

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

Wednesday, December 8, 2021

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 12/7/2021.**

1. 9:30 - 10:30 am

Proposed 144-unit apartment complex, inclusive of on-site income restricted and density bonus units, on a vacant 2.21-acre site located at the terminus of Ditmar and Nevada streets, south of Oceanside Boulevard, and immediately north of the NCTD Sprinter Rail Line. [ADM21-00075]

**Zoning: R-3**

**Land Use: UHD**

**Neighborhood Area: Townsite**

**Assessor Parcel Number(s): 152-121-06, 152-123-05, 152-123-20, & 152-320-11**

**Contact Person: Howard Jacobs**

**Email: howard@jacobstrust.com**

2. 10:30 - 11:30 am

Proposed 130-unit townhome development on a 14.19-acre site previously utilized as an elementary school and located at 4991 Macario Drive. [ADM21-00074]

**Zoning: PS**

**Land Use: CI**

**Neighborhood Area: North Valley**

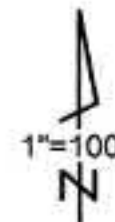
**Assessor Parcel Number(s): 122-190-19 & 157-070-42**

**Contact Person: Aaron Talarico**

**Email: aaron.talarico@meritagehomes.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.



12/03/13 MGC

**CHANGES**

BLK	OLD	NEW	YR	CUT
121	9,3,4	16	85	64 465
123	12,13	17	69	3845
121	7,8	17	72	6824
123	11,12	18	78	2858
121	1	18	19	1590
121	17	20	21	80 2670
121	20	21	22	85 1192
123	14,14	19	88	1312
123	18	20	21	88 1683
123	25,26	20	89	5687
121	10,15	20	90	1013
121	16	20	90	9534
123	4	20	07	6579
123	4	20	09	577
123	4	20	14	5550

- 1\* NO ACCESS
- 2\* CTRL #9182  
NSP  
CITY OF OCEANSIDE TCT 7-04
- 3\* CONDO  
PAR 1 PARCEL MAP 20138  
(1217 NEVADA ST)  
DOC12-0804638  
(SEE SHT 2)

PROJECT SITE (see APN map 152-32 for additional parcel)

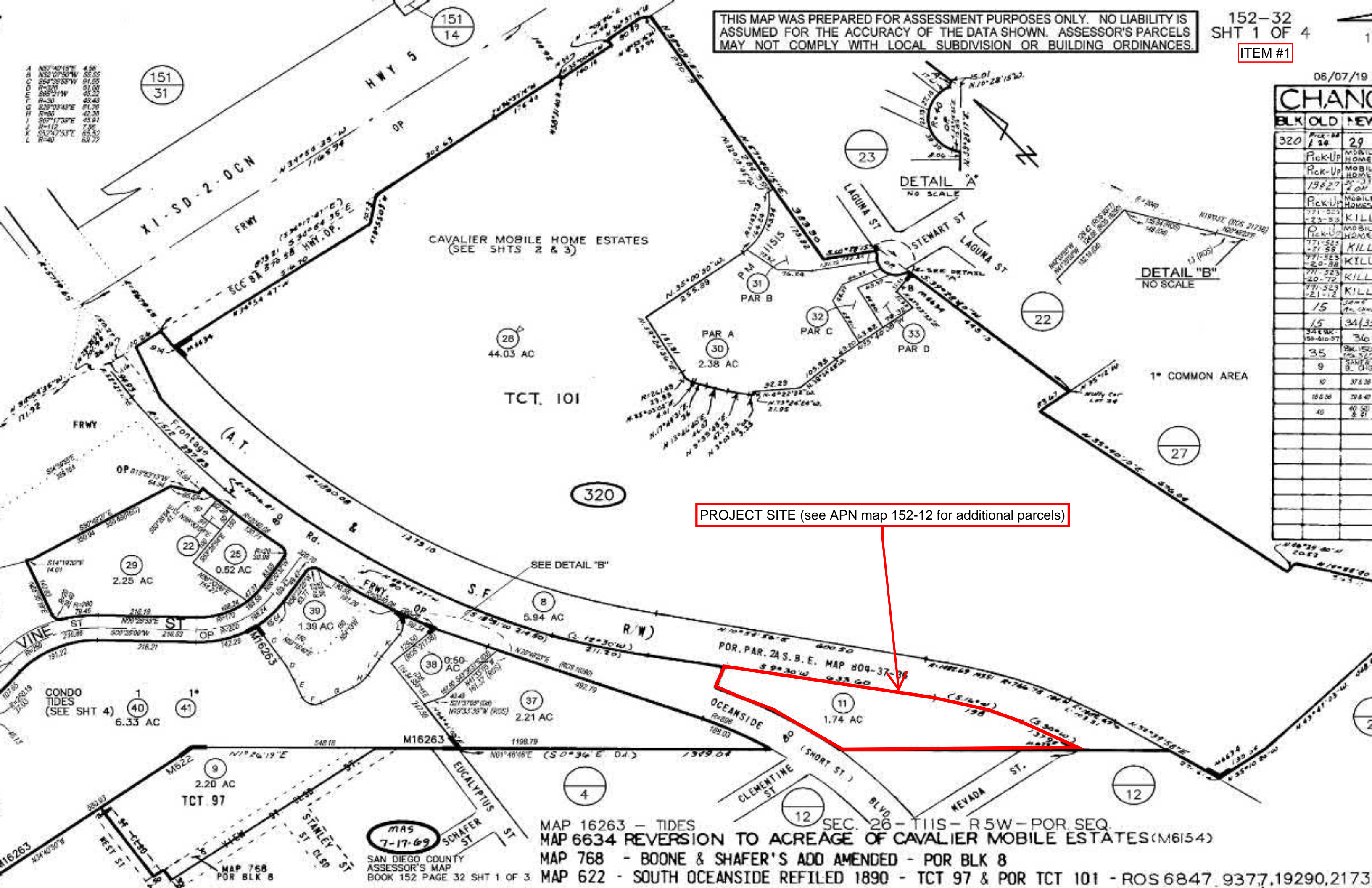
MAP 418 - PUTERBAUGH'S ADD  
SEC 26 - T11S - R5W - POR

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.

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.

152-32  
SHT 1 OF 4  
ITEM #1

NS7°40'15"E	4.56
NS2°07'50"W	58.05
S54°38'50"W	91.05
R=30	91.05
S65°21'19"W	45.22
R=30	45.22
S25°03'43"E	91.26
R=60	42.30
S07°17'38"E	43.97
R=12	7.86
S32°47'53"E	80.50
R=40	80.50



CHANG		
BLK	OLD	NEW
320	1-24	29
	Pick-Up	MOBILE HOME
	Pick-Up	MOBILE HOME
	19827	20
	Pick-Up	MOBILE HOME
	771-523-20-88	KILL
	771-523-20-88	KILL
	771-523-20-72	KILL
	771-523-21-12	KILL
	15	34/3
	34	36
	35	36
	9	37.38
	10	38.40
	10	40.50
	40	41

MAS  
7-17-69  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 152 PAGE 32 SHT 1 OF 3

MAP 16263 - TIDES  
MAP 6634 REVERSION TO ACREAGE OF CAVALIER MOBILE ESTATES (M6154)  
MAP 768 - BOONE & SHAFER'S ADD AMENDED - POR BLK 8  
MAP 622 - SOUTH OCEANSIDE REFILED 1890 - TCT 97 & POR TCT 101 - ROS 6847, 9377, 19290, 2173



# 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: S. Ditmar Street and Godfrey Street

Assessor's Parcel Number: 152-121-06/152-123-05/11 Lot Area (acres or SF): 2.66 gross

Existing Use: vacant

Brief Description of Proposal:

Approx. 90 apartment units with density bonus

## Property Owner & Applicant Information

Owner Name: Oceanside-Nevada LP, attn. Howard Jacobs

Phone Number & E-Mail Address: 941-587-0210 howard@jacobstrust.com

Applicant Name: same

Phone Number & E-Mail Address: \_\_\_\_\_

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

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

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: December 8, 2021 Time: 9:30

Assigned Project Planner: Sergio Madera, Principal Planner

**BREEZE APARTMENTS WITH DENSITY BONUS**



# BREEZE APARTMENTS WITH DENSITY BONUS

Developer's Conference

December 8, 2021

## OVERVIEW

The site comprises four vacant parcels that extend from the southeast corner of S. Ditmar Street and Godfrey Street, east past the cul-de-sac at the end of Nevada Street and generally between Oceanside Blvd. and slopes descending to the North County Transit District Sprinter rail line right-of-way.

