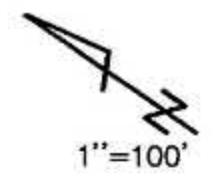
NEVADA



DITMAR



ITEM #2 147-19



6/05/2002 RMM

| CHANGES |        |              |    |      |
|---------|--------|--------------|----|------|
| BLK     | OLD    | NEW          | YR | CUT  |
| 196     | 1,2,3  | 7,8,9        | 70 | 327  |
| 194     | 7,10   | 13           | 71 | 4458 |
| 198     | 10-11  | 12-13        | 71 | 4517 |
| 198     | 7-9    | 14           | 72 | 1840 |
| 191     | 1-4    | 10           | 72 | 2818 |
| 192     | 2&8    | 9-10         | 73 | 2577 |
| 192     | 1&9    | 11           | 74 | 1712 |
| 191     | 7,9,10 | 11           | 77 |      |
| 194     | 9,11   | 14           | 77 | 3446 |
| 194     | 12,14  | SAME         | 81 | 5623 |
| 194     | 12-14  | 15           | 82 | 1328 |
| 198     | 4&14   | 15           | 82 | 1329 |
| 193     | 7      | RED TO BLACK | 83 | 5921 |
| 198     | 15     | 16&17        | 94 | 1995 |
| 198     | 12,3,5 | SAME         | 95 | 5501 |
| 198     | 12,16  | 18-21        | 95 | 1084 |
|         | 2      | 22           | 95 | 2019 |
| 197     | 10     | 11&12        | 03 | 1109 |

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.

To be completed by City staff

Project Number: ADM

21-00063



# 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: 901 Pier View Way, oceanside 92054

Assessor's Parcel Number: 147-195-03-00 Lot Area (acres or SF): 13,0249 sqft

Existing Use: two residential structures and surface parking

Brief Description of Proposal:  
Mixed-Use project (residential and commercial) consistent with the D District density and zoning. Affordable housing consistent with City's Inclusionary Housing Ordinance.

## Property Owner & Applicant Information

Owner Name: BOHICA Investments LLC

Phone Number & E-Mail Address: On file with city

Applicant Name: Fidelis Advisors

Phone Number & E-Mail Address: On file with city

## To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

DocuSigned by:  
*Lindsey Myers* 9/16/2021  
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: october 13, 2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: october 27, 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: **October 13, 2021** Time: **10:30**

Assigned Project Planner:

# 901 PIER VIEW / OCEANSIDE

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DEVELOPER CONFERENCE PRESENTATION  
SEPTEMBER 20, 2021



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Project Description

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# PROJECT DESCRIPTION

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### **Project Location**

The subject property is located at 901 Pier View Way at the southeast intersection of Pier View Way and Clementine Street. The property is improved with two (2) single-family structures and surface parking. Surrounding uses include a mix of civic facilities, commercial offices and retail uses, and a mixture of single-family and multifamily residential units. The property was previously approved for a mixed-use project of 12 residential units ([Resolution No. 20-R0032-3](#)).

### **Property data for the Site**

|                            |  |
|----------------------------|--|
| Assessor's Parcel Numbers: | 147-095-03-00                          |
| Property Size              | 13,249 sqft                            |
| General Plan/Zoning        | Downtown D   Subdistrict 2             |
| Coastal Zone               | No                                     |
| Residential Use            | Allowed as part of a Mixed-use project |

### **Proposed Development**

The proposed project includes 63 residential units and approximately 2,200 sqft of ground floor commercial space. Additionally, we will include six (6) deed-restricted, affordable units to low-income households in compliance with the City's Inclusionary Housing Ordinance. The development will comprise a seven-story building with one level of parking above grade and two levels below grade.

The project is within ½ miles of a major transit center, which, makes it a "TOD" project. Parking is provided as follows: 58 garage stalls of which 12 are tandem stalls. The two garage access points are from the right-of-way located between the subject property and the adjacent property located at 212 N. Clementine Street. The above-grade portion of the parking structure will be screened, and all sides of the building will receive architectural treatments to enhance the project's aesthetic appeal.

The contemporary architectural design incorporates extensive glazing and store-front facades consistent with the commercial character of Pier View Way. In addition to the street-level commercial space, the project will include a street-level leasing office and lobby. Additional amenities include an indoor-outdoor social lounge, fitness center, work-from-home space, a central viewing deck, bicycle and e-bike parking, storage, electric charging, and ample balcony open space.

### **Discretionary Actions**

The following discretionary approvals are anticipated for the project:

- Mixed Use Development Plan
- Density Bonus
- Conditional Use Permits (Residential use within Mixed Use and Height)
- Tentative Map – We are evaluating a commercial condominium plan too divide the commercial component and the residential component.



September 28, 2021

via Email

To: Oceanside Planning Staff

From: Fidelis Advisors ("Applicant")

**Re: Adjoining Questions to 901 Pier View Way, Developer Conference**

1. Following questions reference the Chapter 14C Inclusionary Housing Ordinance and City's Density Bonus Ordinance
  - a. Given there is no density limit within Subdistrict 2, how do we calculate the site's base density for purposes of applying the City's Density Bonus?
  - b. Per the City's Density Bonus regulations, 5% Very-Low Income is the equivalent of 10% Low Income. Can we do either level (VLI@5% or LI@10%) and satisfy the City's Inclusionary requirement?
  - c. We have not determined how to use our incentive and waivers afforded per the City's Density Bonus ordinance, but we are contemplating the following uses. Please confirm our application of incentives and waivers are appropriate.
    1. Incentive: Open space as we are unable to achieve 200 sqft per unit. (Incentive)
    2. Waiver: modest reduction of setbacks along Pier View, Clementine and south alley.
  - d. Article 12 (1232, D (6)) states Property Development regulations shall serve as a "guideline" for mixed-use development proposals. Deviations from development standards shall be evaluated and may be granted in accordance with additional regulations. 1232 (KK) and 1232 D.5. Please confirm the meaning of this section and how it may apply to this project?
2. Parking (Please confirm where applicable)
  - a. Density Bonus (TOD): parking may be provided at a .5 parking ratio.
  - b. Density Bonus (Not – TOD): parking may be provided .5 stalls = studio, 1 stall =1BR, 1.5 stalls =2 BR and no guest parking required.
  - c. We plan to use the alley to access two points of entry – one going down and one going up. We are not aware of a development or safety standard that would prevent this configuration. Please confirm.
  - d. How do the parking stalls on Pier View factor into project parking (especially as it relates to the commercial component of the project)?
3. Are the properties considered "Historical" or are there any other limitations on the site that may not be readily apparent?

Thank you for your consideration and we look forward to the Developer Conference to formally address these questions.

