

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

Wednesday, October 27, 2021

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 10/26/2021.**

1. 9:30 - 10:30 am

Proposed six (6) lot subdivision on a vacant 1.2-acre project site located on the north side of California Street between Kurtz Street and Hunsaker Street. [ADM21-00064]

**Zoning: RE-B**

**Land Use: EB-R**

**Neighborhood Area: Fire Mountain**

**Assessor Parcel Number(s): 151-160-55, 151-160-56, & 151-160-57**

**Contact Person: Kyle Johnson**

**Email: kylebranjohn@gmail.com**

2. 10:30 - 11:30 am

Proposed ten (10) lot subdivision on a vacant 2-acre project site located on the east side of Loma Alta Drive between Canyon Drive and Mesa Drive. [ADM21-00065]

**Zoning: Downtown RE-B**

**Land Use: EB-R**

**Neighborhood Area: Loma Alta**

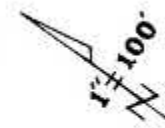
**Assessor Parcel Number(s): 149-021-18**

**Contact Person: Scott Darnell**

**Email: sdarnell@darnellcapital.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.*



*LA BELLA CIR*

CHANGES		
BLK	OLD	NEW YR CUT
	24	32-34 68 5231
	27	35-38 70 3328
	25,30	39-41 72 9106
	32	42 43 72 2379
	35	44 45 72 7602
	44	46 47 23 2534
	8	48-51 75 4328
	9	52 53 78 3333
	16	54-57 80 2117

