

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, November 10, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 11/9/2021.

1. 9:30 - 10:30 am

Proposed four-unit apartment complex on a developed 0.15 acre site located at 1128-1130 S Myers Street. [ADM21-00066]

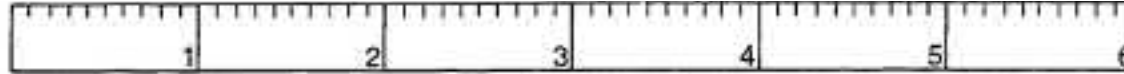
Zoning: RT
Land Use: C-RH
Neighborhood Area: Townsite
Assessor Parcel Number(s): 152-073-07
Contact Person: Leslie Anderson
Email: leslieconsulting@outlook.com

2. 10:30 - 11:30 am

Proposed six-unit condominium on a developed 0.21 acre site located at 934 S Myers Street. [ADM21-00067]

Zoning: RT
Land Use: C-RH
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-353-07
Contact Person: Ronald Takaki
Email: rtakaki49@yahoo.com

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



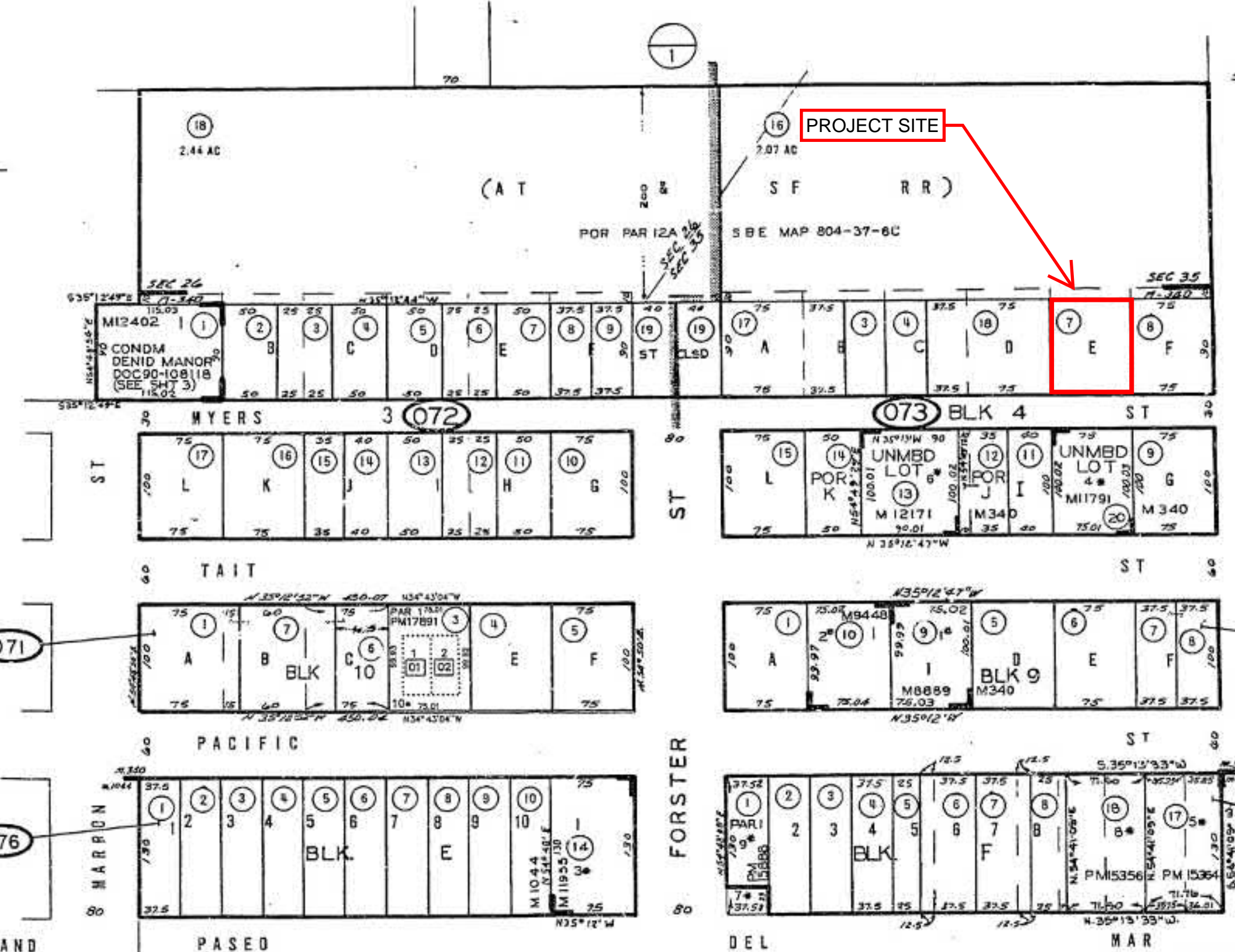
07

10/23/98 JGRO

CHANGES					
BLK	OLD	NEW	YR	CUT	
071	2	077	68	1099	
072	PUR-UP	18	65	405	
073	1,2	16	73	6627	
073	1, 2	17	73	4627	
074	4	9	79	76	
074	2,3	10	80	304	
074	9	CONDM	80	536	
073	5,6	18	80	2710	
074	10	CONDM	82	555	
076	11	12,13	82	2028	
072	PUR-UP	19	82	1575	
073	PUR-UP	19	82	1576	
072	SAME	83	6163		
073	10	20	88	52	
075	06,10	11,12	88	12609	
076	12,13	14	88	216	
076	14	CONDM	88	701	
075	11	15,16	89	1137	
075	12	15,16	89	1138	
075	1	16,17	90	5593	
075	13	CONDM	90	608	
075	15,16	19,20	90	624	
075	13,14	18,20	90	641	
072	1	CONDM	91	590	
076	1	CONDM	94	504	
071	3	CONDO	98	598	

152-970

ITEM #1
152-07
SHT 1 OF 3
1" = 100'



- 1• CONDO
CASA VALLERTA
DOC79-378404
(SEE SHT 2)
- 2• CONDO
CASA VALLERTA NO 2
DOC81-161089
(SEE SHT 2)
- 3• CONDO
1031 SOUTH PACIFIC SHORES
DOC87-644418
(SEE SHT 2)
- 4• (CONDO PEND)
FLAMENCO ROSE
DOC88-216395
- 5• CONDO
SEA VIEW
DOC89-451792
(SEE SHT 2)
- 6• CONDO
SOUTH TAIT STREET
DOC89-447181
(SEE SHT 2)
- 7• PUBLIC ACCESS
- 8• CONDO
SEA CREST
DOC89-460568
(SEE SHT 3)
- 9• CONDO
PAR 1, PM15886
DOC92-824587
(SEE SHT 3)
- 10• CONDO
1020 & 1022 PACIFIC ST
DOC98-546016

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.

MAP 9448 - CASA VALLERTA NO 2 (CONDM)
 MAP 8889 - CASA VALLERTA
 MAP 1044 - TERRACE ANNEX
 MAP 340 - MYER'S ADD
 POR SECS 26 & 35 - T11S-R5W
 ROS 12980, 14308, 14750



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: 1128-30 S Myers Street, Oceanside, CA 92054

Assessor's Parcel Number: 152-073-07-00

Lot Area (acres or SF): 6866.62 SF

Existing Use: Residential Duplex, long term rental units

Brief Description of Proposal:

Addition of 2nd floor set of units above both detached ground floor units, for a total of four units.

Property Owner & Applicant Information

Owner Name: Jonathan Hughes

Phone Number & E-Mail Address: 805.490.5123

jonhughes2012@gmail.com

Applicant Name: Leslie Anderson - Designer

Phone Number & E-Mail Address: 310.736.8457

LeslieAConsulting@outlook.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:

Jonathan Hughes

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: 10/27/2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 11/10/2021 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: November 10, 2021

Time: 9:30

Assigned Project Planner: Richard Greenbauer, Principal Planner

South Myers Street

Multi-Family Residential Development

PROJECT OVERVIEW:

Property Owner: Jonathan Hughes & McCall Gulli (Husband & Wife)

Applicant(s): Owners (Jonathan Hughes & McCall Gulli) + Designer (Leslie Andersen)

Applicant's Representative: Leslie Andersen, LESLIE ANDERSEN CONSULTING

Project Location: 1128-30 S Myers Street, Oceanside, CA 92054

APN: 152-073-07-00

Lot Size: 6,867 sq. ft. (0.1576 acre), subdivided 1885

General Plan / Zoning: Residential (R-T) (Coastal Zone)

Description:

The current single-story building is a detached duplex, connected by a twin car carport with 4 bedrooms and 2 bathrooms. The units are identical 2/1 configurations with the east unit 1130 S Myers having had an extension built some time ago. The total livable interior space is 1936 sq ft and the building height is approximately 9 feet. The property contains 1 water, 2 gas, and 2 electric meters.