Regards,

DocuSigned by:  
  
11/22/2021 10:15:42  
Will Winkenhofer  
Principal  
Fidelis Advisors

| Steinberg Hart<br>9.20.2021<br>Developer Conference<br>Project Data Table |                  |           |           |                  |                                     | Building Area                          |                    |                     |                          |                       |              |
|---|------------------|-----------|-----------|------------------|-------------------------------------|--|--------------------|---------------------|--------------------------|-----------------------|--------------|
| LEVEL   | Studio           | 1-BR      | 2-BR      | TOTAL # OF UNITS | Net Rentable SF (NRSF) <sup>1</sup> | Gross Building Area <sup>2</sup> (GBA) | Common Amenity GSF | Leasable Retail GSF | Parking <sup>3</sup> GSF | Efficiency (NRSF/GBA) |              |
| RESIDENTIAL LEVELS  | Type IIIA        | L7        | 3         | 5                | 2                                   | 10                                     | 7,712              | 8,838               | -                        | -                     | 87%          |
|   |                  | L6        | 3         | 6                | 2                                   | 11                                     | 8,538              | 9,808               | -                        | -                     | 87%          |
|   |                  | L5        | 3         | 6                | 2                                   | 11                                     | 8,538              | 9,808               | -                        | -                     | 87%          |
|   |                  | L4        | 3         | 6                | 2                                   | 11                                     | 8,538              | 9,808               | -                        | -                     | 87%          |
|   |                  | L3        | 3         | 6                | 2                                   | 11                                     | 8,538              | 9,808               | -                        | -                     | 87%          |
| GARAGE  | Type IA Podium   | L2        | 3         | 4                | 2                                   | 9                                      | 7,149              | 9,664               | 1,248                    | -                     | 74%          |
|   |                  | P1        | -         | -                | -                                   | -                                      | -                  | 11,698              | 1,921                    | 2,210                 | 5,150        |
|   | Type IA Basement | P2        | -         | -                | -                                   | -                                      | -                  | 11,583              | -                        | 9,450                 | 394 SF/stall |
|   |                  | P3        | -         | -                | -                                   | -                                      | -                  | 11,583              | -                        | 9,450                 | 363 SF/stall |
| <b>TOTALS</b>   |                  | <b>18</b> | <b>33</b> | <b>12</b>        | <b>63</b>                           | <b>49,013</b>                          | <b>92,598</b>      | <b>3,169</b>        | <b>2,210</b>             | <b>24,050</b>         | <b>85%</b>   |
|   |                  | 28.6%     | 52.4%     | 19.0%            | 100%                                | 778                                    | avg NRSF           |                     |                          |                       |              |
| <b>Market-Rate</b>  |                  | 16        | 30        | 11               | 57                                  |  |                    |                     |                          |                       |              |
| <b>Affordable</b>   |                  | 2         | 3         | 1                | 6                                   |  |                    |                     |                          |                       |              |

**SB1818 WAIVERS & INCENTIVES**

Parking per OZO 3105 & 1232 - Not a "Waiver" or "Incentive" per California Public Resources Code

1. Yard reductions
2. Height >65'
3. Residential Open Space reduction / amenity space offset

**NOTES**

1. NRSF excludes residential balconies
2. GBA includes elevator and stair voids, includes exterior wall thickness, and excludes balconies. Refer to area plans.
3. P1 garage is partially below-grade
4. Allocated residential parking is higher than the requirement due to the Tandem paired stalls overparking the 2-BR units
5. Street Parking Spaces cannot count towards Residential requirement

| Parking Totals  |                |                        |            |                        |
|-----------------|----------------|------------------------|------------|------------------------|
| Standard Stalls | Compact Stalls | Tandem Standard Stalls | ADA Stalls | Total Interior Parking |
| -               | -              | -                      | -          | -                      |
| -               | -              | -                      | -          | -                      |
| -               | -              | -                      | -          | -                      |
| -               | -              | -                      | -          | -                      |
| 13              | 0              | 0                      | 2          | 15                     |
| 18              | 0              | 6                      | 0          | 24                     |
| 20              | 0              | 6                      | 0          | 26                     |
| <b>51</b>       | <b>0</b>       | <b>12</b>              | <b>2</b>   | <b>65</b>              |

| Estimated Parking Supply             |           |
|--------------------------------------|-----------|
| Interior Garage Spaces per plans     | 65        |
| - 10% Allowance for Coordination     | (7)       |
| Street Spaces (count per 1232.W.4)   | 7         |
| <b>Total Proposed Parking Supply</b> | <b>65</b> |

| Parking Demand per OZO 3105 & 1232   |           |
|--------------------------------------|-----------|
| Residential Tenant Parking           | 51        |
| Residential Guest Parking            | 6         |
| Retail (>5000 SF)                    | 8         |
| <b>Total Proposed Parking Demand</b> | <b>65</b> |



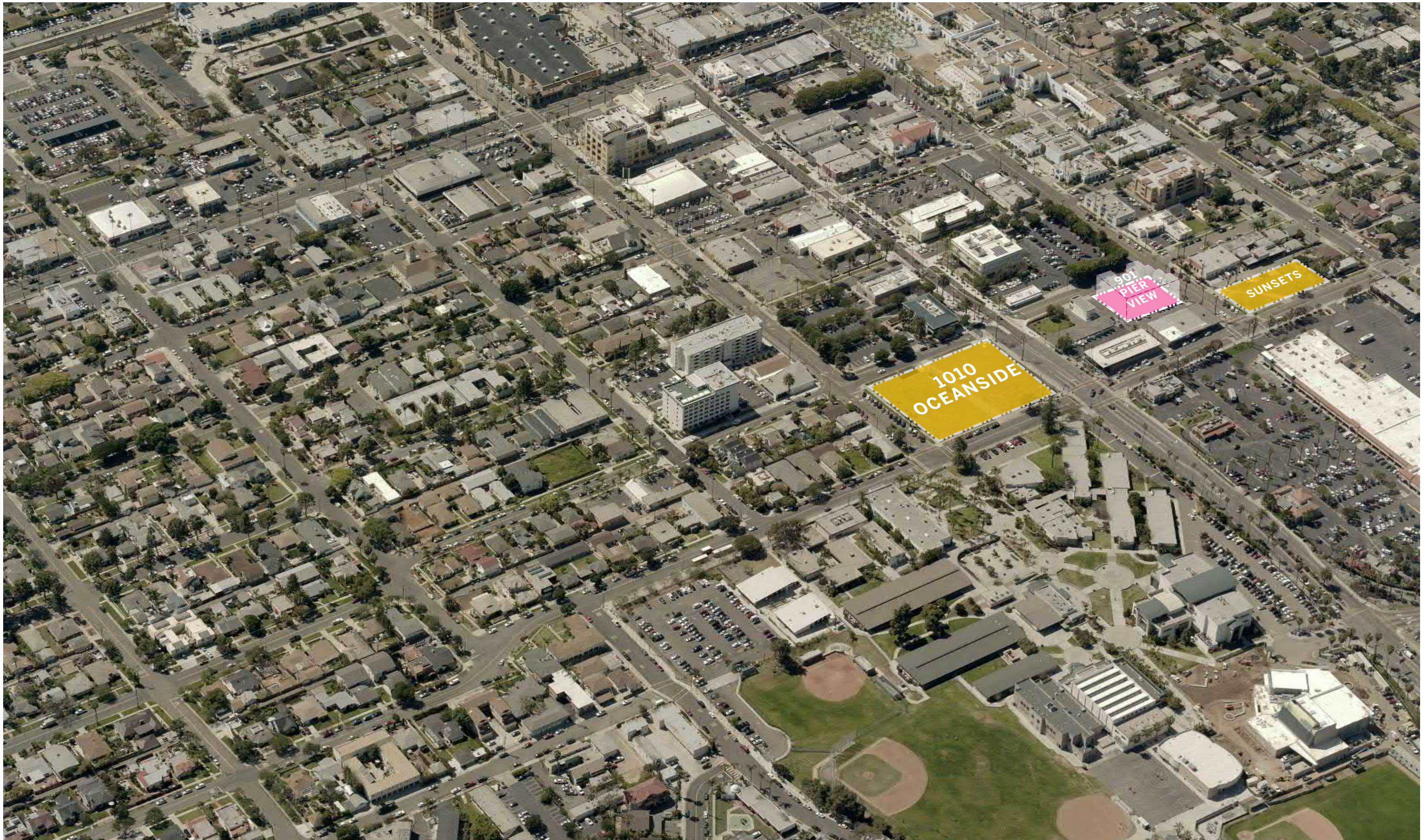
Pier View Housing: Unit-Mix & Typical Level Plan