151 - 16

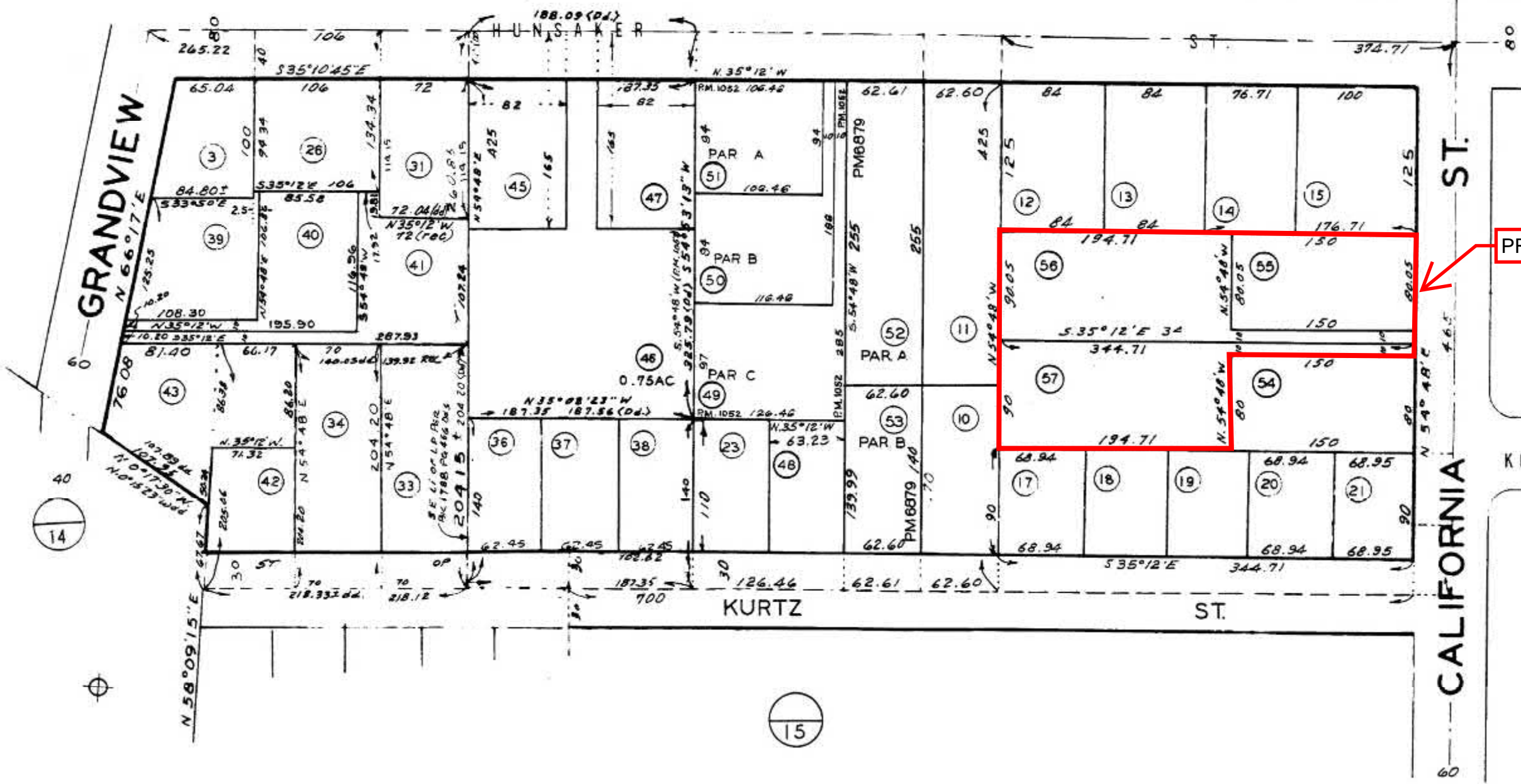
31

ST.

17

LA BELLA CIR.

N 35° 12' W



PROJECT SITE

154  
2

RSB  
1-8-69

To be completed by City staff

Project Number: ADM

21-00064



# 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: Vacant Lot on California Street between Kurtz and Hunsacker

Assessor's Parcel Number: 151-160-55, 56, 57

Lot Area (acres or SF): 1.2 Acres

Existing Use: Vacant :Land

Brief Description of Proposal:

Develop 6 single family homes

## Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

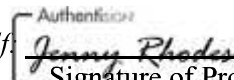
Applicant Name: Kyle Johnson

Phone Number & E-Mail Address: 760-845-4550

kylebranjohn@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: 10/27 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 10/27 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 27, 2021**

Time: **9:30**

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



October 14, 2021

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

RE: California Street Development  
A.P.N. 151-160-55, 56, 57

Good Afternoon,

We are submitting for preliminary review the subdivision of 3 lots (APN 151-160-55, 56, 57) into six (6) residential lots, one (1) lot for a retention basin, and (1) lot to serve as a private drive to the residents.

The six (6) residential lots will be developed with 2,300 to 2,700 square foot two story homes with two-car garages, related hardscape and landscaping. The one (1) lot designated as a retention basin and one (1) lot designated as a private drive will be maintained by an HOA.

The six (6) residential lots, which vary from 5,400 to 7,000 square feet, will be accessed by the 24' wide driveway within a 28' wide private road easement.

The six (6) residential lots will be served with six (6) - 1" water meters connected to a 8" public water lateral within the proposed 24' wide driveway connected to the existing 12" concrete water line in California Street.

The six (6) residential lots will be served with a private 6" PVC sewer lateral within the proposed 24' wide driveway and maintained by an HOA. This private sewer lateral will be connected to the existing 8" VCP sewer main within California Street. The private 6" lateral will allow connections to the proposed homes with a 4" PVC sewer lateral for each lot.

As part of this submittal, we have the following questions:

**Building**

- Please confirm maximum building height 31'-0" for each residential building and that height is determined from slab datum elevation.

**Planning**

- Please confirm the density bonus calculations and incentives/concessions calculations shown on the Concept Lot Layout & Grading Plan.

- Does the City anticipate making any zoning modifications, setback, easement and any other adjustments to the code for site planning purposes within the next 24 months?
- Will the City require an environmental assessment for the application?

### **Engineering/ Traffic Study**

- Please advise if potential off-site improvements would be required. If anticipated, please expand on how that scope is determined by the City.
- Can it be anticipated that off-site improvements, patch-back for utility work, and repairs be reinstalled as “in-kind” with the current sidewalk & curb/gutter grades and drainage pattern system?

### **Fire**

- Please confirm the private driveway hammerhead dimensions and turning radius shown on the attached exhibits conform to the fire department standards and are acceptable.
- The closest existing fire hydrant is approximately 225’ to the southern end of the proposed private drive at the intersection of Kurtz and California Street. Please provide the applicable standards the City of Oceanside requires to service the property. If an additional on-site fire hydrant will be required as part of this project, please specify if this fire hydrant can be serviced off the public lateral that will supply each residence
- If this new development were to be gated, what requirements would need to be in place for fire access (Knox box, etc..)?
- Please advise on fire access requirements and condition of site upon commencement of wood framing phase.