General Plan: Urban High Density Residential (29-43 du/acre)

Zone: R-3 Coastal Zone

Size: 2.67 gross acres / 2.21 net acres

The applicant would like to pursue the possibility of an apartment project with a density bonus to provide very low-income units to increase the City's affordable housing supply.

## DEVELOPMENT PLAN

The Project would include a tentative parcel map, development plan with density bonus, and a regular coastal permit. A total of 144 residential apartments, including 15% reserved for very low-income residents and the remainder as market rate, would be incorporated in two buildings with extensive amenities for residents, including a pool, meeting and social rooms, a fitness room, and areas for pet care.

Access, Transit, and Parking – The site is within a half-mile walk to a Sprinter Station and bus lines that travel north and south on Coast Highway. To further encourage the use of alternative transit, bicycle parking would be included with the project, and 5-foot sidewalks along the Nevada Street cul-de-sac frontage that are currently missing would be constructed to improve the pedestrian path of travel.

The vehicular entry would be located at the corner of Ditmar Street and Godfrey Street to take advantage of the safety provided by the existing traffic signal at Ditmar and Oceanside Blvd. A surface-level private driveway designed to be 24 feet wide with a 5-foot walkway on the north side would lead from the entry to the west building ground-level garage. The walkway would be separated from the driveway by a mountable curb to provide a 29-foot fire lane. The driveway then extends to the east building parking garage that has one entry level and two parking levels below. A walkway would be located on the south side of this portion of the driveway, with a crosswalk to connect the pedestrian pathways near each building. A loading-unloading/delivery space is available in a location between the buildings convenient to the mail and parcel room.

General vehicular access would not be provided at the Nevada Street frontage. Emergency vehicle access, however, would be permitted through the use of bollards at the end of the cul-de-sac that could be removed for emergencies only. This access point then connects to the project private drive and the main entry/egress at Ditmar and Godfrey.

Because the site is within one-half mile of a major transit stop (Sprinter Station at Oceanside Blvd. and Coast Hwy.) and would provide at least 11% of very low-income housing, it may be permitted to use special parking requirements under density bonus law, allowing 0.5 space per unit and no guest parking. The proposed project, however, would contain 199 parking spaces total (171 standard and 28 compact).

Architecture – Two separate buildings will contain all residences and associated spaces. The west building will consist of a ground-level parking garage and 3 floors above with a total of 12 units. The east building has one level that consists of parking and interior spaces like the leasing office and amenity spaces along the south side of this level that screen parking from view. There would be 5 floors of apartments with a total of 132 units above this entry level, which is partially above-grade and partially below-grade, and 2 levels of below-grade parking.

Fire Department – Type 3 construction is being considered for the construction of the two structures. Based on preliminary talks with fire department staff, this would allow the project to use 200 foot hose pulls and not require brush clearing of the existing vegetation on the slope below the buildings. Emergency vehicle access is provided via bollards at the end of Nevada Street, allowing trucks to drive into the site and exit out the Ditmar and Godfrey intersection as discussed above. A fire lane extending into the property from Oceanside Blvd. would allow emergency vehicles to serve the site from an off-street location.

CAP Requirements –The rooftop of the east building will support a very large solar array, but is still not likely to provide 50% of energy production onsite given the number of units intended for a relatively smaller footprint. If the project can't feasibly generate enough solar power to meet CAP requirements, it would buy into an energy portfolio available at the time of construction, such as the SDGE EcoChoice program. A ground-level solar array may also be considered.

Street Vacation and Dedication – The project would include modifications at the southern end of Ditmar Street to accommodate a knuckle at the primary site access. Along the property's Oceanside Blvd. frontage, the project will dedicate an additional 2 feet to provide a 10-foot parkway and meet currently designated ROW width. The Nevada Street frontage would be designed with a public sidewalk around the cul-de-sac and dedicate necessary area to accommodate it, along with a vacation to address the existing unusual parcel configuration at the end of the cul-de-sac.

## **AFFORDABLE HOUSING DENSITY BONUS**

The Breeze project proposes 144 total apartment units. Of that total, the project will designate 15% to be affordable units at the very low-income level with the remaining units as market rate, which complies with the City's Inclusionary Housing Ordinance and meets the provisions of Density Bonus Law regarding affordable housing. Affordable units would be proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to market rate units.

## Required Incentives and Concessions

In order to accommodate the project as allowed under Density Bonus Law, the project could not physically comply with all of the development standards that apply to standard projects. Based on the proposed design to accommodate Density Bonus units, the project anticipates seeking waivers of the following development standards that would preclude the proposed housing development at the density proposed pursuant to Density Bonus law:

- Reduction or redistribution of setbacks
- Increase in height limits and number of stories
- Reduction or redistribution of front yard landscape minimums
- Garage drive aisle width reduction
- Reduction in parking space size requirements when next to columns
- Cul-de-sac improved with public sidewalk only

By providing 15% very low-income units, the project is also entitled to 3 incentives/concessions. Currently no incentives/concessions are planned, but this will be reviewed upon final design prior to the first submittal.

<b>STEP 1:</b>	<p>Calculate Base Allowable Density</p> <p>At this site, the Land Use Element designates a density of 29-43 units per acre, and the R-3 Coastal zone allows a maximum potential density of 43 units per acre. Under Density Bonus Law, where a density range is provided, the base number of units permitted is determined by multiplying the net site acreage (2.21 acres) by the maximum density for the specific zoning range and land use element of the general plan applicable to the project (43 units per acre).</p> <p style="text-align: center;"><b>2.21 acres x 43 dwelling units per acre = 95.03</b>  <b>Rounded up to 96 units as base allowable</b></p>
<b>STEP 2:</b>	<p>Determine Affordability Percentage and Units</p> <p>The project proposes to provide 15% of the units as affordable to very low income households. Per State Density Bonus Law, affordable unit percentage is calculated excluding units added by a Density Bonus.</p> <p style="text-align: center;"><b>15% x 96 units (base allowable) = 14.4</b>  <b>14.4 very low income units</b></p>
<b>STEP 3:</b>	<p>Calculate Density Bonus Units</p> <p>Under Density Bonus Law, the provision of 15% very low income units allows the applicant to receive a density bonus of 50%, allowing additional market-rate units to be constructed.</p> <p style="text-align: center;"><b>96 units x 0.50 (density bonus) = 48</b>  <b>48 units</b></p>
<b>STEP 4:</b>	<p>Calculate Total Dwelling Units</p> <p>Add the base allowable units and the density bonus units.</p> <p style="text-align: center;"><b>96 units (base allowable units) + 48 units (density bonus units)</b>  <b>= 144 total units allowed</b></p>

## **SPECIFIC STAFF QUESTIONS**

### **FIRE:**

1. Confirm hose pull allowance for Type 3 construction.
2. Confirm that brush clearance on the slope below the buildings would not be necessary.

### **CAP:**

1. Confirm that if the project can not show 50% energy generation on-site that an alternative method of compliance with CAP, such as buying in to any available program at the time of construction drawings review would be acceptable.
2. Discuss the possibility of a ground-mounted solar array.

### **DENSITY BONUS**

1. Verify calculations as to the number of density bonus units and the number of affordable units.
2. Discuss height waiver.

### **ENGINEERING:**

1. The cul-de-sac proposed is substantially similar to what was accepted as part of the approved townhouse project. This proposed project design finishes the public sidewalk around the cul-de-sac but includes no additional improvements.

### **WATER/SEWER:**

1. Confirm that the existing unused sewer line located on the site is still acceptable to cap and abandon, as it was addressed for the prior townhome project approval.
2. Would a looped water line still be required for each building?
3. Would a sprinkler connection from Oceanside Blvd rather than Nevada Street be acceptable?

