# SITE CONTEXT

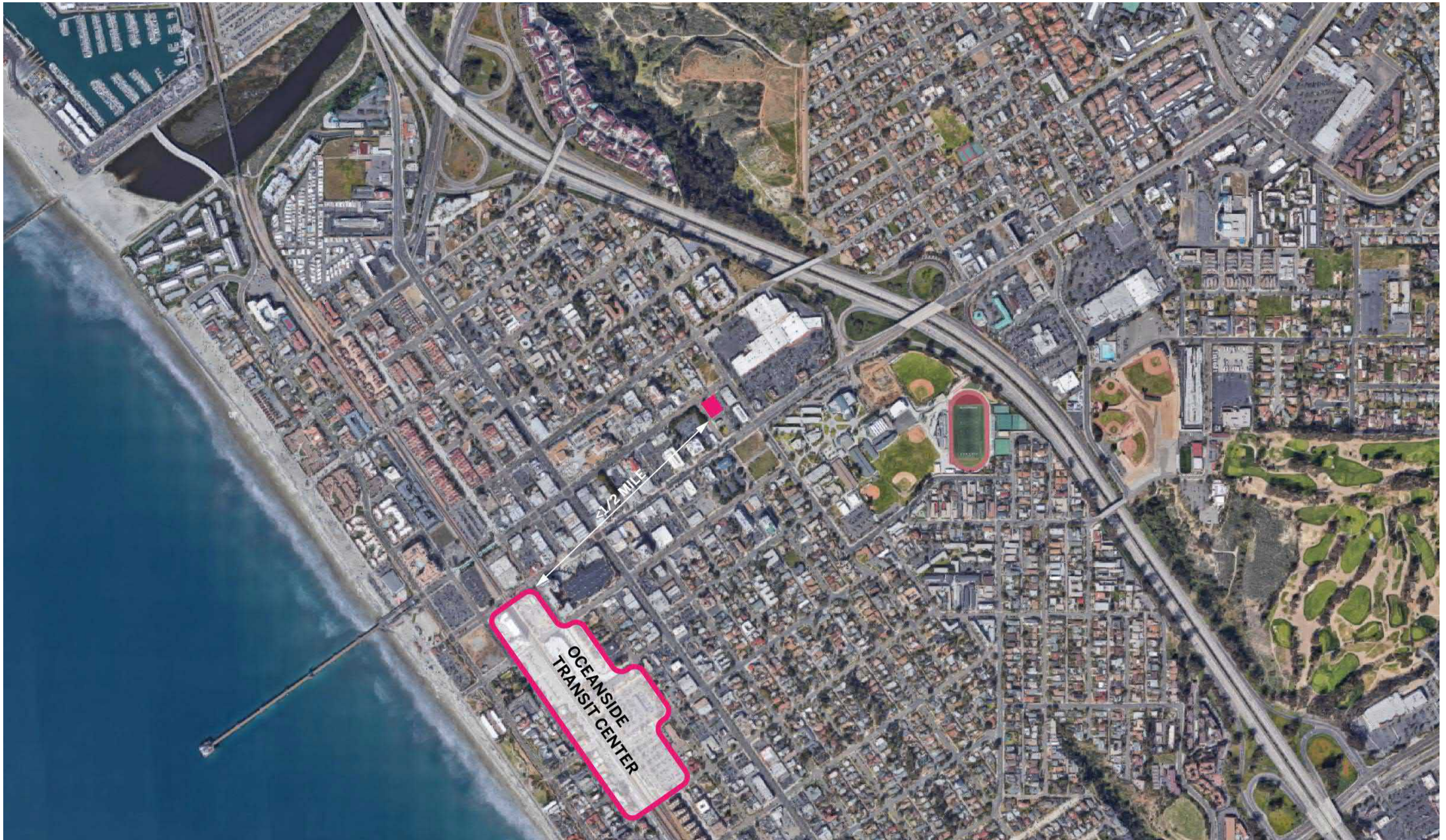
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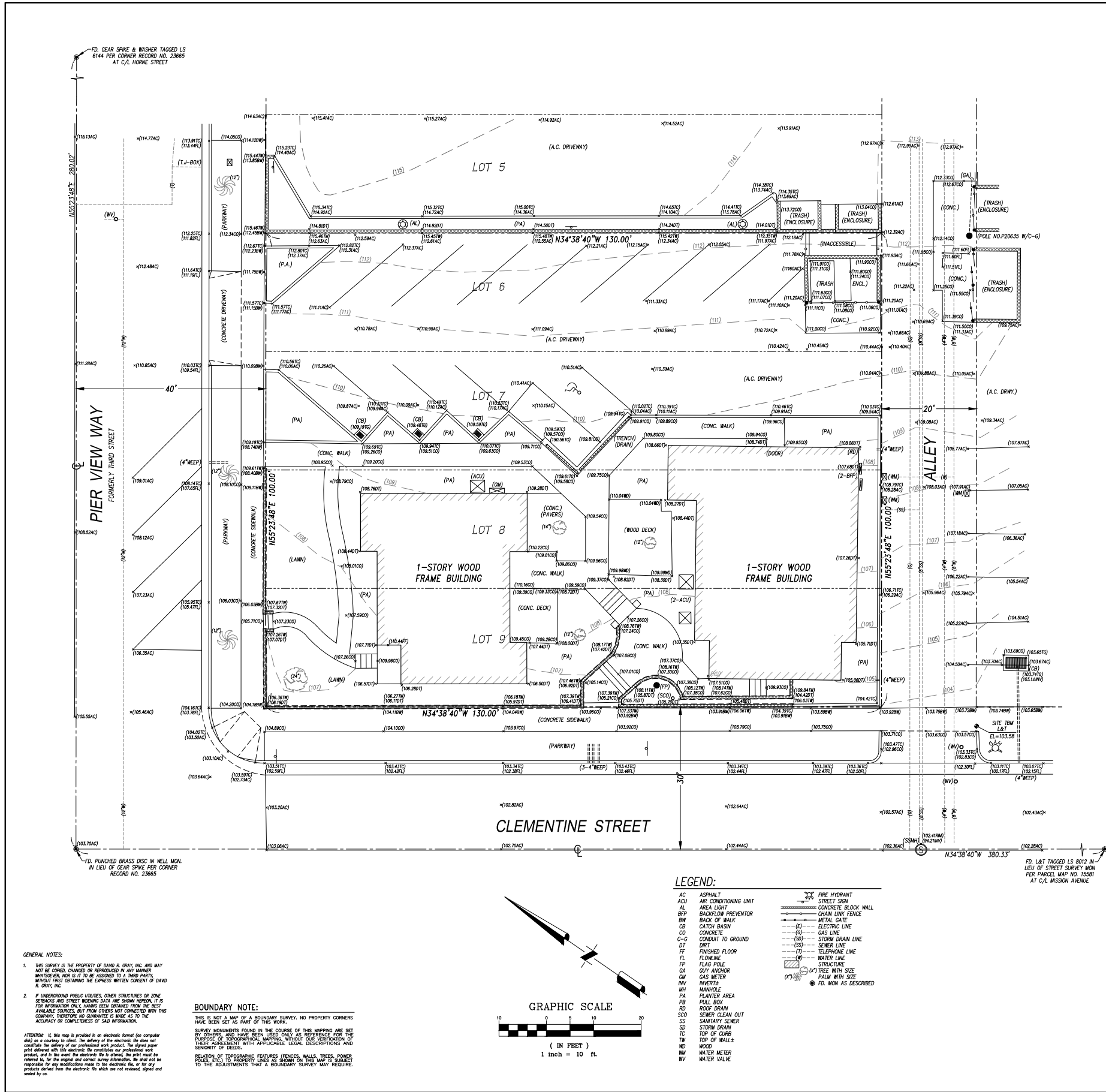
**Aerial Context:** Building Scale