### **Water & Sewer**

- Please confirm no upgrades to the existing public 12” concrete water line within California Street will be a requirement of this project.
- Please confirm no upgrades to the existing public 8” VCP sewer line within California Street will be a requirement of this project.
- We are proposing a private 6” PVC sewer lateral with a manhole connection at the existing 8” VC sewer in California Street. The private 6” PVC sewer lateral will allow connections to the proposed homes with a 4” PVC sewer lateral for each lot. Are there any comments regarding this proposal?

### **Storm Water**

- Please confirm, as proposed on the attached exhibits, that the city takes no objection to discharging any storm drain retention basin overflow onto Kurtz Street through the private storm drain easement to the west of the subject lots. Additionally, please confirm no additional public stormwater upgrades will be a requirement of this project.

### **Electrical**

- The project plans to pull electrical service from the overhead power lines on the south side of California Street. We will underground this power across California Street and into the site to a transformer. Please confirm, from the City’s perspective, no additional upgrades to offsite existing electrical systems will be required as part of this project.

### **Fees**

- Can you provide a detailed estimate of the associated permit, impact, and any other city fees that will be required to process the tentative map, grading plans, and building plans?

Thank you very much for your help and guidance throughout this process. Please don't hesitate to reach out with any comments or questions the City may have.

Kind Regards,  
Seafarer Homes, LLC

Kyle Johnson, P.E.  
Principal

# CONCEPT LOT LAYOUT & GRADING PLAN

## 1720 CALIFORNIA STREET



### LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
CENTERLINE OF ROAD	---

### ZONING INFORMATION

ZONING:	RESIDENTIAL
ZONING CODE:	(RE-B) RESIDENTIAL ESTATE B
MIN DENSITY:	1.0 DU/AC
MAX DENSITY:	3.5 DU/AC
MIN LOT AREA:	10,000 SF (PER CODE)
MIN LOT WIDTH:	70'

### SETBACKS

FRONT YARD	(FYSB)	25' (PER ZONE)
REAR YARD	(RYSB)	20' (PER ZONE)
STREET SIDE YARD SETBACK	(SYSB)	7.5' (PER ZONE)
INTERIOR SIDE YARD	(SYSB)	7.5' (PER ZONE)

### DENSITY CALCULATIONS

PARCEL SIZE (GROSS): 1.15 AC  
 BASE DENSITY\*: 3.5 DU/AC \* 1.15 AC = 4.02 DU → **5.0 DU ALLOWED**

1.0 AFFORDABLE UNIT OF 5.0 DU TOTAL = 20% OF PROPOSED DEVELOPMENT

GIVEN 20% OF DEVELOPMENT AS LOW INCOME UNITS, PER CA CODE 65915:  
 LOW INCOME UNIT DENSITY BONUS: 35%

LOW INCOME DENSITY BONUS:  
 5.0 DU \* 35% BONUS = 6.75 DU → **7.0 DU ALLOWED** (1 AFFORDABLE, 6 MARKET RATE)

\*PER SECTION 1010 OF CITY OF OCEANSIDE ZONING ORDINANCE, MAXIMUM POTENTIAL DENSITY IN RESIDENTIAL ESTATE B DISTRICT (RE-B) IS 3.5 DWELLING UNITS PER GROSS ACRE; PUBLIC ROW IS EXCLUDED FROM THE DENSITY CALCULATION

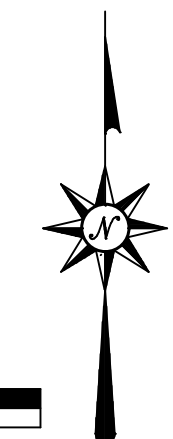
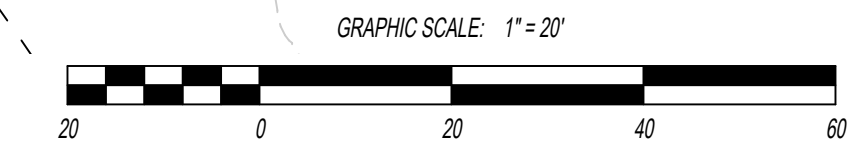
### STATE DENSITY BONUS LAW CONCESSIONS / INCENTIVES

- THE PROJECT IS ALLOWED TWO (2) INCENTIVES / CONCESSIONS FOR INCLUDING AT LEAST 17 PERCENT OF TOTAL UNITS FOR "LOWER" INCOME HOUSEHOLDS PURSUANT TO STATE DENSITY BONUS LAW (SDBL), CA GOVERNMENT CODE 65915.
- WAIVER OF "DEVELOPMENT STANDARDS" AS IDENTIFIED IN SECTION 1050 OF THE CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE, ARTICLE 10 RESIDENTIAL DISTRICTS, INCLUDING NET LOT AREA, LOT WIDTH, AND FRONT, SIDE, AND REAR YARD SETBACKS