# 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: 4991 Macario Drive

Assessor's Parcel Number: 157-070-42 & 122-190-19

Lot Area (acres or SF): 14.19+/- gross acres

Existing Use: Vacant/Former Elementary School

Brief Description of Proposal:

130 Residential Two-story Townhomes

## Property Owner & Applicant Information

Owner Name: Oceanside Unified School District c/o Jeff Ragland

Phone Number & E-Mail Address: (858) 610-0600

jr@tierrada.com

Applicant Name: MLC Holdings, Inc. c/o Aaron Talarico

Phone Number & E-Mail Address: 949-372-3309

aaron.talarico@meritagehomes.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: 12/8/2021

Time preference:

9:30 am

10:30 am

either

2<sup>nd</sup> choice date: 12/22/2021

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 Planning

## **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:

December 8, 2021

Time:

10:30

Assigned Project Planner:

Shannon Vitale, Associate Planner

**Pacifica Elementary, 4991 Macario Drive**  
**Draft Project Summary**  
**November 22, 2021**

**Project Location & Existing Conditions**

The subject property is located at 4991 Macario Drive, at the intersection of Monica Circle and Macario Drive in Oceanside’s North Valley Neighborhood. The property is located within a half-mile walking distance of the San Luis Rey Transit Center, located at the intersection of Vandergrift Blvd and North River Road. This intersection also includes various neighborhood serving retail uses. The property is also less than a half-mile walk from Libby Elementary School and less than a mile walk from Libby Lake Park and Child Development Center. The walking route from the subject property to these destinations includes continuous sidewalks, making the location very walkable.

The property is currently vacant and was previously home to Pacifica Elementary School. All buildings have been demolished but pavement, utilities, fencing and other remnants of the school remain. The site consists of a relatively flat area surrounded by slopes on three sides, a drainage wetland area to the West, and a few mature trees. The site is an infill site and sits approximately 25 to 35 feet below single-family neighborhoods located to the north, south, east, and west. An existing wetland area, owned by the City of Oceanside, is located immediately west and southwest of the site. The wetland area is situated approximately 25 feet below the subject property.

The property currently maintains a land use designation of Civic Institution (CI) and a Zoning designation of Public and Semi-public (PS). The site takes access from Macario Drive via an existing driveway associated with the former school. This access crosses a parcel (APN 122-190-22-00), hereinafter referred to as Parcel 2, which is owned by Sproul Construction Corp, an entity that is no longer in existence. The applicant intends to initiate a quiet title action to incorporate this parcel into the project area.

**Property Data**

Address:	4991 Macario Drive
Assessor’s Parcel Numbers:	157-070-42-00, 122-190-19-00, and 122-190-22-00
Property Size:	14.5 Acres
Proposed No. of Units:	125 Two-Story Townhomes (Single-Family Attached Multi-Plex)
Proposed Density:	8.6 du/ac
Existing General Plan/Zoning:	CI/PS
Proposed General Plan/Zoning:	Medium Density A/RM-A (6.0 -9.9 du/ac) or PD
Coastal Zone:	No

**Proposed Development**

The proposed development includes 125 residential single-family attached townhomes on approximately 14.5 acres with a density of 8.6 dwelling units per acre (du/ac). The project will include on-site affordable housing or an in-lieu payment consistent with the City’s Inclusionary Housing Policy. Residential development is not permitted under the current general plan and zoning designations so the

project will require a General Plan Amendment and Zone Change. The proposed general plan designation is Residential Medium Density A (RM-A) and the proposed zoning designation is Residential Medium Density A (RM-A), which both allow for a base density of 6.0 du/ac and a maximum potential density of 9.9 du/ac. The site plan generally conforms to setbacks, open space, parking, and other development standards for properties within the RM-A zone. Depending upon how zoning standards are applied, a Planned Development may be required or concessions and/or waivers may be needed.

The proposed development consists of 25 two-story Multi-Plex buildings and 3 building types including a 3-plex, 5-plex, and 6-plex. Townhomes range from approximately 1400 SF to 1700 SF and include three and four-bedroom homes. Each home offers a private two-car garage and ground floor patio area. Patio areas are approximately 120 SF with a minimum dimension of 6 feet. Building heights are a maximum of 28.5 feet. Homes will be designed in Mediterranean architectural styles with at least two elevation styles and two-color schemes to create variation throughout the community. The residential structures will consist of Type VB construction with an NFPA 13D automatic sprinkler system.

The vehicular circulation system will consist of a system of private drives and private drive aisles. The community will continue to take access from the existing driveway associated with the former school but plans to enhance the entry and meet the Fire Department's curb-to-curb width standard of 28 feet. This entry drive leads to a main loop drive that provides access to a series of private drive aisles and private garages. A secondary gated emergency vehicle access (EVA) connects to the existing terminus of Malaga Drive. Both access points and the loop drive maintain a minimum curb-to-curb dimension of 28-feet. Selected drive aisles maintain a minimum curb-to-curb dimension of 26-feet and inside turning radii or 28 feet to allow adequate fire access. Drive aisles with fire access were selected based upon a maximum hose pull of 150-feet, such that the hose can reach all portions of each building.

Sidewalks occur along the entry drive and main loop drive, connecting with paseos and common open space areas to create a walkable community. Homes take front door access from the loop drive, paseos, or common areas. Buildings have been designed and oriented to face front doors and windows toward the loop drive, paseos, and common areas to enhance street scenes, improve the pedestrian experience, and allow for natural surveillance that promotes public safety. Shade tree will be planted along sidewalks to support pedestrian comfort, reduce heat island effect, and conform with the urban forest requirements of the City's municipal code.

Total open space for the community, including both private and common open space, totals 57,280 square feet (excluding slopes, habitat buffers and planning setbacks), which is equivalent to 458 sf per unit. Private open space is provided in private front patios with approximately 120 SF of area and a minimum dimension of 6 feet. Patios will be enclosed by a low patio wall with a maximum height of 42 inches. Patios account for approximately 15,000 square feet of the total open space for the community. Common areas with a minimum dimension of 20-feet account for approximately 42,280 square feet (73.8%) of the total open space for the community, including 3 major amenity spaces and a major paseo.

- **Amenity Area A** includes approximately 8,200 square feet of common open space located at the center of the community. This space is planned for a covered barbecue area with a sink and seating for gatherings. A tot lot located at the center includes a play structure for children and seating areas for parents. Open lawn areas are also provided to accommodate movie nights or other community events. A lawn area allows for bocce ball, corn hole, and other lawn games.

- **Amenity Area B** includes approximately 10,270 square feet of space, excluding slopes, habitat buffers, and planning setbacks. This space is located in the northwest corner of the site and consists of an off-leash dog space for pet owners, fire pits for gatherings, and landscaping.
- **Amenity Area C** includes approximately 14,400 square feet of space excluding slopes, habitat buffers, and planning setbacks. This space is located in the southwest corner of the site, adjacent to the proposed basin. This space will include another barbecue space with seating; pickle ball courts; open lawn area for frisbee, informal soccer, and other unstructured play; and access to the basin.
- **The Paseo** extends through the center of the community and consists of 9,410 square feet of common open space and a trail, providing a pedestrian connection between amenities areas. The paseo will be enhanced with landscaping and special paving crosswalks to create a comfortable and inviting walking experience.

An additional 9,740 SF of passive open space areas is located within the habitat buffers and planning setbacks. Smaller common areas with dimensions less than 20 feet are also provided in the form of smaller paseos and spaces that afford access to private patios and front doors.

Parking for the community consist of both private garages and guest parking spaces. Each home includes a private two-car garage accessed via a rear private drive aisle. Guest parking is well distributed throughout the site to make guest parking conveniently located near each home and the various amenity spaces. Guest parking will exceed the minimum required.

Grading for the proposed community will require approximately 139,000 cubic yards of over excavation to remediate existing undocumented fill on the site. The proposed site is designed to balance at this time and no export/import is anticipated. Retaining walls are proposed around the perimeter of the property at the toe of existing slopes. Retaining wall heights range from 3 to 12 feet in height depending upon location. No other perimeter walls are proposed. Retaining walls will be planted to soften their appearance and enhance the aesthetics of the community.