**Aerial Context:** Building Scale



**Aerial Context: TOD Proximity**



REF: ORANGE COAST TITLE COMPANY PRELIMINARY REPORT ORDER NO. 100-1899890-62 DATED AUGUST 9, 2017 AT 7:30 A.M.

LEGAL DESCRIPTION: ORDER NO. 1899890

LOT 6, 7, 8 AND 9 IN BLOCK 70 OF HORNE'S ADDITION TO THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

ASSessor'S PARCEL NUMBER: 147-195-03-00

**EASEMENT NOTES: ORDER NO. 1899890**

- TO 3. TAXES; NOT A SURVEY MATTER.
- AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN ENTITLED: MEMORANDUM OF AGREEMENT AND GRANT OF EASEMENTS FOR TELECOMMUNICATIONS FACILITIES RECORDED: 12-11-2002, AS INSTRUMENT NO. 2002-1126284, O.R. AFFECTS: BLANKET IN NATURE; NON-PLOTTABLE
- AND 6. DEEDS OF TRUST; NOT SURVEY MATTERS
- AN ASSIGNMENT OF RENTS; NOT A SURVEY MATTER.
- MATTERS CONTAINED IN A DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" BY AND BETWEEN THE HOLDINGS, LLC AND SUNWEST BANK DATED 7/29/2015, RECORDED 8/5/2015, AS INSTRUMENT NO. 2015-044647, OFFICIAL RECORDS. AFFECTS: NOT A SURVEY MATTER
- THE EFFECT OF A CONVEYANCE OF SAID LAND FROM: THE HOLDINGS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY TO: BOKHA INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED: 6/21/2016, AS INSTRUMENT NO. 2016-0305248, OFFICIAL RECORDS. AFFECTS: NOT A SURVEY MATTER
- TO 13. TITLE NOTES; NOT SURVEY MATTERS.

**PUBLIC UTILITIES:**

|  |              |
|--|--------------|
| CITY OF OCEANSIDE ENGINEERING  | 760-435-4373 |
| CITY SOUTH BUILDING 300 NORTH COAST HIGHWAY OCEANSIDE, CA 92034          |              |
| SOUTHERN CALIFORNIA EDISON PO BOX 4030 SAN CLEMENTE, CA 92674            | 949-368-3319 |
| SAN DIEGO GAS & ELECTRIC 8330 CENTURY PARK CT, OPT2C SAN DIEGO, CA 92123 | 800-411-7343 |

SUBSTRUCTURES PLOTTED BASED ON SURFACE EVIDENCE AND CITY OF OCEANSIDE WATER PLANS W-00241, W-00784 AND SEWER PLAN W-00778. THEY ARE SHOWN SCHEMATIC IN NATURE FOR PRELIMINARY REVIEW PURPOSES ONLY. ADDITIONAL PLAN AND FIELD INVESTIGATION IS NEEDED PRIOR TO DESIGN.

**PROJECT BENCH MARK:**

CITY OF OCEANSIDE BM NO. 1004  
ELEVATION = 120.59 NAVD 1988  
1.5" BRASS DISK IN WELL MONUMENT AT THE APPARENT INTERSECTION OF SEAGRAZE DRIVE AND HORNE STREET.  
SITE BENCH MARK HEREON.

**BASIS OF BEARINGS:**

THE BEARING OF N55°23'48"E OF THE CENTERLINE OF PIER VIEW WAY PER PARCEL MAP NO. 15177 RECORDED IN PARCEL MAPS, RECORDS OF SAN DIEGO COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**SURVEYOR'S NOTES:**

- DATE OF SURVEY: 09-28-2017
- HORIZONTAL DATUM: HORNE'S ADDITION & PARCEL MAP NO. 15177
- PREPARED BY: GROUND SURVEY METHODS.
- ADDITIONAL GROUND SURVEY MAY BE REQUIRED IN DESIGN CRITICAL AREAS.
- SITE AREA: 13,000± SQ. FT. OR 0.30± AC. GROSS
- SUBSTRUCTURES SHOWN HEREON ARE BASED ON COUNTY RECORDS AND SURFACE EVIDENCE. THEIR LOCATIONS MUST BE FIELD VERIFIED PRIOR TO DESIGN. TESTING OR CONSTRUCTION. ADDITIONAL INVESTIGATION IS NEEDED TO CONFIRM THE EXISTENCE AND LOCATION OF UTILITIES OF RECORD.
- THIS SURVEY IS BASED UPON ORANGE COAST TITLE COMPANY PRELIMINARY REPORT ORDER NO. 100-1899890-62 DATED AUGUST 9, 2017 AT 7:30 A.M.
- GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT - SUCH AS EASEMENTS - WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYS TO SAID TITLE REPORT AND ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF BLUE PEAK ENGINEERING, INC. AND IS TO BE UTILIZED FOR SITE REDUCTION PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED BY THIS OFFICE FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.