The proposed project is a two-story multi-family residential quadplex, 10 bedrooms, and 6 bathrooms. The first floor will consist of two units, 1128-A, and 1130-A, four enclosed garage spaces are attached to the building, two marked spaces (one space for residents and one space for guests). There will be a combination of concrete walkways, landscape, and fencing for private and shared outdoor space around these units. The second floor will consist of 2 additional units, 1128-B and 1130-B with exterior walkways, stairs leading up to exterior entrances, and deck space above the enclosed garages.

The entrance to the property sits adjacent to the alley section of S Myers St, where off-street parking is provided. The easterly Lot Line abuts the North County Transit Line & Coastal Rail Trail. The modern beach cottage design is taken by inspiration from the neighboring new construction buildings to retain the look and feel of current residential developments.

The proposed 4 unit multi-family residence is within RT Base Density (29.0 DU/acre = 4.57 units) and maximum 35 feet (proposed height is <35ft). The off-street parking will remain in compliance with Article 31 statement for lots subdivided prior to 1958, where Parking Ordinance 69-39 is followed. It will meet all setback requirements providing ample landscaping and stormwater features. The neighboring buildings are two and three-story, multifamily with RT zoning.

Regards,

Jonathan Hughes
8054905123

Developer's Conference Questions:

1. **Remodel Classification:** To keep the project considered a remodel, 50% of the exterior walls must remain intact *Ord. 732-2019 § 4 (part), 2019*. Which of these circumstances apply to the current duplex structure?
 - a. The exterior wall calculation applies to the total cumulative linear feet between the two buildings, 1128 & 1130 S Myers as one APN; (or)
 - b. Each of the buildings and subsequent exterior structure walls is treated as an individual calculation.

2. **1130 S Myers St Permits:** We are unable to verify whether the 336sqft addition on the South side of 1130 S Myers was permitted.
 - a. If it is unpermitted, is the original exterior wall viewed as the original structure for remodel 50% criteria?

3. **Structure Conversion to Garage Space:** If part of the structure of 1130 S Myers St (the South 336sq ft addition) is converted into garage space, by retaining the easterly exterior wall along the rear yard, does the retained structure count towards the remodel classification calculations?

4. **Setback Requirements:**
 - a. **Front Yard:** The lot to the property's South ([212 Oceanside Blvd](#)) has a near-zero (~3ft) setback for the enclosed garage space parking and the 2nd-floor structure abutting the alley. Will a proposal for reduced setback requirements be accepted due to neighboring front lot setbacks?
 - i. The current proposal pulls the 2nd-floor dwelling of the West (front) unit back to meet the 15ft setback requirement.
 - ii. The Intended proposal is to build the 2nd-floor West unit along the same exterior wall as the current 1st-floor West structure (10.2ft total distance from the West lot line per TOPO).
 - iii. An additional proposal is to move the 2nd-floor stairwell access away from the driveway and place it running in a North/South direction along the structure's West wall, adjacent to the alley (see reference along Myers St at [3 Marron St](#) for an example structure from which we would base our proposal).
 - b. **Side Yard:** Due to the constraints of our driveway placement and current building location of 1130 S Myers, we wish to propose a reduced side yard setback for the driveway and one uncovered, reserved parking space.
 - i. Note there is a utility pole on the Southwest corner of the lot requiring a pre-determined clearance.
 - ii. The South lot line clearance from the East unit's South wall is 17.9'. We wish to reconstruct this wall as our enclosed garage & reserved uncovered space. What is the minimum side yard clearance required considering we are on an alley street?

- c. Rear Yard: Confirm rear yard setback minimum as the lot abuts NC Transit & Bike path, is this considered open space?

5. **Driveway and Clearance Dimensions:**

- a. Confirm current driveway proposed requires two-way direction.
- b. Is there a maximum driveway width for the property?
- c. What is the minimum driveway clearance from the nearby utility pole (SW corner).
- d. Can the driveway be placed closer than the 5ft side yard setback?

6. **Usable Open Space:**

- a. [Page 21, Section Q](#) 300sq ft minimum for each DU, the Common Usable Open Space requirement is 10ft minimum interior horizontal rectangle dimension and 50% or more total space designated to common usable space. The current rear/east unit (1130 S Myers St), where the east-facing exterior wall has a rear yard setback of 9.6' to the easterly property line as called out the Topographic Survey. The LS team measured the distance between the chain-link fence that borders the NC Transit Railway/Bike path and the SE corner (nearest corner) of the 1st-floor structure. This dimension was found to be exactly 10 feet in length.
- b. Proposal 1:
The current plan is to demolish the South exterior of the east unit sitting at 9.6' exterior wall, in order to meet the 10' dimension requirement from the lot line and allow a portion of the common usable open space to sit in the rear (East) yard. Will the committee entertain a proposal for common usable open space that extends to the chain-link fence line? This allows for use of the space a few inches past the lot line and up to the chain-link fence border. The approximate dimensions will be 60' x 10' for the rear (Ease) yard common usable open space.
- c. Proposal 2:
We may alter the current plan to include two rooftop spaces for common open space requirements (600sqft), meeting the minimum 10' requirements each. Will this be acceptable based on requirements in Article 10, Q-3:
 - i. "Common usable open space provided on rooftops shall be surrounded by a parapet, wall, or other enclosure that is at least 4 feet high and shall be subject to approval by the Planning Commission.

7. **Trash Receptacles:**

- a. Confirm minimum waste requirements for 4 unit multifamily and reference to structure enclosure requirements as applicable in [Trash Enclosure Guidelines](#)
 - i. *Multifamily projects require two units of commercial cart service for every 4 dwelling units.*

- ii. *One unit of commercial cart service includes one 96-gallon solid waste cart and one 96-gallon recycling cart serviced once per week. Commercial can include pull-out services to minimize customer impact.*
 - iii. Our proposal is four 96-gallon carts (two solid waste and two recycling)
 - b. Confirm placement of enclosure is acceptable adjacent to the alley for access at the NE corner of the property.

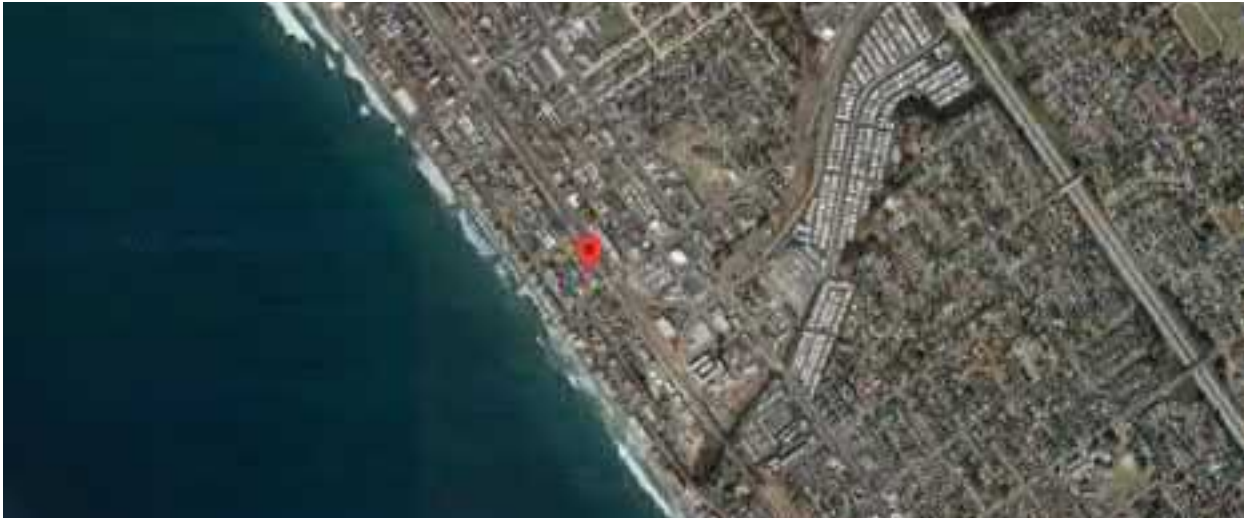
8. Garage & Parking Structures Alternative Proposal:

- a. Will the committee accept a proposal that converts the front structure (1128 S Myers) into 1st level garage space and 2nd level living space.
 - i. We will be referencing the neighboring structures with near-zero setback at [1108 Tait St](#) & [1032 Tait St](#).
 - ii. The proposal would include the addition of necessary enclosed garage space and required off-street parking (four enclosed and 2 reserved open spaces) alongside the alley.