Stormwater will be collected by a private stormwater system that will consist of a series of catch basins and pipes that convey stormwater to a basin located in the southwest corner of the site. Stormwater within the basin will be stored and treated for both hydromodification and water quality management. Once treated, stormwater will be discharged at a rate consistent with preconstruction volumes and flows into the adjacent wetland via an existing outfall. An additional bypass storm drain system is proposed to replace an existing line that currently conveys offsite flows through the site to the same existing outfall and into the wetland area. The basin and stormwater system will be maintained by the homeowner's association.

A private sanitary sewer system will collect all wastewater from the project and convey it to a proposed private lift station located in the southwest corner of the site. The lift station will then convey these flows through a force main to the existing public lift station located near the entrance to the community, where it will enter the City's existing sewer system. The existing lift station will be protected in place. The proposed private sanitary sewer system and the proposed private lift station will be maintained by the homeowner's association.

Water service is provided by the City of Oceanside. A private water system, maintained by the homeowner's association, will consist of a series of pipes located in the private loop drive and private drive aisles. The system will be designed to serve all homes, to irrigate all landscape areas, and to serve a series of hydrants located throughout the site. The system will provide master meters and connect to new eight-inch public water mains that will replace existing 6-inch mains in Macario Drive and Malaga Drive, providing a looped and pressurized system that meets pressure and flow requirements of the City's Water Utilities and Fire Departments. A separate fire main is also proposed within the site and will parallel the domestic system. As previously mentioned, all homes will include automatic sprinkler system complying with NFPA 13D.

### **Discretionary Actions**

The following discretionary approvals are anticipated for the project:

- General Plan Amendment (GPA)
- Zone Change (ZC)
- Tentative Map (TM) – Condominium Map
- Development Plan (DP)



# Pacifica

Preapplication  
City of Oceanside, CA

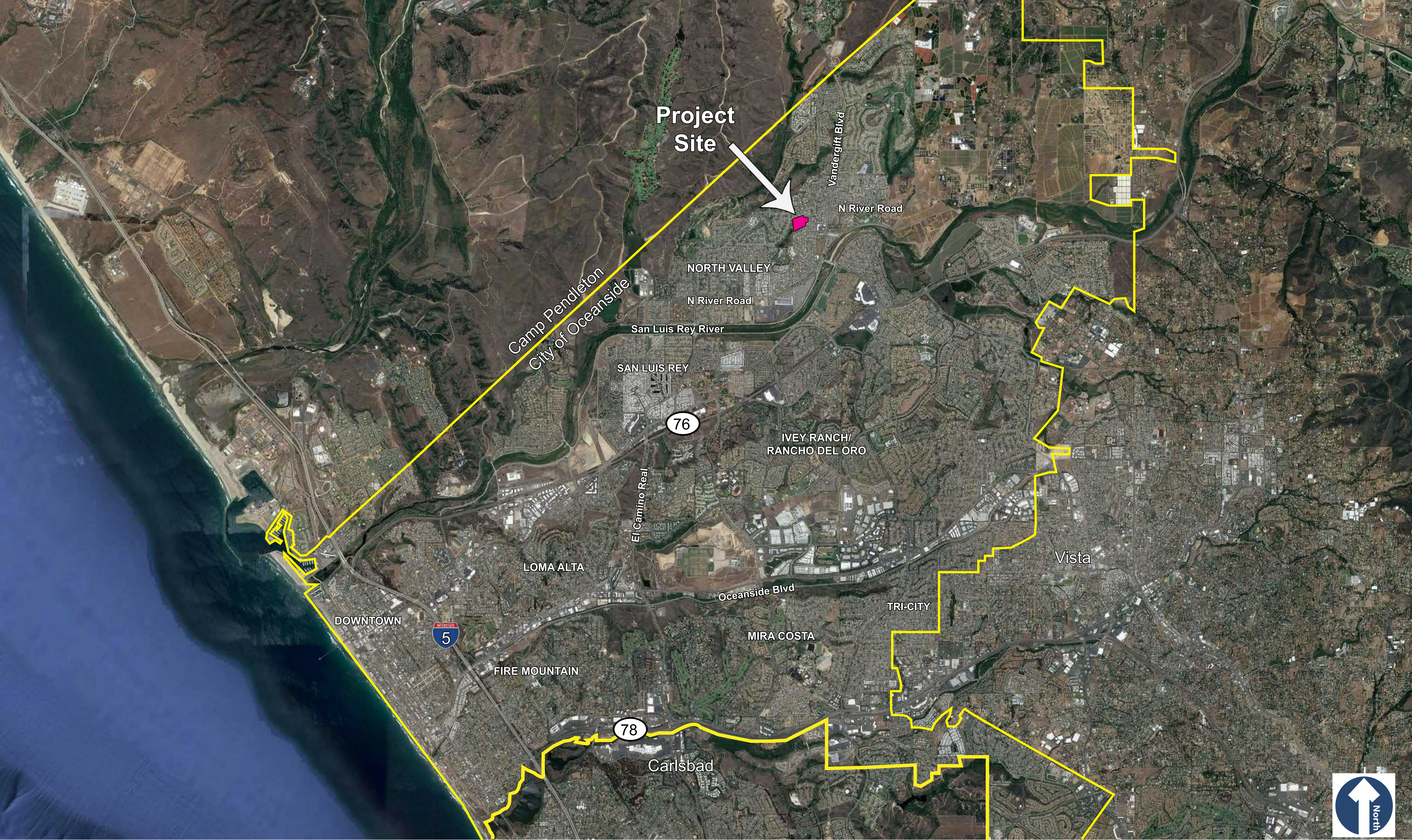
November 22, 2021





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8. Conceptual Amenity Plan
9. Conceptual Building Floor Plan (5-Plex)
10. Conceptual Elevations (5-Plex)
11. Conceptual Roof Plan
12. Conceptual Color Scheme