**GENERAL NOTES:**

- THIS SURVEY IS THE PROPERTY OF DAVID R. GRAY, INC. AND MAY NOT BE COPIED, CHANGED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DAVID R. GRAY, INC.
- IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR JOE DEEDS AND STREET RECORDING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM SOURCES NOT CONNECTED WITH THIS COMPANY, THEREFORE NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

**BOUNDARY NOTE:**

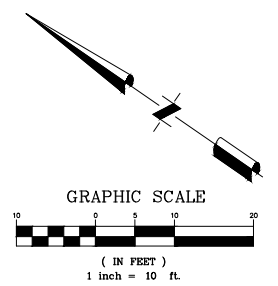
THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

ATTENTION: If this map is provided in an electronic format (or computer disk) as a courtesy to client, the delivery of the electronic file does not constitute the delivery of a professional seal printed on the original paper print delivered with this electronic file. The original paper print delivered with this electronic file constitutes our professional seal printed on the original paper print. The original paper print is the only valid and enforceable version of this map. It is the responsibility of the client to refer to the original and correct survey information. We shall not be responsible for any modifications made to the electronic file, or for any products derived from the electronic file which are not reviewed, signed and sealed by us.

- LEGEND:**
- AC ASPHALT
  - ADU AIR CONDITIONING UNIT
  - AL AREA LIGHT
  - BFP BACKFLOW PREVENTER
  - BW BACK OF WALK
  - CB CATCH BASIN
  - CO CONCRETE
  - C-G CONDUIT TO GROUND
  - DT DIRT
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - FP FLAG POLE
  - GA GULLY ANCHOR
  - GM GAS METER
  - MV MANHOLE
  - PA PLANTER AREA
  - PB PULL BOX
  - RD ROOF DRAIN
  - SCD SEWER CLEAN OUT
  - SS SANITARY-SEWER
  - SD STORM DRAIN
  - TC TOP OF CURB
  - TW TOP OF WALL
  - WD WOOD
  - WM WATER METER
  - WV WATER VALVE
  - FW FIRE HYDRANT
  - SSB CONCRETE BLOCK WALL
  - CLF CHAIN LINK FENCE
  - MG METAL GATE
  - EL ELECTRIC LINE
  - GL GAS LINE
  - SD STORM DRAIN LINE
  - SL SEWER LINE
  - TL TELEPHONE LINE
  - WL WATER LINE
  - STR STRUCTURE
  - (\*) TREE WITH SIZE
  - (\*) PALM WITH SIZE
  - FD. MON. AS DESCRIBED



Draft Plot  
10-23-2017  
david@dgrayinc.com  
www.dgrayinc.com

PREPARED BY:  
**DAVID R. GRAY, INC.**  
621 VIA ALONDRA, SUITE 609  
CAMARILLO, CA 93010-805-087-1655  
JOB NO. 1755 SEPTEMBER 2017 SD

PREPARED FOR:  
**BLUE PEAK ENGINEERING, INC.**  
18543 YORBA LINDA BLVD., NO. 235  
YORBA LINDA, CA 92686  
ATTN: THOMAS HAWKSWORTH

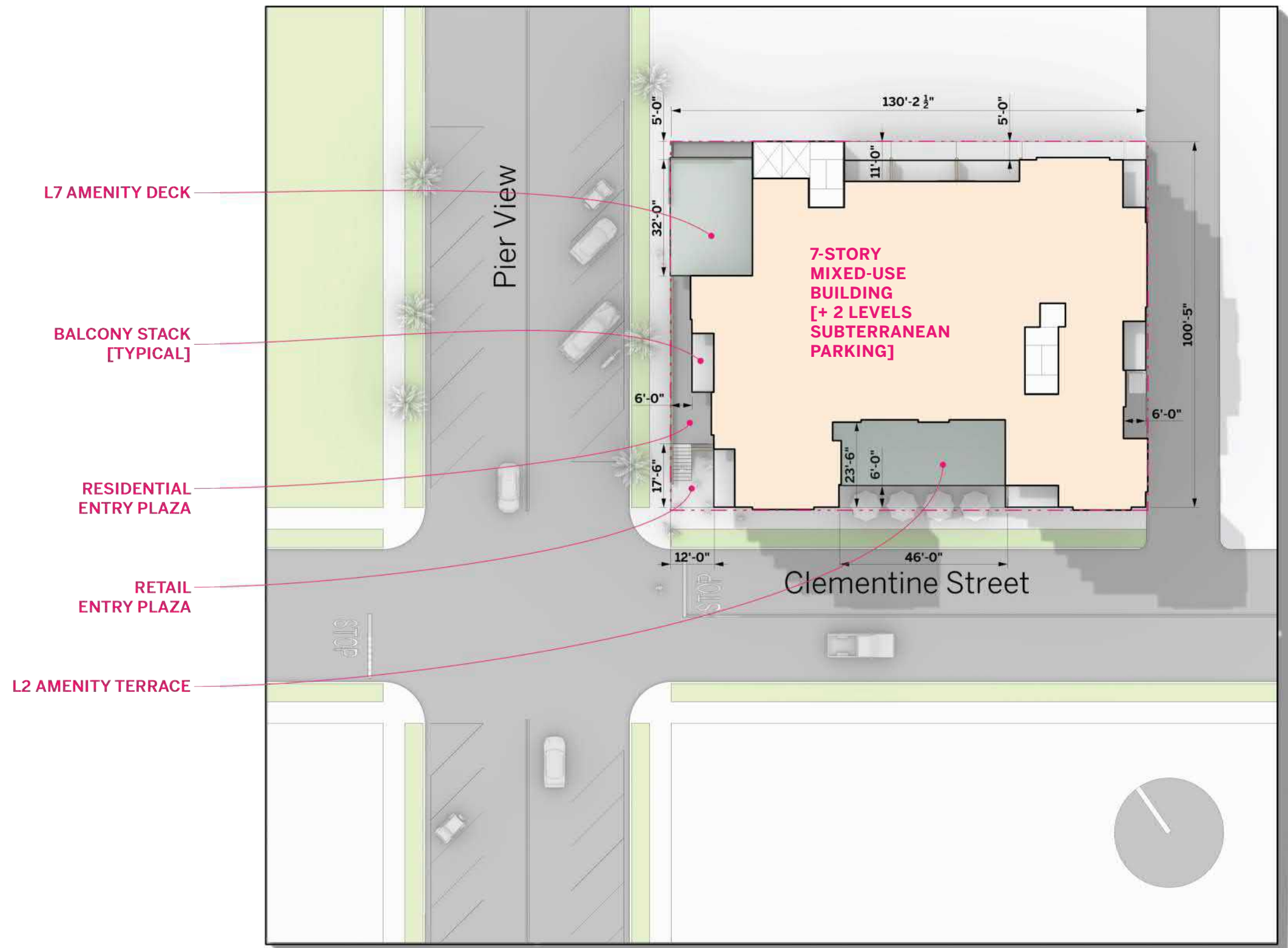
**TOPOGRAPHIC SURVEY**  
901 PIER VIEW WAY, OCEANSIDE  
LOTS 6, 7, 8 & 9 IN BLOCK 70, HORNE'S ADDITION TO THE CITY OF OCEANSIDE, MAP NO. 323  
IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

| NO. | DATE | DESCRIPTION OF REVISION |
|-----|------|-------------------------|
|     |      |                         |
|     |      |                         |
|     |      |                         |