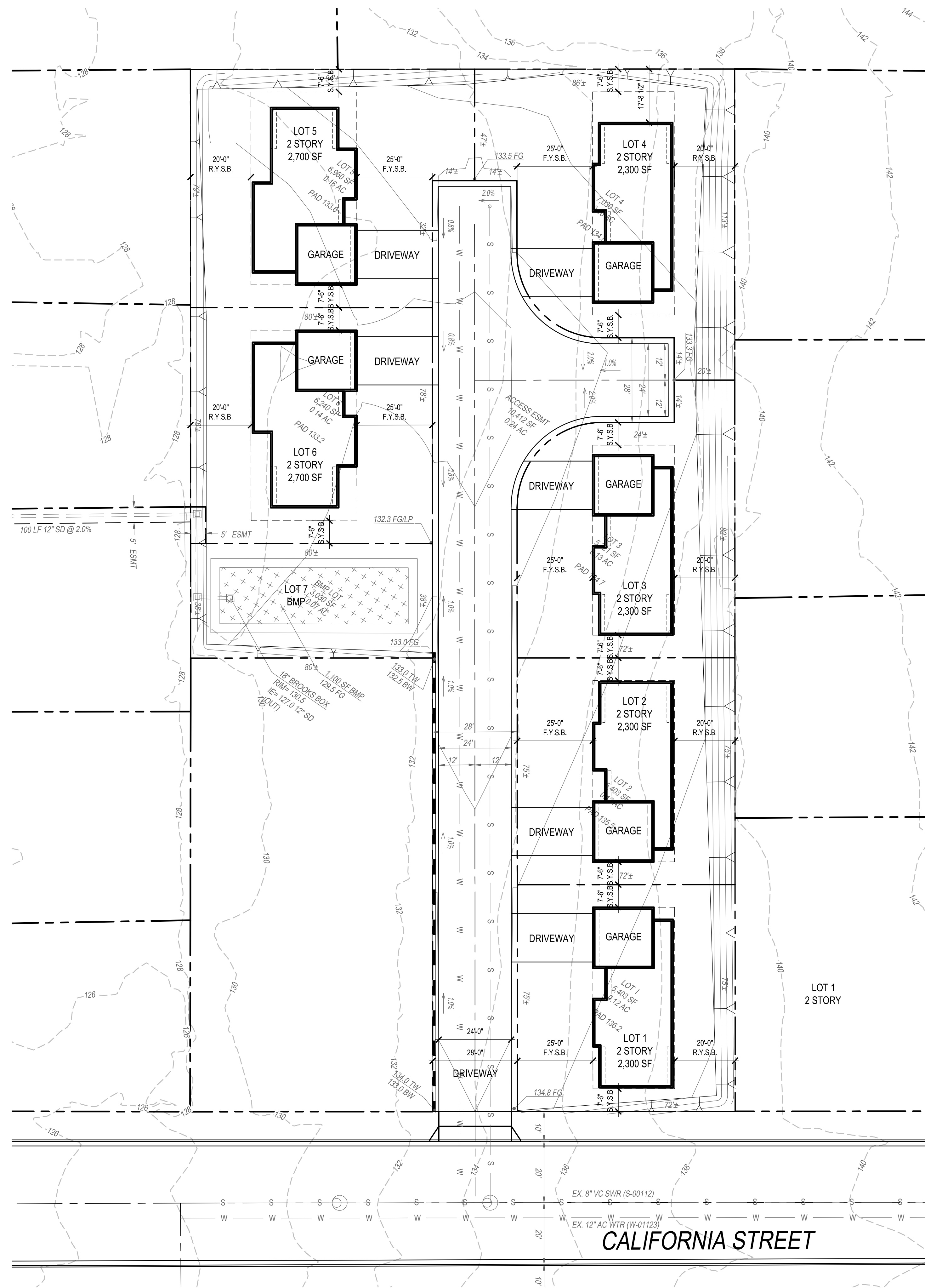
ZONE REQUIREMENTS	RE-B	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
NET LOT AREA (SF)	10,000	5,403	5,403	5,722	7,030	6,822	6,240
LOT WIDTH (FT)	70	75	75	78	89	79	78
FRONT YARD SETBACK	25	25	25	25	25	25	25
SIDE YARD SETBACK	7.5	7.5	7.5	7.5	15	15	7.5
REAR YARD SETBACK	20	20	20	20	20	20	20
**BUILDING FOOTPRINT	-	1,489	1,489	1,489	1,489	1,705	1,705
LOT COVERAGE	35%	28%	28%	26%	21%	25%	27%