9. Utilities:

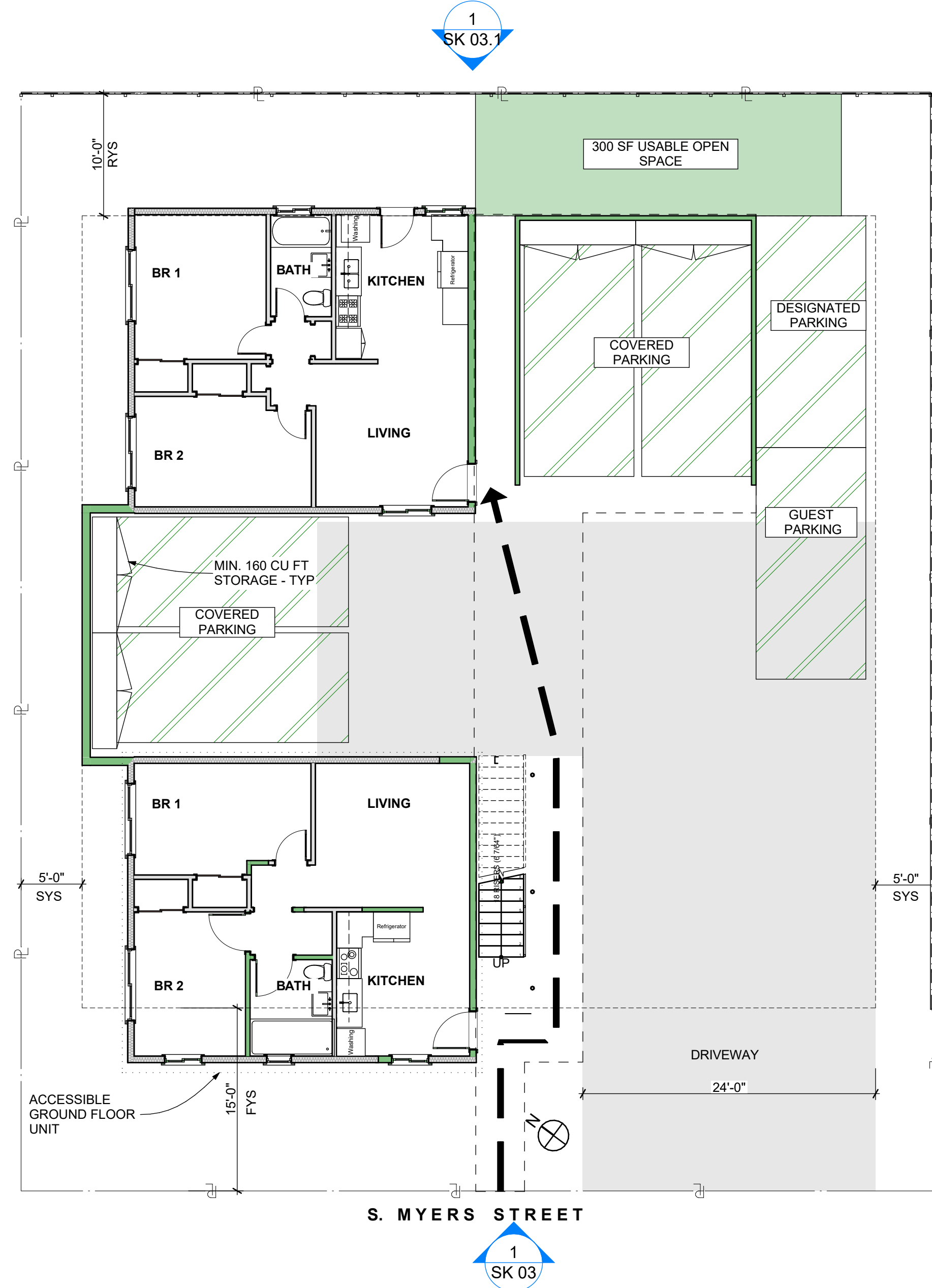
- a. Confirm the requirements for location and size of additional water supply line.
- b. Confirm 4 meters for gas and electricity are required.

Google Map Views:

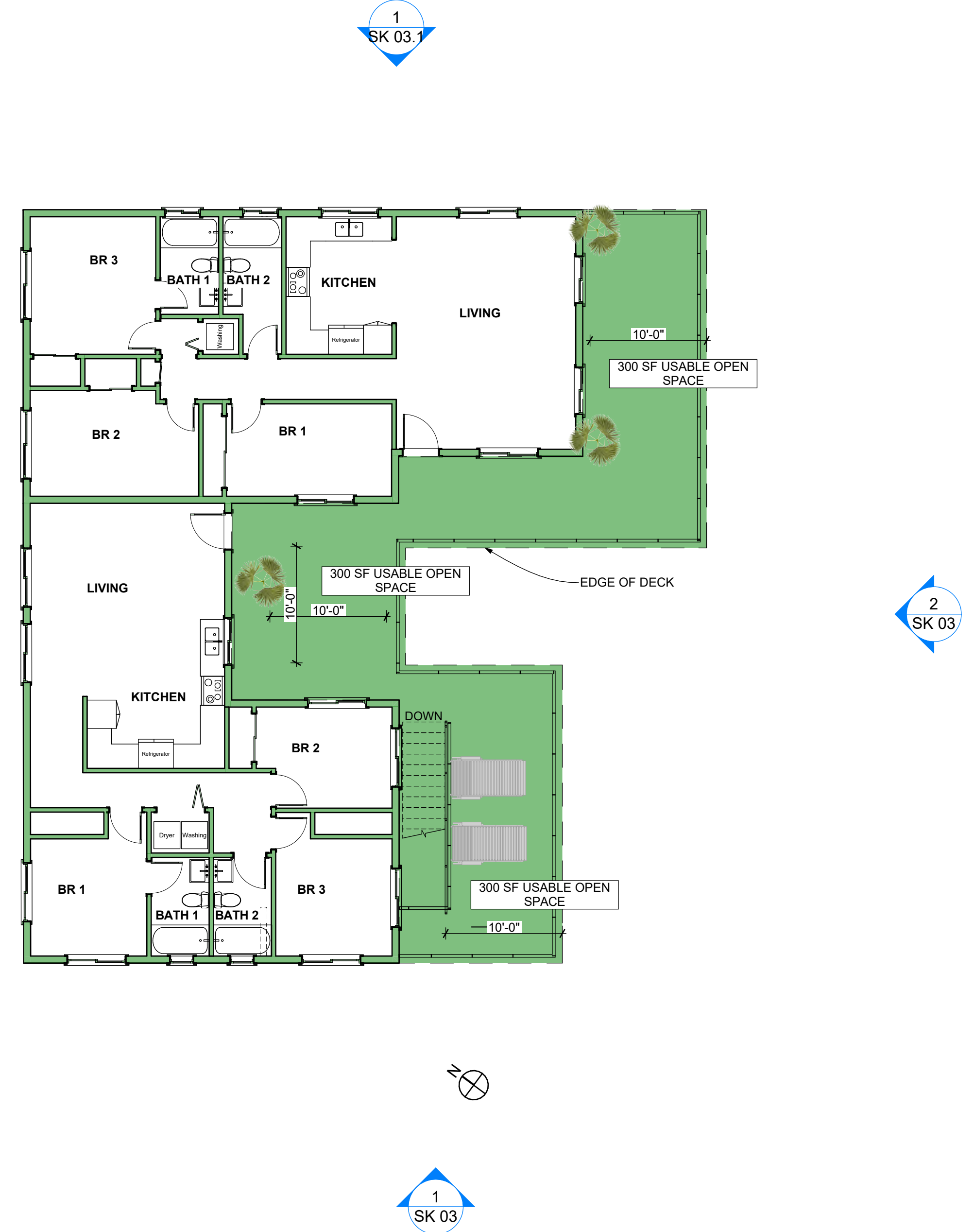
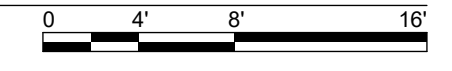