**TOPO**  
Sheet  
1 of 1  
JOB NO. 1755

# CONCEPTUAL MASSING

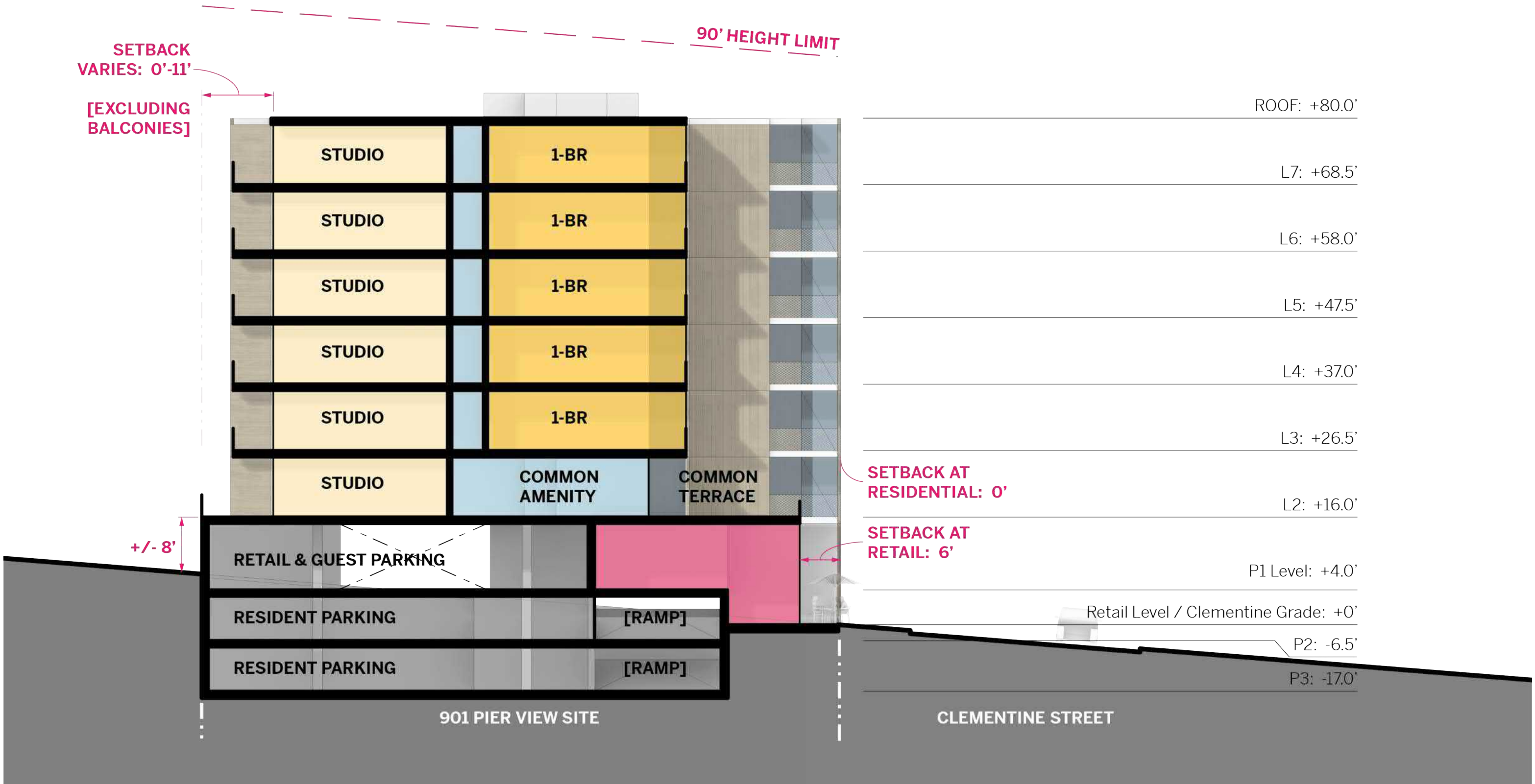
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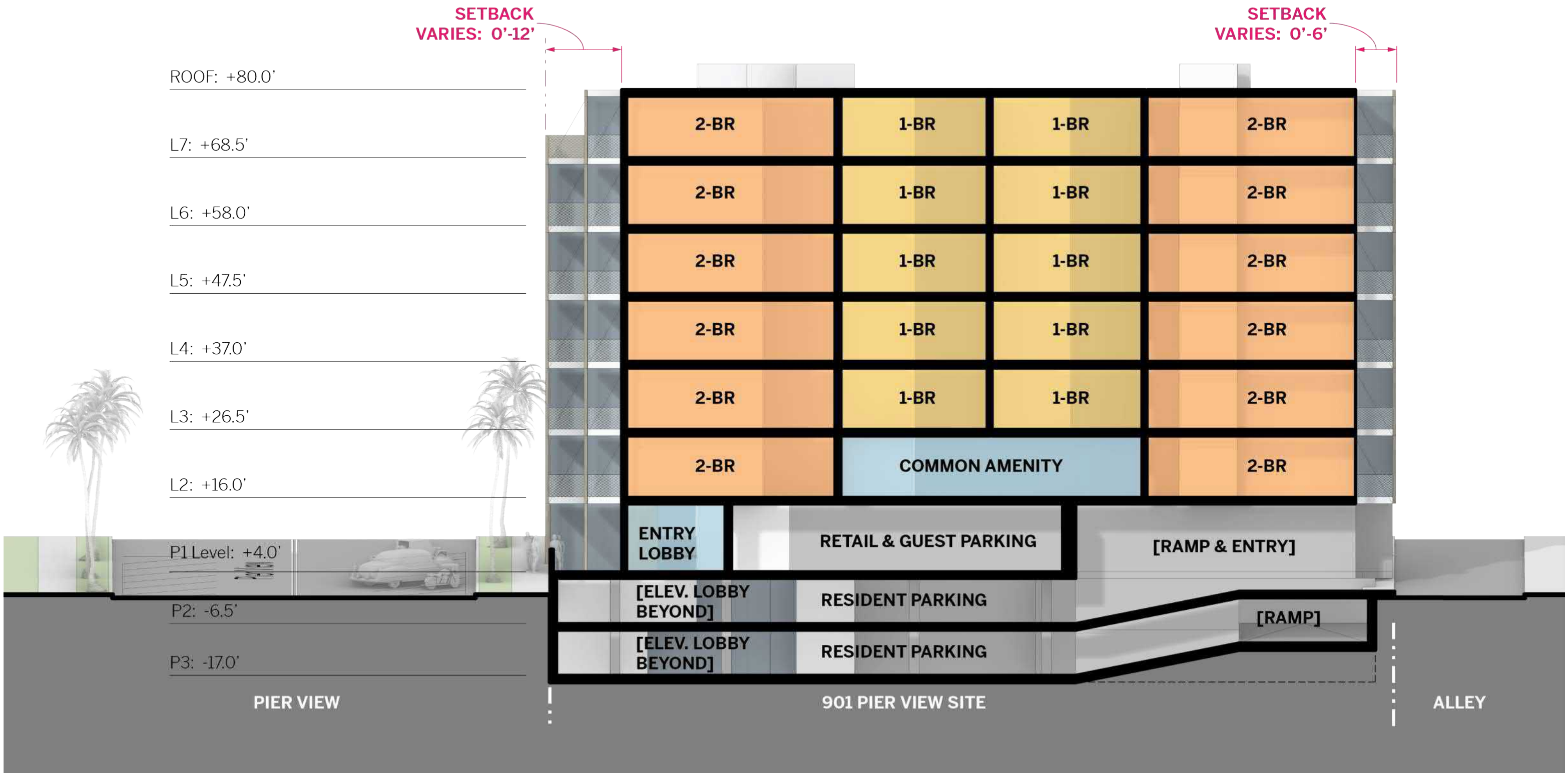
**Concept Plan: Open-Space Organization**