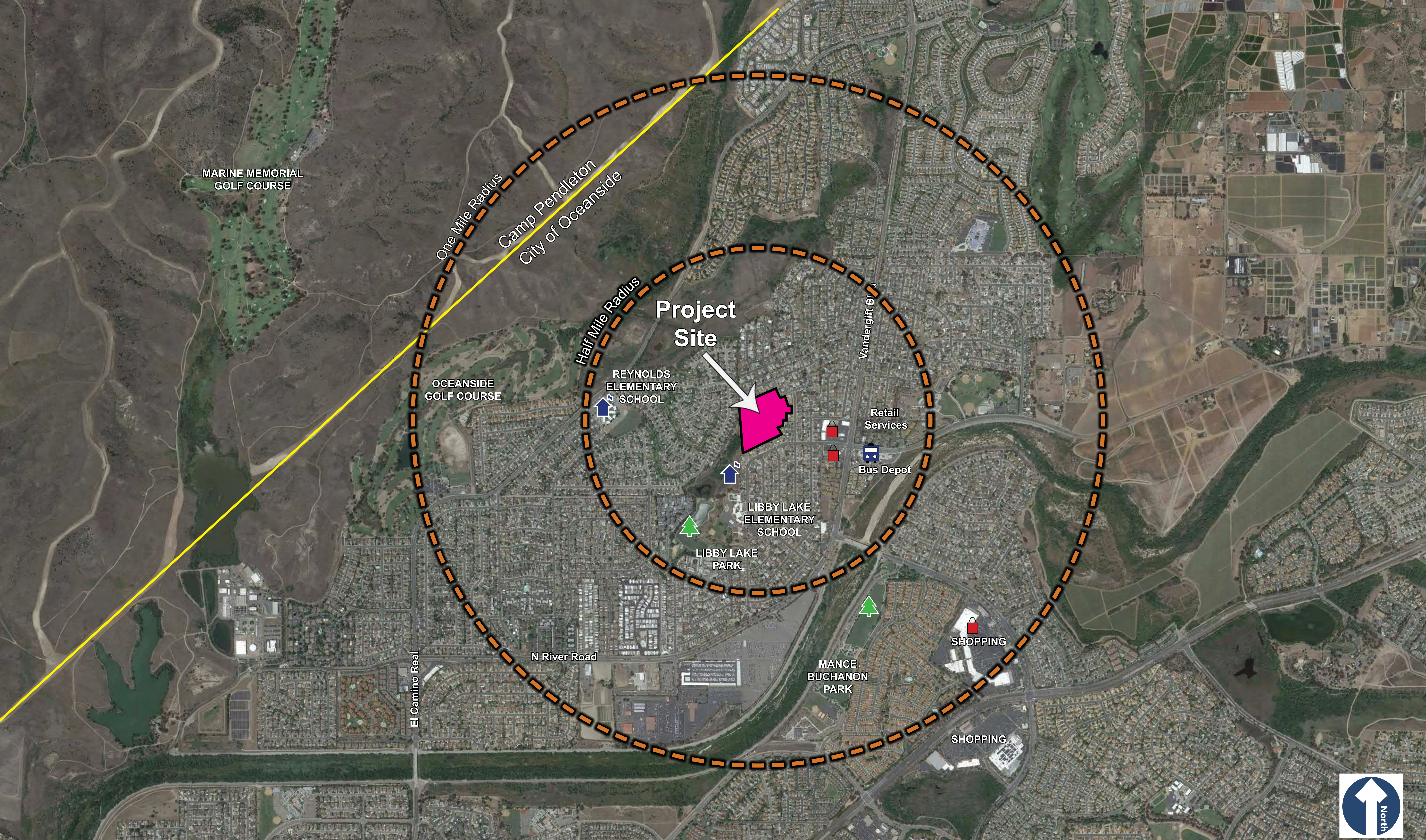


Regional Location

# Pacifica

Oceanside, California

Preapplication, November 22, 2021



Not to Scale

## North Valley Vicinity Map

# Pacifica

Oceanside, California

Preapplication, November 22, 2021



Oblique Aerial View

# Pacifica

Oceanside, California

Preapplication, November 22, 2021



Not to Scale

### Existing Conditions

# Pacifica

Oceanside, California

Preapplication, November 22, 2021

# ALTA/NSPS LAND TITLE SURVEY

## PACIFICA ELEMENTARY

### CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA

**LEGAL DESCRIPTION**  
REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APNs: 157-070-42-00 AND 122-190-19-00)

THAT PORTION OF LOT 2 IN SECTION 4, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, ALL BEING IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MISSION VALLEY ESTATES UNIT NO. 2, ACCORDING TO MAP NO. 5176, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 15, 1963, BEING ALSO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 4; THENCE ALONG SAID NORTH-SOUTH CENTER LINE NORTH 00°02'37" WEST, 645.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4, BEING ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, NORTH 07°14'52" WEST, 243.33 FEET; THENCE NORTH 67°39'05" EAST, 615.51 FEET; THENCE SOUTH 27°56'00" EAST, 128.60 FEET; THENCE SOUTH 56°09'13" EAST, 24.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT 62.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 56°09'13" WEST TO SAID POINT; THENCE COUNTER-CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 219°57'44" A DISTANCE OF 238.02 FEET; THENCE SOUTH 29°10'15" EAST, 115.00 FEET; THENCE SOUTH 77°16'24" EAST, 67.36 FEET TO THE NORTHEASTERLY CORNER OF ROJA DRIVE AS SHOWN ON MISSION VALLEY ESTATES UNIT NO. 4, ACCORDING TO MAP NO. 5496, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1964; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 5496 AS FOLLOWS:

SOUTH 00°07'41" EAST, (RECORD - SOUTH 00°09'48" EAST) 150.00 FEET; SOUTH 89°52'19" WEST, (RECORD - SOUTH 89°50'14" WEST) 100.00 FEET; SOUTH 00°07'41" EAST, (RECORD - SOUTH 00°09'48" EAST) 90.00 FEET; SOUTH 89°52'19" WEST, (RECORD - SOUTH 89°50'14" WEST) 60.00 FEET; SOUTH 00°07'41" EAST, (RECORD - SOUTH 00°09'48" EAST) 100.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT 230.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 03°10'42" WEST, (RECORD - NORTH 03°12'47" WEST) TO SAID POINT; SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'21" A DISTANCE OF 51.62 FEET; SOUTH 28°00'03" EAST, (RECORD - SOUTH 28°02'08" EAST) 60.00 FEET; AND SOUTH 35°08'07" EAST, (RECORD - SOUTH 35°10'12" EAST) 101.28 FEET TO THE MOST NORTHERLY CORNER OF LOT 260 OF MISSION VALLEY ESTATES UNIT NO. 3, ACCORDING TO MAP NO. 5246, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1963; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 260, SOUTH 63°59'10" WEST, (RECORD - SOUTH 63°57'52" WEST) 92.29 FEET TO THE MOST NORTHERLY CORNER OF LOT 259 OF SAID MAP NO. 5176; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. 5176, SOUTH 63°59'10" WEST, 709.39 FEET (RECORD - SOUTH 63°57'52" WEST, 710.32 FEET) TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 122-190-22-00)

LOT 6 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING FROM SAID LOT 6 ANY PORTION THEREOF UNDERLYING THE WATERS OF THAT CERTAIN POND OR LAKE AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT THEREOF.

ALSO EXCEPTING FROM SAID LOT 6 A STRIP OF LAND 15 FEET IN WIDTH, ADJOINING THE MEANDER LINE OF SAID POND OR LAKE ON THE SOUTHEAST, AS CONVEYED TO JOHN JOHNSTON, JR., BY DEED FROM HUBERT FOUSSAT AND WIFE, DATED MARCH 17, 1912 AND RECORDED IN BOOK 555, PAGE 23, OF DEEDS.

ALSO EXCEPTING FROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 THAT PORTION LYING WITHIN MISSION VALLEY ESTATES UNIT NO. 2, ACCORDING TO MAP NO. 5496, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1964.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN MESA MARGARITA UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 6230, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1968.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED FROM SPROUL CONSTRUCTION CORPORATION TO OCEANSIDE UNION SCHOOL DISTRICT, RECORDED ON FEBRUARY 19, 1971 AS INSTRUMENT NO. 31900, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, ALL THAT PORTION DESCRIBED IN DEED FROM SPROUL CONSTRUCTION CORPORATION TO HILL TOP DEVELOPERS, INC., A CALIFORNIA CORPORATION AND CHALLENGE BUILDERS, INC., A CALIFORNIA CORPORATION, RECORDED ON OCTOBER 29, 1971 AS INSTRUMENT NO. 25636, OF OFFICIAL RECORDS.

**EXCEPTIONS**

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022 ARE EXEMPT. AFFECTS: PARCEL 1
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$0.00, NO TAX DUE. PENALTY: \$0.00. SECOND INSTALLMENT: \$0.00, NO TAX DUE. PENALTY: \$0.00. TAX RATE AREA: 07030. A. P. NO.: 122-190-22-00. THE COUNTY TAX COLLECTOR CANNOT VERIFY THE AMOUNTS SHOWN ABOVE AT THIS TIME. PLEASE VERIFY THE AMOUNTS WITH THE COUNTY TAX COLLECTOR PRIOR TO THE CLOSE OF THE CONTEMPLATED TRANSACTION. AFFECTS: PARCEL 2
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

**THE FOLLOWING MATTERS AFFECT PARCEL 1:**

- A CERTIFICATE OF INTEREST IN REAL PROPERTY, CERTIFICATE NO. 863 FILED BY THE DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA BY WRITING OF FUNDS APPORTIONED UNDER THE STATE SCHOOL BUILDING AID LAW OF 1952 (CM.10, DIV. 14, RD. CODE) AGAINST OCEANSIDE UNION SCHOOL DISTRICT RECORDED JANUARY 24, 1964 AS INSTRUMENT NO. 1964-14782 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1972 AS INSTRUMENT NO. 1972-101357 OF OFFICIAL RECORDS. IN FAVOR OF CITY OF OCEANSIDE. AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1972 AS INSTRUMENT NO. 1972-101358 OF OFFICIAL RECORDS. IN FAVOR OF CITY OF OCEANSIDE. AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1972 AS INSTRUMENT NO. 1972-317614 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: AS DESCRIBED THEREIN

- A LEASE DATED SEPTEMBER 1, 1997, EXECUTED BY OCEANSIDE UNIFIED SCHOOL DISTRICT AS LESSOR AND OCEANSIDE UNIFIED SCHOOL DISTRICT FACILITIES CORPORATION AS LESSEE, RECORDED SEPTEMBER 9, 1997 AS INSTRUMENT NO. 1997-0435456 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- A TRUST AGREEMENT BY AND BETWEEN OCEANSIDE UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES CORPORATION AND CHASE TRUST COMPANY OF CALIFORNIA, AS TRUSTEE DATED SEPTEMBER 1, 1997 AND DISCLOSED BY THE SITE LEASE RECORDED SEPTEMBER 09, 1997 AS INSTRUMENT NO. 1997-0435456 OF OFFICIAL RECORDS.