Google Street Views:

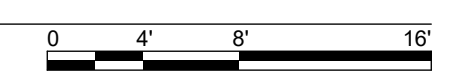




1 Ground Level
SK 01 SCALE: 1/8" = 1'-0"



4 Second Level
SK 01 SCALE: 1/8" = 1'-0"



ISSUED:

FP BASE

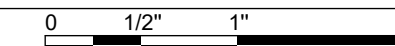
SK 01



1 DD_ortho South
SK 02



2 DD_ortho SE
SK 02



4 DD_ortho East
SK 02



3 DD_ortho NW
SK 02

ISSUED:

Model Views

SK 02



1 Front (SW) Elevation
SK 03 SCALE: 1/4" = 1'-0"



2 Entry (SE) Elevation
SK 03 SCALE: 1/4" = 1'-0"

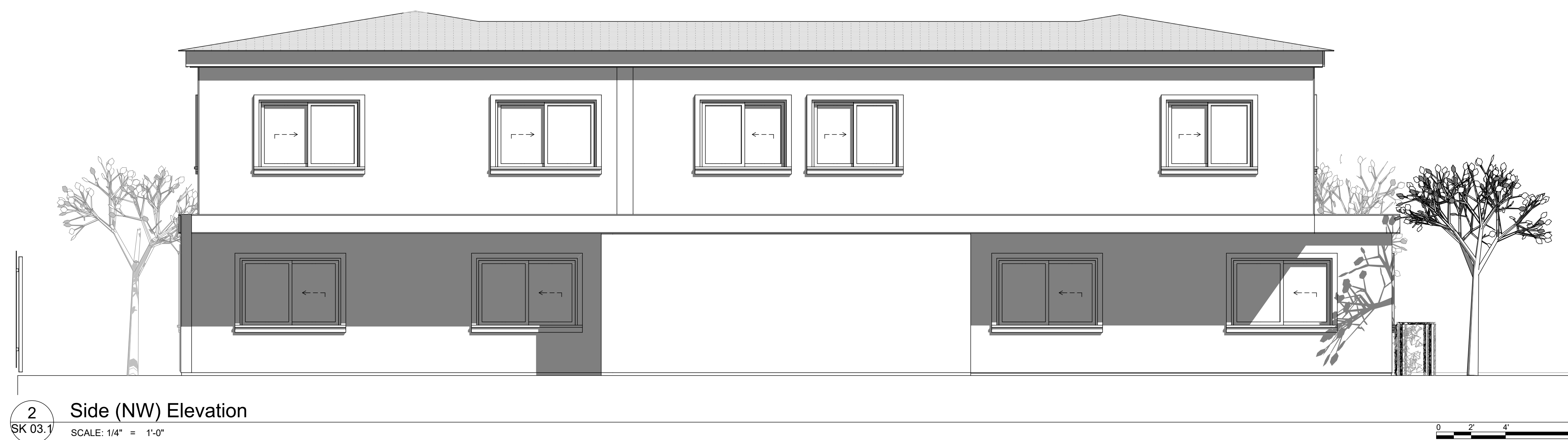
ISSUED:

Concept Elevations

SK 03



1 Rear (NE) Elevation
SK 03.1 SCALE: 1/4" = 1'-0"



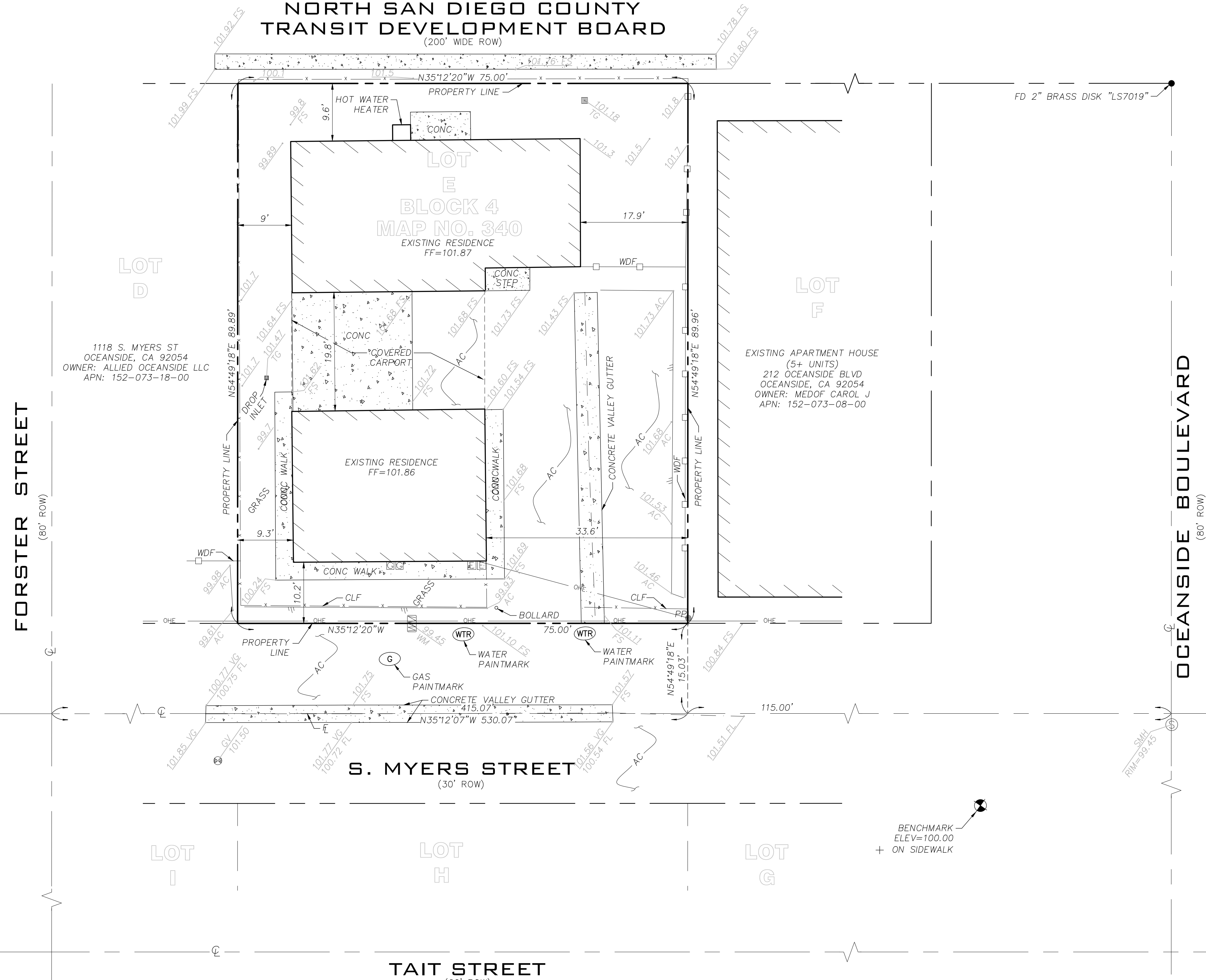
2 Side (NW) Elevation
SK 03.1 SCALE: 1/4" = 1'-0"

ISSUED:

Concept Elevations

SK 03.1

**NORTH SAN DIEGO COUNTY
TRANSIT DEVELOPMENT BOARD**
(200' WIDE ROW)



BOUNDARY & TOPOGRAPHIC SURVEY

LANDMARK CONSULTING

LEGEND

BOUNDARY DATA	N42°18'59"W 40.00'
PROJECT BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	---
RECORD LOT LINE	---
CONTOURS	---322---
EX WALL	---
EX BUILDING	---
EX BUILDING OVERHANG	---
EX FENCE (WF)	○
EX FENCE (CLF)	X
EX FENCE (WDF)	□
EX CURB (BACK)	---
EX CURB (FACE)	---
EX EDGE OF ASPHALT	---
EX OVERHEAD ELECTRIC	OHE
EX CONCRETE	---
EX BRICK	---
EX GRASS	---
EX SEWER MANHOLE	SMH
EX SEWER CLEANOUT	SCO
EX TREE	---
EX GUY ANCHOR	GA
EX POWER POLE	PP
EX GAS METER	GM
EX WATER METER	WM
EX GATE VALVE	GV
EX SURVEY MONUMENT (AS NOTED HEREON)	●
EX AREA DRAIN	AD
EX GAS METER	GM

9555 GENESEE AVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (658) 587-8070
EMAIL: MEL@LMCO.NET
WEBSITE: LMCO.NET

LEGAL DESCRIPTION

LOT E IN BLOCK 4, OF MYERS ADDITION IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, FILED ON 08/28/1885

CLIENT/SITE ADDRESS

HUGHES, JONATHAN DAVID; 1128-1130 S. MYERS STREET
GULLI, MCCALL ELIZABETH / OCEANSIDE, CA 92054

BENCHMARK

THIS SURVEY WAS BASED UPON AN ASSUMED ELEVATION OF 100.00 FEET

LOT AREA

6746.74± SQ.FT.
0.15± ACRES

ASSESSOR'S PARCEL NO.