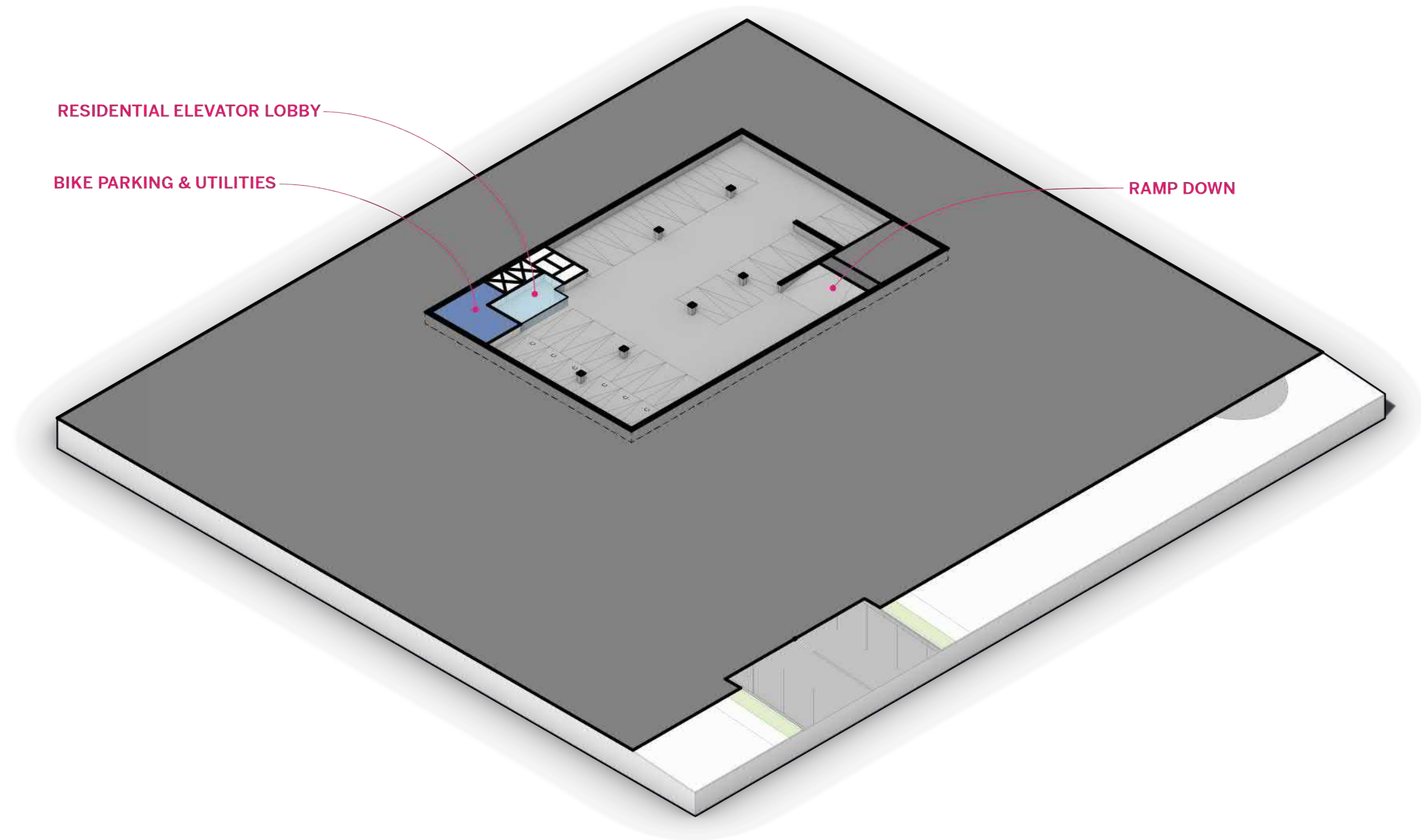
**Concept Massing:** Ocean-Oriented Views