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 09, 2004 AS INSTRUMENT NO. 2004-058474 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

**THE FOLLOWING MATTERS AFFECT PARCEL 2:**

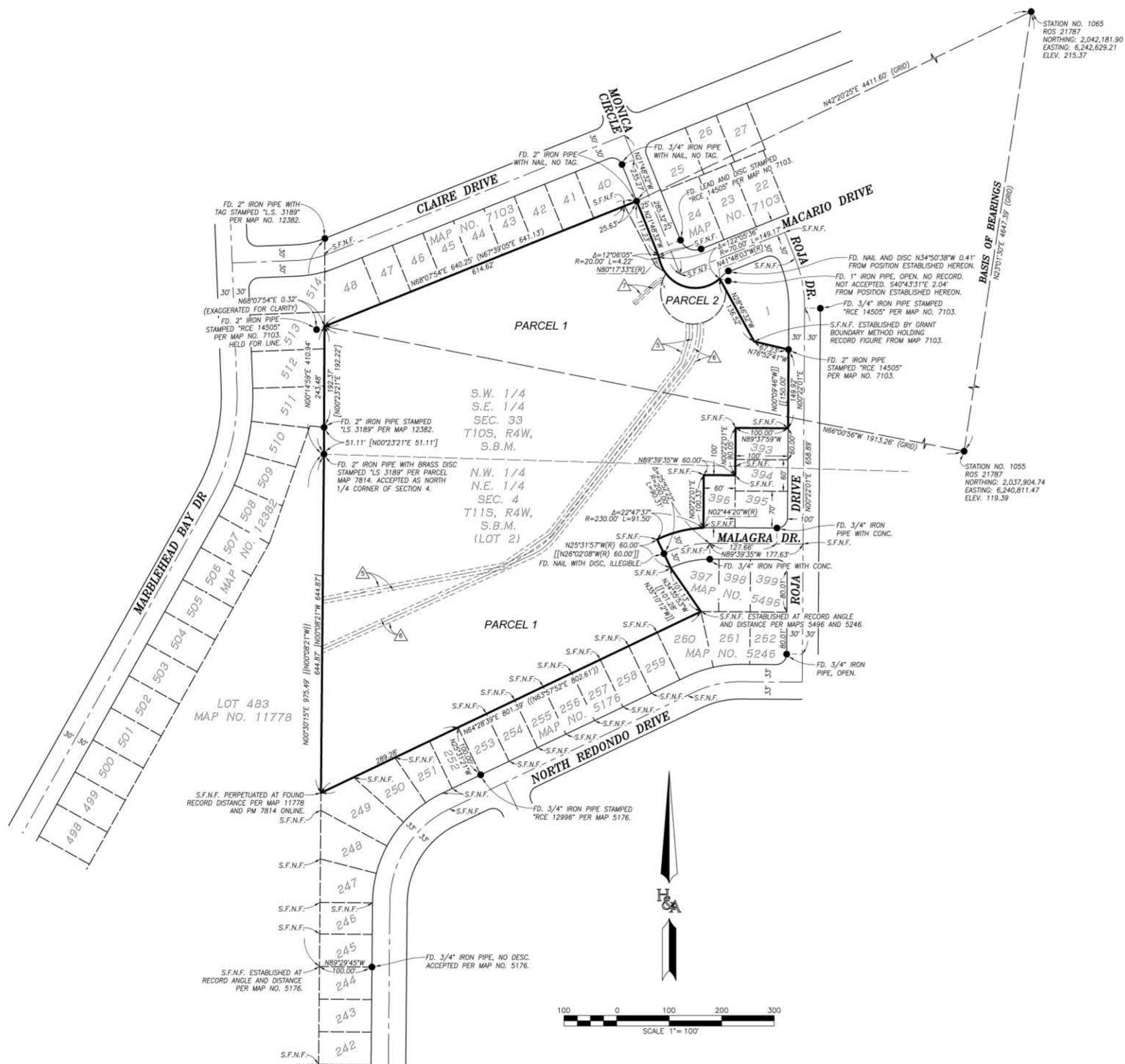
- THE RIGHT TO CONSTRUCT A DAM OR RESERVOIR ON WARNER'S RANCH IN SAN DIEGO COUNTY, AND THE RIGHT TO PERPETUALLY COLLECT AND IMPOUND ANY AND ALL WATERS OF THE SAN LUIS REY RIVER AND DIRECT SAID WATERS SO COLLECTED AND IMPOUNDED FROM THE SAN LUIS REY WATERSHED INTO OTHER WATERSHEDS AND PART OF SAN DIEGO COUNTY GIVEN TO ED FLETCHER, BY INSTRUMENT EXECUTED JANUARY 22, 1912 BY HUB FOUSSAT (OR H. FOUSSAT) RECORDED JANUARY 24, 1912 IN BOOK 546, PAGE 288, OF DEEDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AGREEMENT" RECORDED OCTOBER 17, 1963 AS INSTRUMENT NO. 1963-186423 OF OFFICIAL RECORDS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN MAP NO. 6402 OF RECORD OF SURVEYS.
- A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED AUGUST 28, 1970 AS INSTRUMENT NO. 1970-156495 OF OFFICIAL RECORDS. DATED: AUGUST 17, 1970. TRUSTOR: SPROUL CONSTRUCTION CORPORATION. TRUSTEES: THE CALIFORNIA-SANSONE CORPORATION, A CALIFORNIA CORPORATION. BENEFICIARY: THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, INDIVIDUALLY AND AS AGENT FOR BANQUE LOUIS-DREYFUS & CIE, BANQUE HYPOTHECAIRE EUROPEENNE, H. ALBERT DE BARY & CO. N.V., COOPERATIVE COMMERCIAL BANK LTD., AND FOR LLOYD E. PYZER AND DORIS L. PYZER; SAFECO CREDIT COMPANY, INC.; AND GENERAL INSURANCE COMPANY OF AMERICA, A WASHINGTON CORPORATION. AFFECTS: THE LAND AND OTHER PROPERTY.

**THE FOLLOWING MATTERS AFFECT BOTH PARCELS:**

- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.

**NOTES**

- THE EASEMENTS AND OTHER TITLE DATA SHOWN HEREON CORRESPOND WITH PRELIMINARY TITLE REPORT REFERENCED HEREON AS TITLE REFERENCE. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY OR CONTENT OF SAID TITLE REPORT IS ASSUMED BY SURVEYOR.
- THIS ALTA WAS PREPARED AT THE REQUEST OF MLC LAND HOLDINGS, INC., TO BE UTILIZED FOR THE ISSUANCE OF A POLICY OF TITLE INSURANCE. NO RESPONSIBILITY WILL BE ACCEPTED BY HUNSAKER AND ASSOCIATES FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PERIMETER FENCING EXTENTS ARE REFLECTED ON SHEET 2, AS WELL AS IDENTIFIABLE IMPROVEMENTS SUCH AS SHEDS, ETC., WHERE FENCING IS INSIDE THE ALTA BOUNDARY. THE SPECIFIC IMPROVEMENTS OF EACH ADJOINER WHICH FALLS WITHIN THE CLOSED FENCING AREA MAY NOT BE REFLECTED HEREON.



**SURVEYOR'S CERTIFICATE**

TO MLC HOLDINGS, INC., AN ARIZONA CORPORATION DBA MLC LAND HOLDINGS, INC. AND FIRST AMERICAN TITLE COMPANY AS TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ANY ITEMS FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 28, 2021.