APN: 152-073-07-00

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
AD	AREA DRAIN
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN-LINK FENCE
CHMY	CHIMNEY
COMM	COMMUNICATION
CONC	CONCRETE
E	ELECTRIC
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GV	GATE VALVE
L/S	LANDSCAPED AREA
R/W	RIGHT OF WAY
SOFT	SQUARE FEET
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TEL	TELEPHONE
TG	TOP OF GRATE
WDF	WOOD FENCE
WM	WATER METER

SURVEYOR'S NOTES

1. THIS TOPOGRAPHIC SURVEY IS BASED UPON THE FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURES OF THIS SITE, AT THAT TIME. IT REMAINS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVES TO FIELD VERIFY ANY CURRENT SITE CONDITIONS AND TO THEN NOTIFY THE SURVEYOR OF ANY DISCREPANCIES IN THIS TOPOGRAPHIC SURVEY.
2. SURVEY INFORMATION SHOWN HEREON IS BASED ON MAP NO. 376 AND FILED CORNER RECORDS ROTATED TO THE BASIS OF BEARINGS.

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE INCOMPLETE AND THEIR LOCATIONS SHOULD BE VERIFIED BY CONTACTING THE VARIOUS UTILITY COMPANIES.

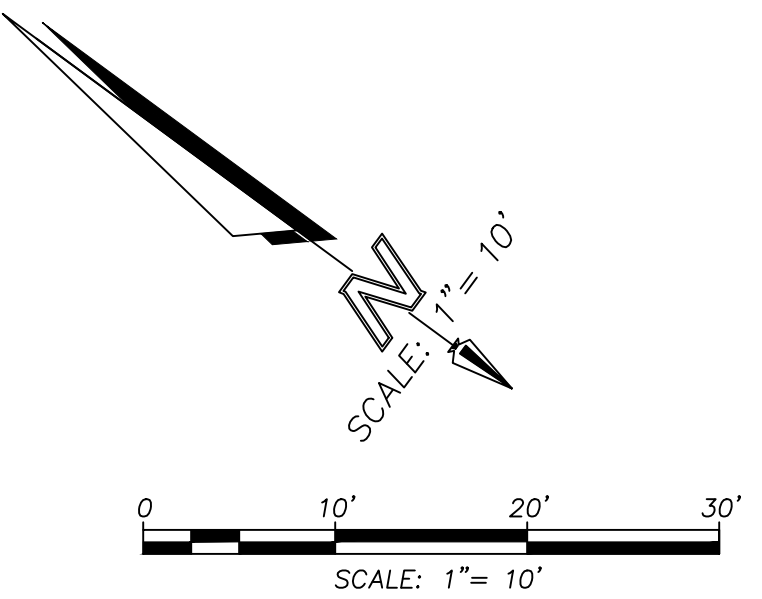
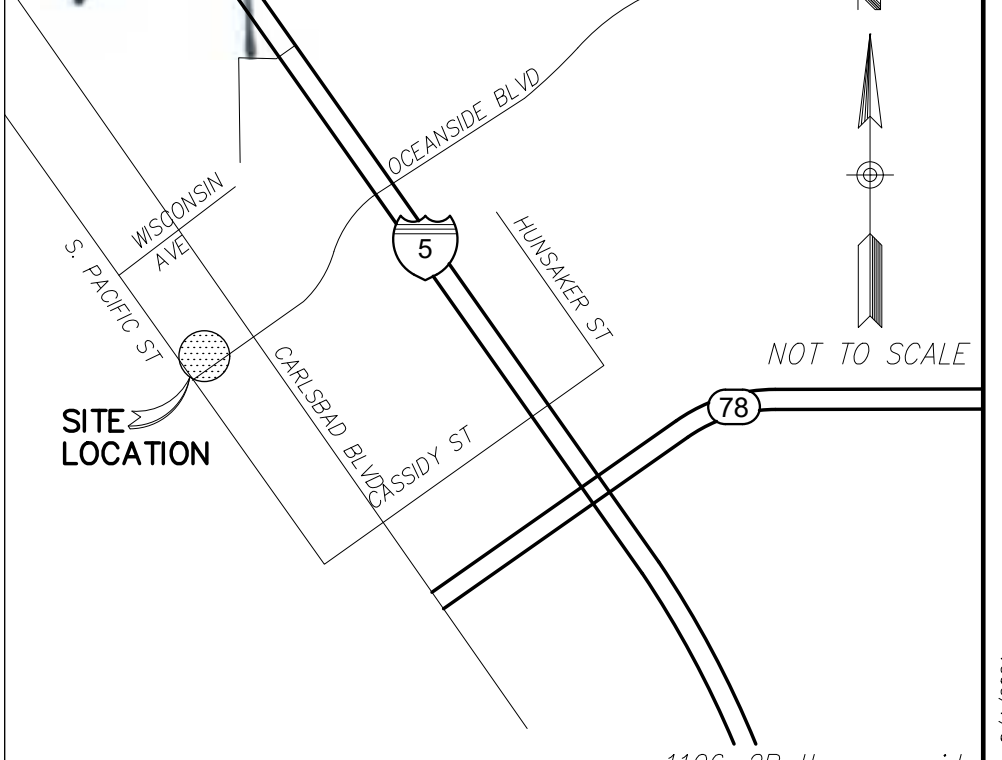
EASEMENTS

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. HOWEVER, EASEMENTS THAT AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN.

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE FIELD SURVEY PERFORMED ON 07-19-2021.