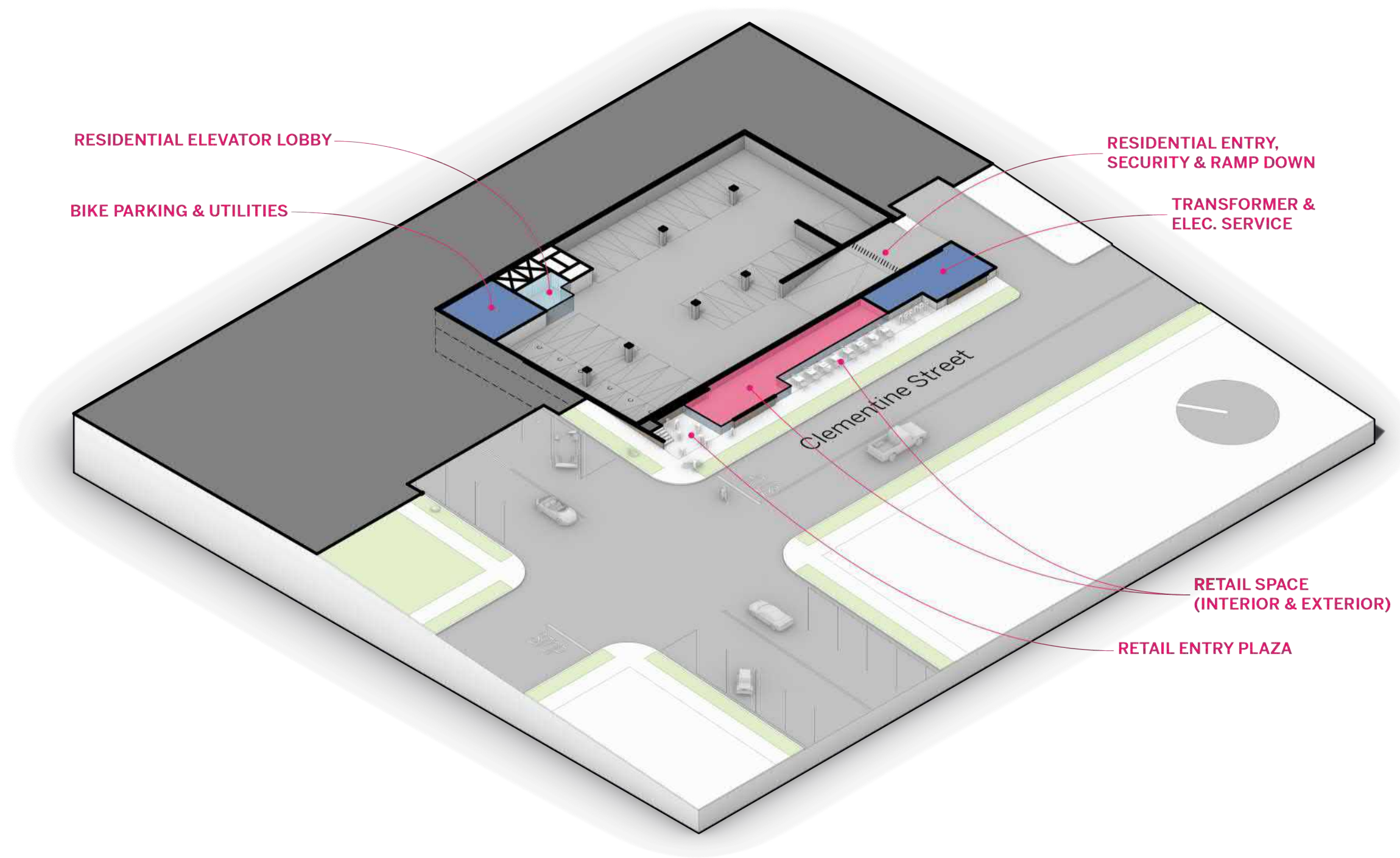
Concept Section: North-South



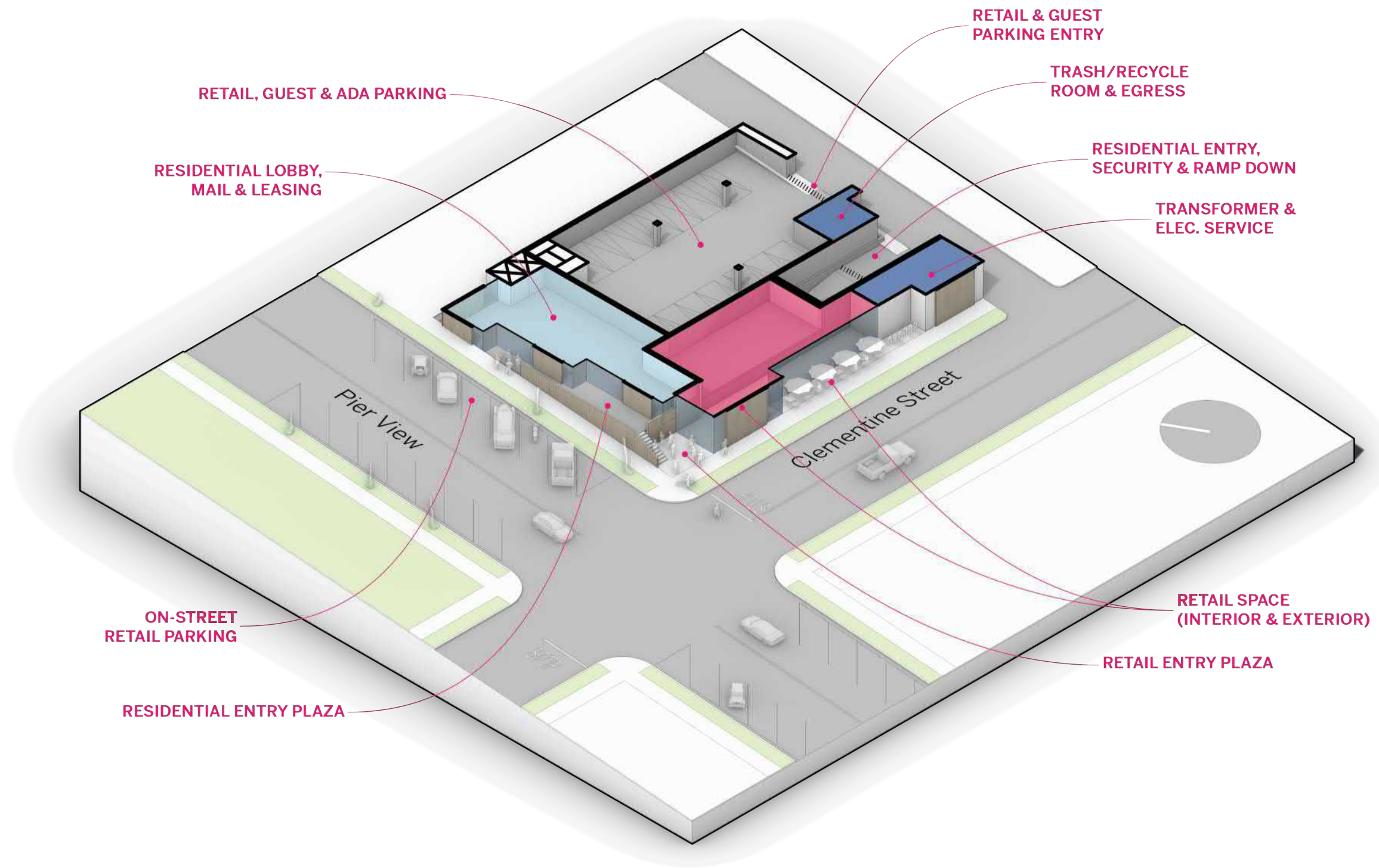
Concept Section: East-West



**Concept Axonometric:** P3 Parking Level



**Concept Axonometric: P2 Parking Level**



**Concept Axonometric: P1 Parking Level**



**Concept Axonometric:** L2 Residential/ Amenity Level



**Concept Axonometric:** Typical Residential Level

# PROJECT TEAM

---



3033 Wilshire Tower, UDR Inc.



Titan Student Union, CSU Fullerton



9001 Santa Monica Boulevard, GPI Companies



V6, Trammel Crow Company



3033 Wilshire Tower, UDR Inc.



Amp Lofts, Greystar Companies



Wilshire & La Jolla, NMS Properties

**MARKET SECTORS**

- Civic
- Commercial
- Education
- Hospitality
- Residential
- Urban Mixed-Use



Hitch Student Residences, UCLA



Science & Learning Center, Whittier College



Amp Lofts, Greystar Companies