11/04/21  
DATE

DOUGLAS B. STROUP  
P.L.S. NO. 8553

STATE OF CALIFORNIA  
LAND SURVEYOR  
D.B. STROUP  
L.S. 8553

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM NAD 83, ZONE 6, EPOCH 2011.00 AND IS BASED ON THE GRID BEARING BETWEEN STATION NO. 1055 AND STATION NO. 1065, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER AS PER RECORD OF SURVEY 21787.

I.E. N23°01'30"E  
REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 1055 IS 0.99995472  
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR  
ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.

**LEGEND**

- INDICATES ALTA SURVEY BOUNDARY
- INDICATES FOUND MONUMENT, AS NOTED.
- S.F.N.F. INDICATES SEARCHED FOR, NOTHING FOUND.
- ▲ INDICATES PLOTTED EXCEPTION PER TITLE REPORT REFERENCE. ALL OTHER EXCEPTIONS ARE CONSIDERED NON-PLOTTABLE. SEE SAID DOCUMENTS FOR FULL PARTICULARS.
- ( ) INDICATES RECORD DATA PER MAP NO. 7103.
- [ ] INDICATES RECORD DATA PER MAP NO. 12382.
- | | INDICATES RECORD DATA PER MAP NO. 11778.
- ( ( ) INDICATES RECORD DATA PER MAP NO. 5176. SEE MAP NO. 5246.
- [ [ ] INDICATES RECORD DATA PER MAP NO. 5496.
- | | ] INDICATES RECORD DATA PER PARCEL MAP 7814.
- PARCEL X INDICATES PARCEL NUMBER PER "TITLE REFERENCE" HEREON.

**TITLE REFERENCE**

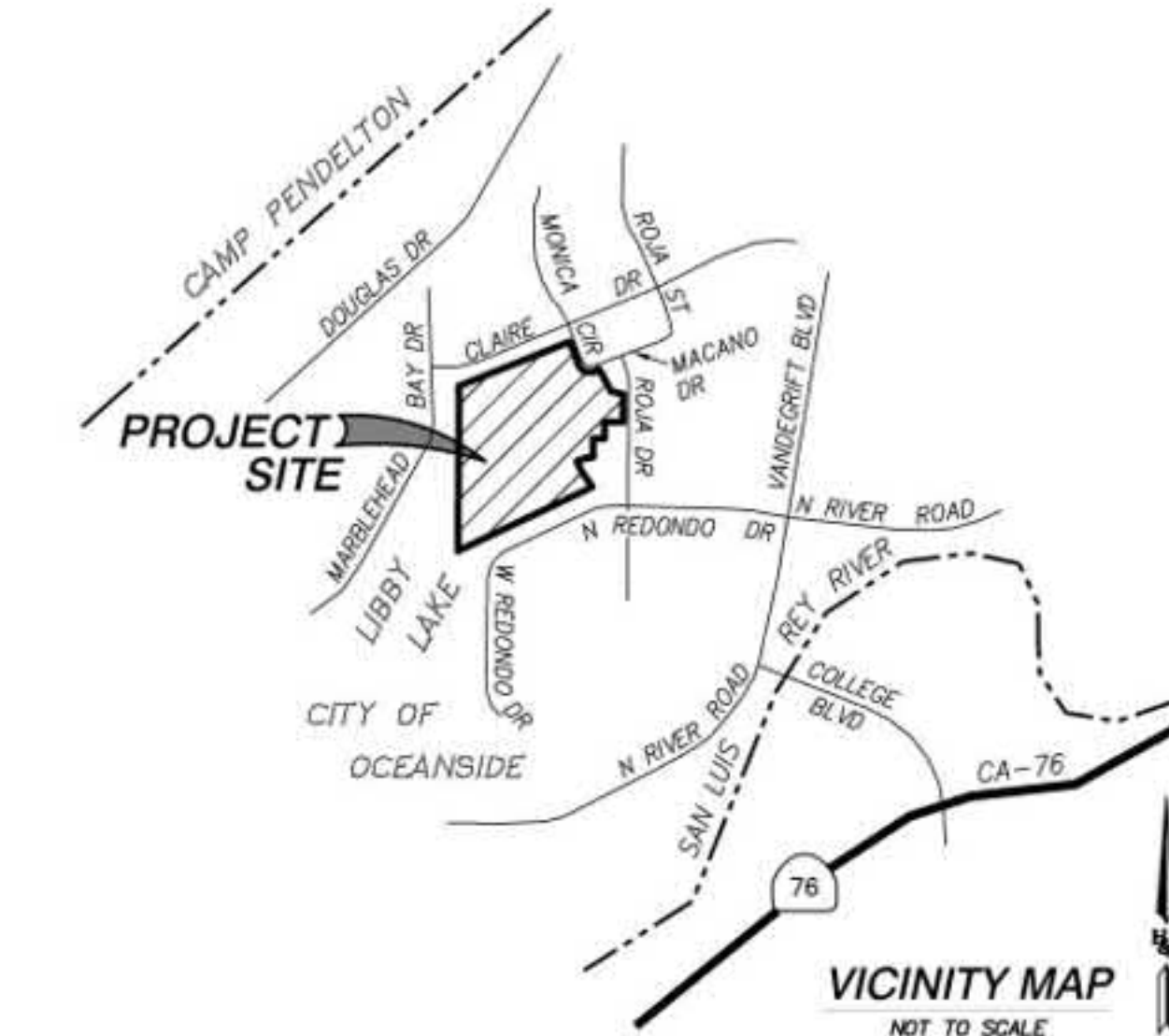
THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 1963-669556 (R/S) DATED SEPTEMBER 21, 2021.

**ASSESSOR'S PARCEL NUMBERS**

157-070-42-00  
122-190-19-00  
122-190-22-00

**TOPOGRAPHIC DATA**

VERTICAL RELIEF SHOWN HEREON WAS PRODUCED BY FIELD METHODS COMBINED WITH AERIAL PHOTOGRAPHY BY R.J. LUNG AND ASSOCIATES FLOWN ON OCTOBER 13, 2021. VERTICAL DATUM BASED ON COH88, STATION 1055 PER CITY OF OCEANSIDE SURVEY CONTROL NETWORK AS ESTABLISHED BY R.O.S. NO. 21787. 2.5" BRASS DISK IN CURB W/LET WITH TRIANGLE/PUNCH STAMPED "LS 7854". ELEV. 119.39'



**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH858558-4500 - FX858558-1414

ALTA Survey

**Primary Community Entry**

- Utilizes existing driveway
- No gate
- To be enhanced with decorative paving, landscaping and community signage

**Existing Slope**

- Provides approximately 30 feet of elevation difference between existing homes and new homes below.

**Typical Two-Story Townhome Building**

- 3 building types
- 2 elevation styles
- 3 floor plan variation
- Maximum height of 28.5 feet
- Oriented to provide front doors along streetscapes and paseos

**Amenity Area A**

- 8,200 SF
- Minimum dimension of 20 feet
- See Amenity Plan for details

**Amenity Area B**

- 10,270 SF
- Dog park and fire pits for community gathering (Please see Amenity Plan)

**Central Paseo**

- 10,270 SF
- Provides a central spine trail that connects amenity areas to promote walkability
- Enhanced with landscaping and special paving at crosswalks

**Basin and Habitat Setback**

- Stormwater basin for hydromodification and water quality treatment
- Habitat and planning setbacks to protect adjacent existing wetlands

**Secondary Access**

- Emergency Vehicle Access Only
- Gated at the existing terminus of Malaga Drive

**Amenity Area C**

- 14,400 SF
- Pickle Ball Courts, Barbecue area, open lawn for games and unstructured play (Please see Amenity Plan)



**Project Summary**

Property Size: 14.5 Acres

No. of Units: 125 Two-Story Townhomes<sup>1</sup>

- 29 - Plan 2122: 1420 SF, 3 bed., 2.5 baths, 2-car garage
- 48 - Plan 2124: 1517 SF, 3 bed., 2.5 baths, 2-car garage
- 48 - Plan 2126: 1783 SF, 4 bed., 2.5 baths, 2-car garage