DEAN JOHNSON PLS 4878 8-3-2021 DATE

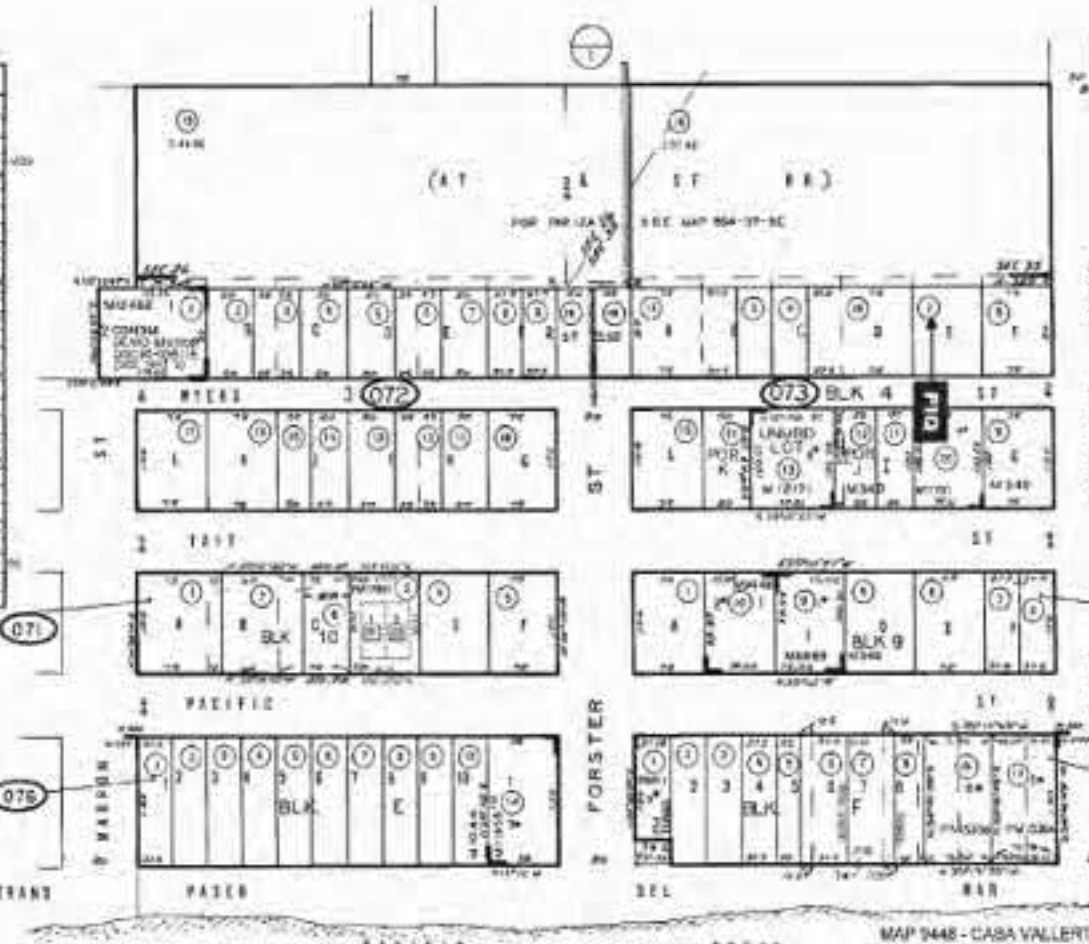


DRAWN BY: DN	DATE: 7-26-2021
CHECKED BY: DJ	DRAWING NO.:
JOB NO.: 03-104	SHEET 1 OF 1

This map is being provided to you as a service. It is not intended to be used as a legal document. The information contained herein is for informational purposes only. The Assessor's Office does not warrant the accuracy of the information shown on this map. The Assessor's Office is not responsible for any errors or omissions on this map. The Assessor's Office is not responsible for any damages, including consequential damages, arising from the use of this map. The Assessor's Office is not responsible for any claims, damages, or losses arising from the use of this map. The Assessor's Office is not responsible for any claims, damages, or losses arising from the use of this map.

07

CHANGES	
BLK	OLD NEW RE FLU
071	2 443 40 1993
072	2 443 40 1993
073	2 443 40 1993
074	2 443 40 1993
075	2 443 40 1993
076	2 443 40 1993
077	2 443 40 1993
078	2 443 40 1993
079	2 443 40 1993
080	2 443 40 1993
081	2 443 40 1993
082	2 443 40 1993
083	2 443 40 1993
084	2 443 40 1993
085	2 443 40 1993
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087	2 443 40 1993
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091	2 443 40 1993
092	2 443 40 1993
093	2 443 40 1993
094	2 443 40 1993
095	2 443 40 1993
096	2 443 40 1993
097	2 443 40 1993
098	2 443 40 1993
099	2 443 40 1993
100	2 443 40 1993



- 152-07
SH 1 OF 3
- 1 CONDO CASA VALLERTA 0279-19104 DEL SH 31
 - 2 CONDO CASA VALLERTA NO 2 0279-19104 DEL SH 31
 - 3 CONDO (CONDO) PACIFIC SHORES 0207-84478 DEL SH 31
 - 4 CONDO FLAMENCO ROSE 0208-21920 DEL SH 31
 - 5 CONDO SEA VIEW 0208-10170 DEL SH 31
 - 6 CONDO SOUTH TAIT STREET 0208-14110 DEL SH 31
 - 7 PUBLIC ALLEYS
 - 8 CONDO SEA VIEW 0208-10170 DEL SH 31
 - 9 CONDO TAIT STREET 0208-14110 DEL SH 31
 - 10 PUBLIC ALLEYS

11-11-08
SAN DIEGO COUNTY
ASSessor's MAP
BOOK 102 PAGE 01 SH 1 OF 3

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 JURISDICTION OR BUILDING ORDINANCES.

- MAP 12402 - MAP OF DENO MANOR
- MAP 12171 - SOUTH TAIT ST (CONDO)
- MAP 11953 - 1031 SOUT PACIFIC SHORES (CONDO)
- MAP 11791 - FLAMENCO ROSE (CONDO)
- MAP 9448 - CASA VALLERTA NO 2 (CONDO)
- MAP 8889 - CASA VALLERTA
- MAP 1044 - TERRACE ANNEX
- MAP 342 - MYER'S ADD
- SECS 25 & 35 - T115 - R5W - P05
- RDS 12980, 14308, 14750, 18338, 20490, 20532

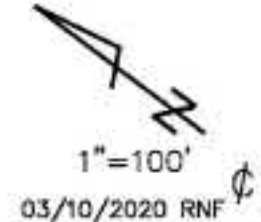
EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "E" IN BLOCK 4 OF MYERS ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE [MAP THEREOF NO. 340](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 28, 1885;

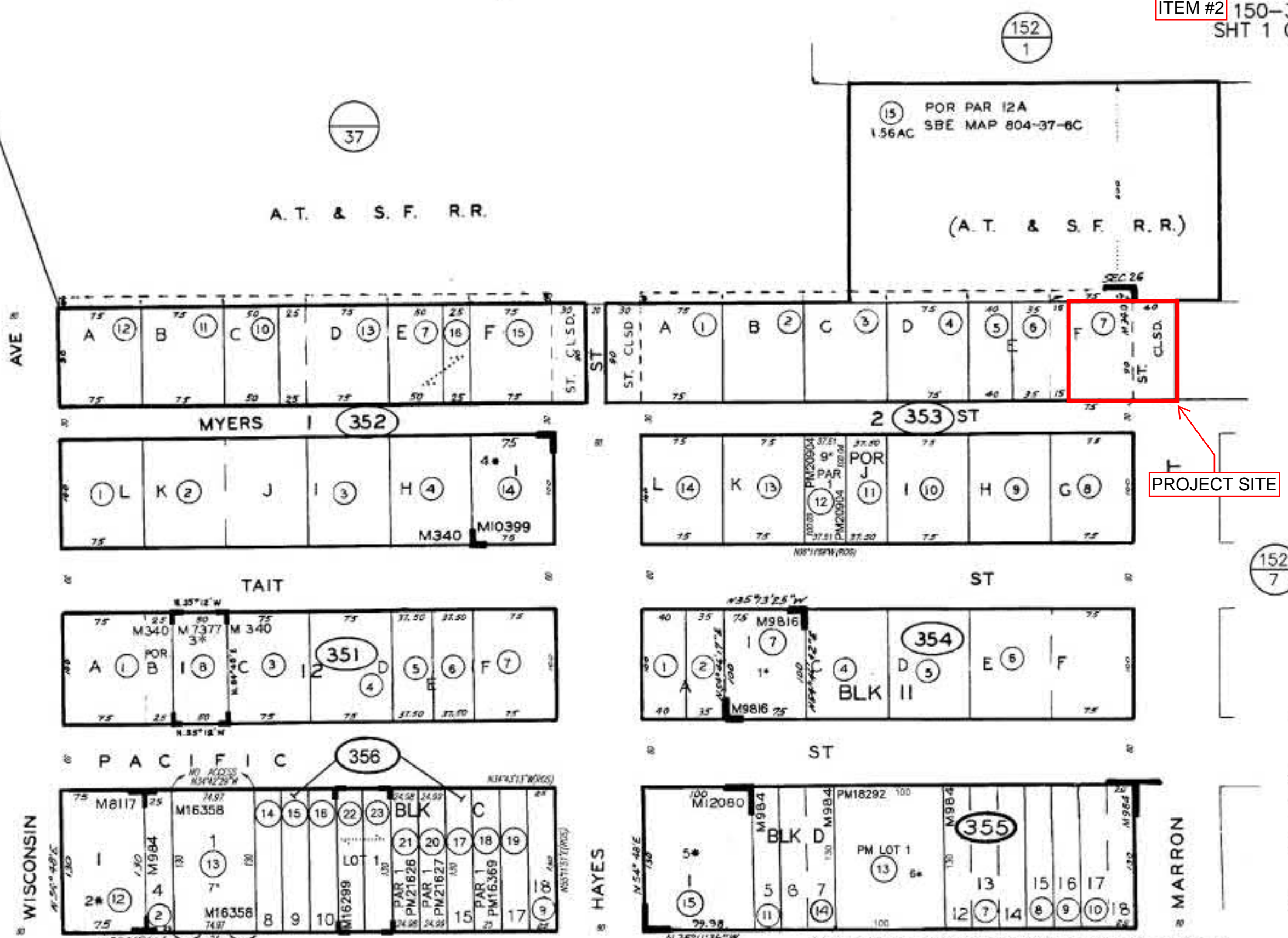
EXCEPT SO MUCH OF SAID LOT INCLUDED IN RIGHT OF WAY OF CALIFORNIA SOUTHERN RAILROAD COMPANY, A CORPORATION, BEING ABOUT 10 FEET OFF THE NORTHEASTERLY END OF SAID LOT.