■ = REQUEST WAIVER OF DEVELOPMENT STANDARD - AS DEFINED IN SECTION 1050 OF THE ZONING ORDINANCE - UNDER STATE DENSITY BONUS LAW

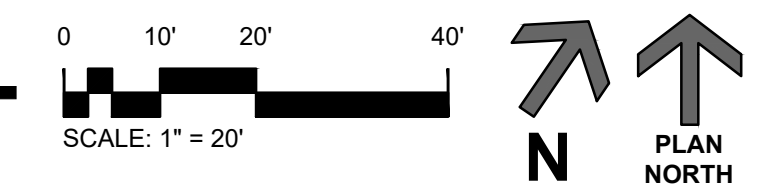
CONCEPT SITE PLAN  
 SCALE: 1" = 20' HORIZONTAL



PREPARED BY:  
**PASCO LARET SUITER**  
 & ASSOCIATES  
 San Diego | Solana Beach | Orange County  
 Phone 858.259.8212 | www.plsaengineering.com




1 SITE PLAN



PROJECT TEAM	
APPLICANT: KYLE JOHNSON 760-945-4550 kylebranjhn@gmail.com	CIVIL ENGINEER: PLSA CONTACT: CHASE BLOOD 1911 SAN DIEGO AVE SUITE 100 SAN DIEGO, CA 92110 T: 858-259-8212 X142 cblood@plsaengineering.com
OWNER: JENNY RHODES	LANDSCAPE ARCHITECT:
ARCHITECT: KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE. 220 CARLSBAD, CA 92010 T: 760-814-8128 kirk@kmarchitectsinc.com	
LEGAL DESCRIPTION	
PROJECT SUMMARY	
ASSESSORS PARCEL NUMBER:	151-160-55, 56, 57
ADDRESS:	CALIFORNIA ST. OCEANSIDE, CA
LOCATION DESCRIPTION:	CALIFORNIA AT.
GROSS ACREAGE:	50.094 SQ. FT. / 1.15 AC.
NET ACREAGE:	T.B.D.
ZONE:	RE-B
GENERAL PLAN:	***
OVERLAY ZONE:	NONE
GROSS FLOOR AREA:	T.B.D.
FLOOR AREA RATIO (FAR):	T.B.D.
LOT COVERAGE RATIO:	T.B.D.
TOTAL GRADE USEABLE AREA AND GARAGE AREA	T.B.D.
LANDSCAPE COVERAGE RATIO:	1% (* S.F.)
DWELLING UNIT DENSITY:	3.5 DU / AC (MAX.) 3.5 DU / AC X 1.15 = 4.025 ROUNDED UP TO 5 DU ALLOWED. 1 AFFORDABLE UNIT PROPOSED OF 5 DU TOTAL = 20% OF PROP. DEV. PROPOSED LOW INCOME DENSITY BONUS = 35%. 5 DU X 35% BONUS = 6.75 DU ROUNDED UP TO 7 DU ALLOWED. 6 DU PROPOSED (1 LOW INCOME AND 5 MARKET RATE UNITS)
STORIES:	2
TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
MAXIMUM HEIGHT:	36'
PARKING REQUIRED	
SINGLE FAMILY RESIDENCE	2 COVERED SPACES EACH
PARKING PROVIDED:	
SINGLE FAMILY RESIDENCE (6 HOMES X 2 SPACES)	12 TOTAL SPACES 12 GARAGE SPACES
# OF UNITS, # OF BEDROOMS	6 UNITS, 4 BEDROOMS EACH
LEGEND	
PROPERTY LINES	---
ZERO CURB	-----
ELECTRICAL TRANSFORMER:	T
FIRE HYDRANT:	⊠

\*  
\*  
\*



KIRK MOELLER ARCHITECTS, INC.  
2888 LOKER AVE. EAST, STE 220  
CARLSBAD, CA 92010  
KIRK@KMARCHITECTSINC.COM  
760-814-8128

ALL IDEAS, DESIGNS AND  
DIRECTION INDICATED WITHIN  
THESE DRAWINGS ARE THE  
PROPERTY OF KIRK MOELLER  
ARCHITECTS, INC. AND ARE  
INTENDED TO BE ASSOCIATED  
WITH THIS SPECIFIC PROJECT  
ONLY AND SHALL NOT  
OTHERWISE BE USED FOR ANY  
PURPOSE WHATSOEVER WITHOUT  
THE WRITTEN CONSENT OF KIRK  
MOELLER ARCHITECTS, INC.  
THERE SHALL BE NO CHANGES  
OR DEVIATIONS FROM THESE  
DRAWINGS OR ACCOMPANYING  
SPECIFICATIONS WITHOUT THE  
WRITTEN CONSENT OF THE  
ARCHITECT.