[APN: 152-073-07-00](#)



150-34,35,36

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CHANGES				
BLK	OLD	NEW	YR	CUT
352	819	13	70	3313
315	2	5	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	1	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	BY ORDER #7	SAME	83	6163
355	4&12	14	84	989
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 RT'S	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

PROJECT SITE

- 1* CONDM BLUEWATER PROPERTIES DOC81-389181 (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)

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

MAP 16358-809 SOUTH PACIFIC STREET



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: 934 S. Myers Street, Oceanside, CA 92054

Assessor's Parcel Number: 150-353-07-00

Lot Area (acres or SF): 9,000 SF

Existing Use: Multifamily Residential (Apartments)

Brief Description of Proposal:

Demolish existing residential units and build six (6) new 3-story townhouse condominium units.

Property Owner & Applicant Information

Owner Name: 934 S. Myers, LLC (Steven Pataki & Richard Kirkland)

Phone Number & E-Mail Address: (310) 994-3902

trackfastinc@hotmail.com

Applicant Name: Ronald Takaki (Owner's Representative)

Phone Number & E-Mail Address: (818) 645-9087

rtakaki49@yahoo.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

1st choice date: 11/27/2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 11/10/2021 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:

November 10, 2021

Time:

10:30

Assigned Project Planner: Richard Greenbauer, Principal Planner



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: 934 S. Myers Street, Oceanside, CA 92054

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Phone Number & E-Mail Address: (818) 645-9087

rtakaki49@yahoo.com

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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

1st choice date: 10/27/2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 11/10/2021 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: _____

Time: _____

Assigned Project Planner: _____

Ronald C. Takaki, AIA, LEED AP BD&C

1964 W. Via Rancho Parkway
Escondido, CA 92029 | 818.645.9087

October 28, 2021

Mr. Sergio Madera

Principal Planner

City of Oceanside, Development Services Department, Planning Department

300 N. Coast Hwy.

Oceanside, CA 92054

Subject: Developer's Conference (Pre-Application) – SECOND SUBMISSION
Project Description Letter – 934 S. Myers Street

Dear Mr. Madera,

Pursuant to the requirements for submitting documents for the Developer's Conference, scheduled for November 10, 2021, at 10:30am, please find the following:

- A. Project Location: 934 S. Myers Street, Oceanside, CA 92054
- B. Assessor's Parcel No. (APN): 150-353-07-00
- C. Proposed Project: The project proposes the following: 1) Demolition of the existing 3-unit single story, wood framed multifamily apartment building; 2) Construction of six (6) townhouse condominium units, 3-story plus occupiable roof. Units will have between 2,300 to 3,000 square feet of interior space (including enclosed garages).
- D. Proposed Elevations: West (S. Myers Street) Elevation, South Elevation, East (Railroad) Elevation, North Elevation
- E. Conceptual Site Plan
- F. Regional Map with project location
- G. Vicinity Map with project location

Should you have any questions, please do not hesitate to contact me on my mobile number (818) 645-9087.

Sincerely,



Ronald C. Takaki, AIA, LEED AP BD+C
Owner's Representative

Attachments

cc: Steven Pataki
Richard Kirkland

ROOF LEVEL (BACK UNITS)

ROOF LEVEL
FRONT UNITS

3rd FLOOR

2nd FLOOR

1st FLOOR

ROOF DECK
(FRONT UNITS)

WOOD SIDING

STUCCO

STONE
TILE

5' HIGH WROUGHT
IRON FENCE



WEST ELEVATION (Facing S. Myers)

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048

10/28/2021

OWNERS: S. Pataki / R. Kirkland



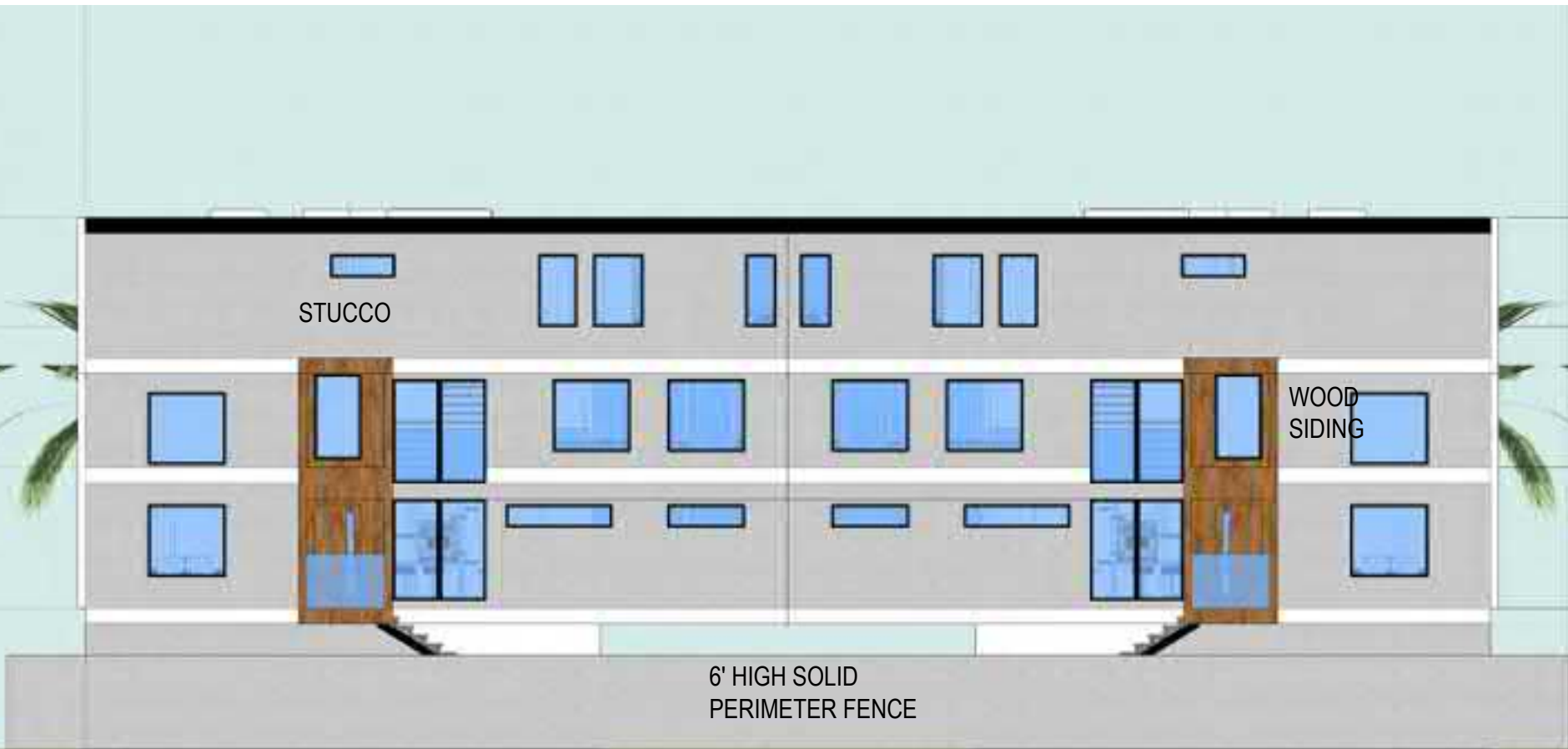
SOUTH ELEVATION

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048

10/28/2021

OWNERS: S. Pataki / R. Kirkland



EAST ELEVATION (Facing Bike Path/Railroad)