# CALIFORNIA STREET HOMES

## CALIFORNIA STREET OCEANSIDE, CA

Date:	10-12-2021
Project:	CALIFORNIA ST. HOMES
File:	A1.1
Revisions:	

Sheet Title:  
**SITE PLAN**

Sheet Number:  
**A1.1**





# 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: 0 Loma Alta, Oceanside CA

Assessor's Parcel Number: ~~149-021-010~~ 149-021-18 Lot Area (acres or SF): 2.0 Acres

Existing Use: Vacant

Brief Description of Proposal:

Entitlement and construction of a single-family home subdivision.

## Property Owner & Applicant Information

Owner Name: PHAN NGOC NGUYEN, THU THI TRUNG NGUYEN

Phone Number & E-Mail Address: N/A

Applicant Name: Ocean Bound Management LLC

Phone Number & E-Mail Address: 619-890-1260 sdarnell@darnellcapital.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:

*Scott Darnell*

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

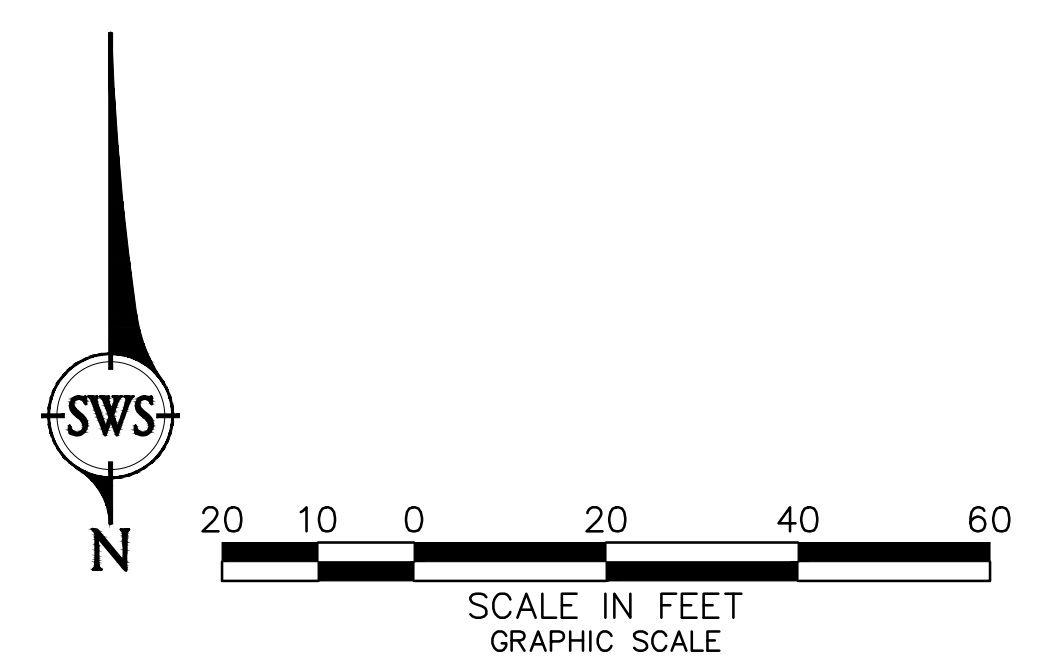
## To be completed by City staff:

Assigned meeting date: October 27, 2021 Time: 10:30

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



VICINITY MAP



LOMA LATA SUBDIVISION

**SWS ENGINEERING, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
 1635 Lake San Marcos Drive, Suite 200  
 San Marcos, CA 92078  
 P: 760-744-0911  
 SAN DIEGO • NASHVILLE • PHOENIX

DATE: Oct 01, 21 8:10am by Mike Schmitzer  
 FILE: Z:\Projects\2021\21-256\PROJ\Exhibits\01 09-07-21 BASE LAYOUT\21-256\_BASE.dwg