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048

10/28/2021

OWNERS: S. Pataki / R. Kirkland

ROOF LEVEL

3rd FLOOR

2nd FLOOR
MEZZANINE

2nd FLOOR

1st FLOOR

WOOD
SIDING

STUCCO

6' HIGH SOLID
PERIMETER FENCE

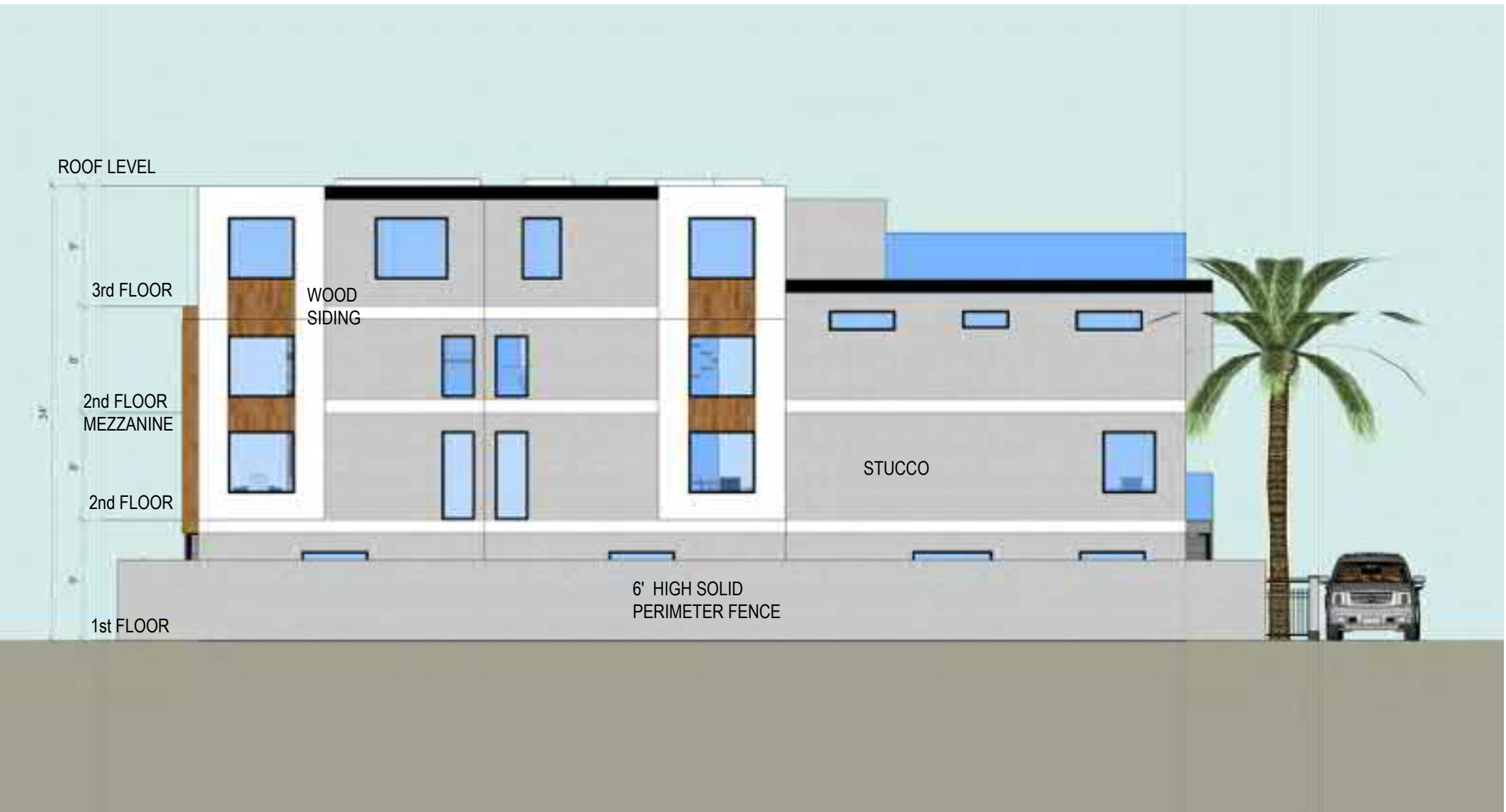
NORTH ELEVATION

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048

10/28/2021

OWNERS: S. Pataki / R. Kirkland





CONCEPTUAL SITE PLAN

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048

10/28/2021

OWNERS: S. Pataki / R. Kirkland



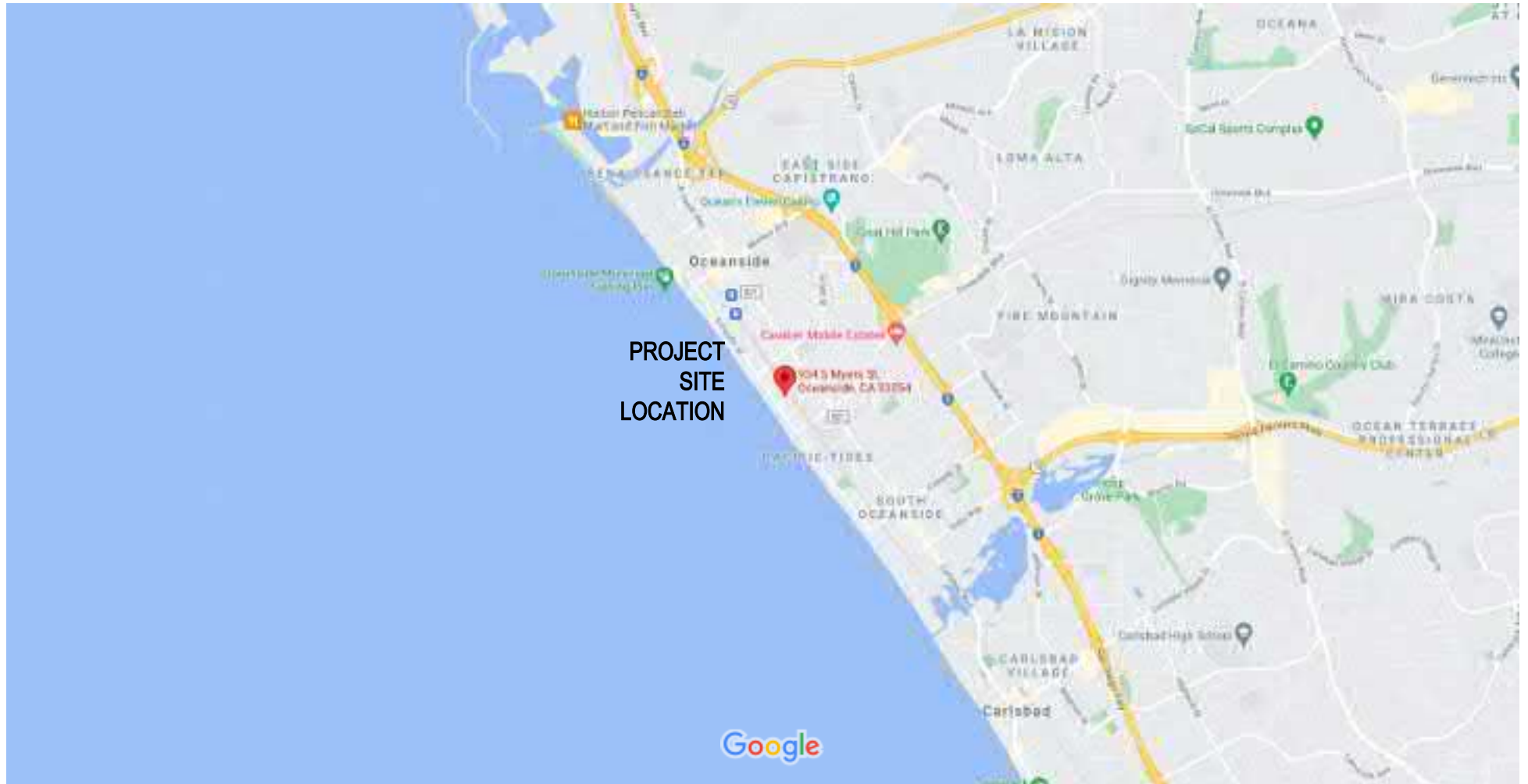
S. MYERS STREET PERSPECTIVE

934 S. Myers Street, Oceanside, CA 92054

PROJECT NO. ADM21-00048
OWNERS: S. Pataki / R. Kirkland

10/29/2021

Google Maps 934 S Myers St



Map data ©2021 Google 2000 ft

REGIONAL MAP

934 S. MYERS STREET, OCEANSIDE, CA 92054

OWNERS: S. Pataki / R. Kirkland
10/28/2021

Google Maps 934 S Myers St



Map data ©2021, Map data ©2021 Google 20 ft

VICINITY MAP

934 S. MYERS STREET, OCEANSIDE, CA 92054

OWNERS: S. Pataki / R. Kirkland

10/28/2021