Density: 8.6 du/ac<sup>2,3</sup>

Proposed Setbacks:

- Front (To Monica/Macario Dr): 20' to building/15' to patio
- Side (N and S Bndy):
- Rear (E Bndy): 74.3'

Parking Required:

- Resident: 2 Spaces per Unit (1 covered)
- Guest Spaces: 1 + 20% of total units (26.6 spaces)

Parking Provided:

- Resident: Private 2-car garage per unit
- Guest Spaces<sup>4</sup>: 51 spaces

Open Space Required:

- Total: 300 SF per Unit x 125 = 37,500 SF
- Private Open Space minimum dimension of 5 feet
- At least 50% shall be Common = 18,750 SF
- At least two common area shall be 4,000 SF Min (or one at 8,000 SF Min); Minimum dimension of 20 feet

Open Space Provided:

- Total: 62,580 SF (500 SF per unit)
- Private Patios (6' min; 120 SF per unit): 15,000 SF
- Common Open Space (20' min; 8000 SF Min): 42,280 SF

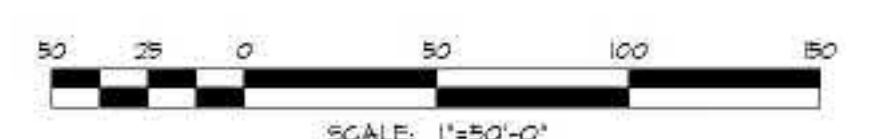
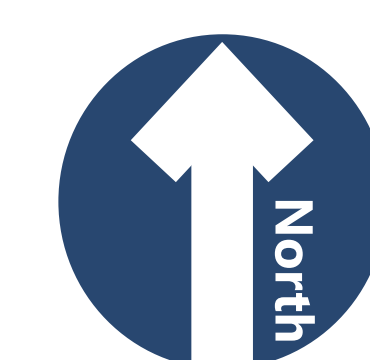
Landscape Area: 3.13 Acres (78%)

Coverage: 13,120 SF + (21%)

Notes:

1. 10% Low and Moderate Income; Type VB construction with NFPA 13D automatic sprinkler system
2. Existing General Plan/Zoning: CI/PS
3. Proposed General Plan/Zoning: Medium Density A/RM-A (6.0 -9.9 du/ac) or PD
4. Coastal Zone: No
5. Assessor's Parcel Numbers: 157-070-42-00, 122-190-19-00 and 122-190-22-00
6. Guest Parking Spaces are 18'x9'; includes 3 ADA Spaces

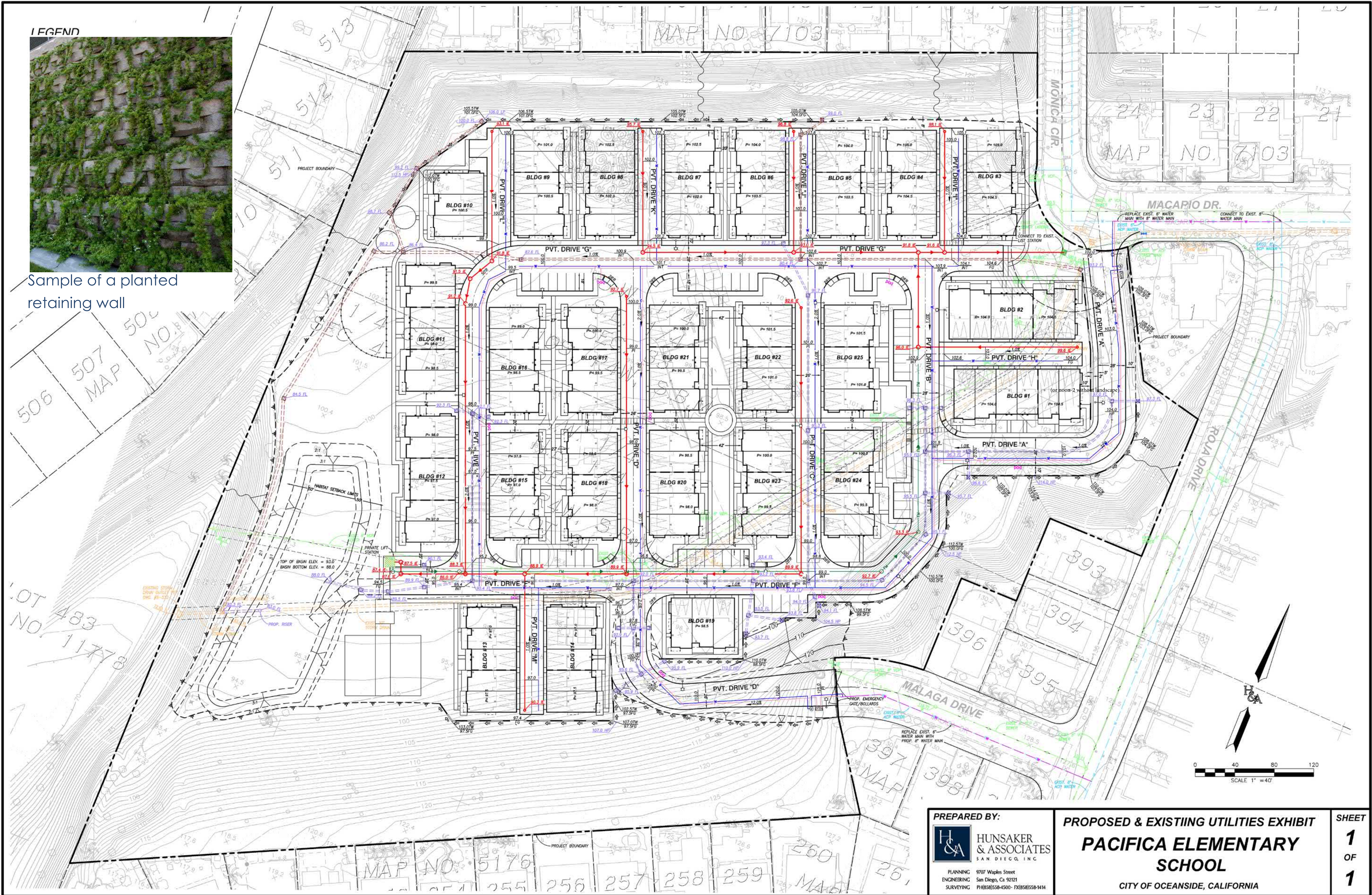
Conceptual Site Plan



LEGEND



Sample of a planted retaining wall



PREPARED BY:  
**H&A** HUNSAKER & ASSOCIATES  
SAN DIEGO, INC.  
PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(619)558-4500 - FX(619)558-1414

PROPOSED & EXISTING UTILITIES EXHIBIT  
**PACIFICA ELEMENTARY SCHOOL**  
CITY OF OCEANSIDE, CALIFORNIA

SHEET  
**1**  
OF  
**1**  
NO. # 3037-0009

Dimensioned Site Plan, Grading & Utilities



FIRE PIT & SEATING AREA AT SECONDARY OPEN SPACE



DOG PARK ACCESSORIES



DOG PARK AT SECONDARY OPEN SPACE



OUTDOOR SEATING AREA AT SECONDARY OPEN SPACE

HABITAT SETBACK LIMITS



MOVIE NIGHT LOCATION AT PRIMARY OPEN SPACE AREA



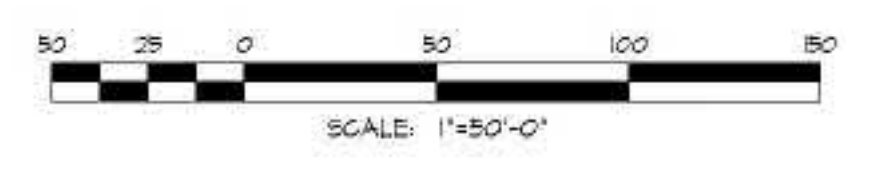
BBQ AND SEATING AREA AT PRIMARY OPEN SPACE AREA



TOT LOT AT PRIMARY OPEN SPACE AREA



PICKLEBALL COURT AT SECONDARY OPEN SPACE

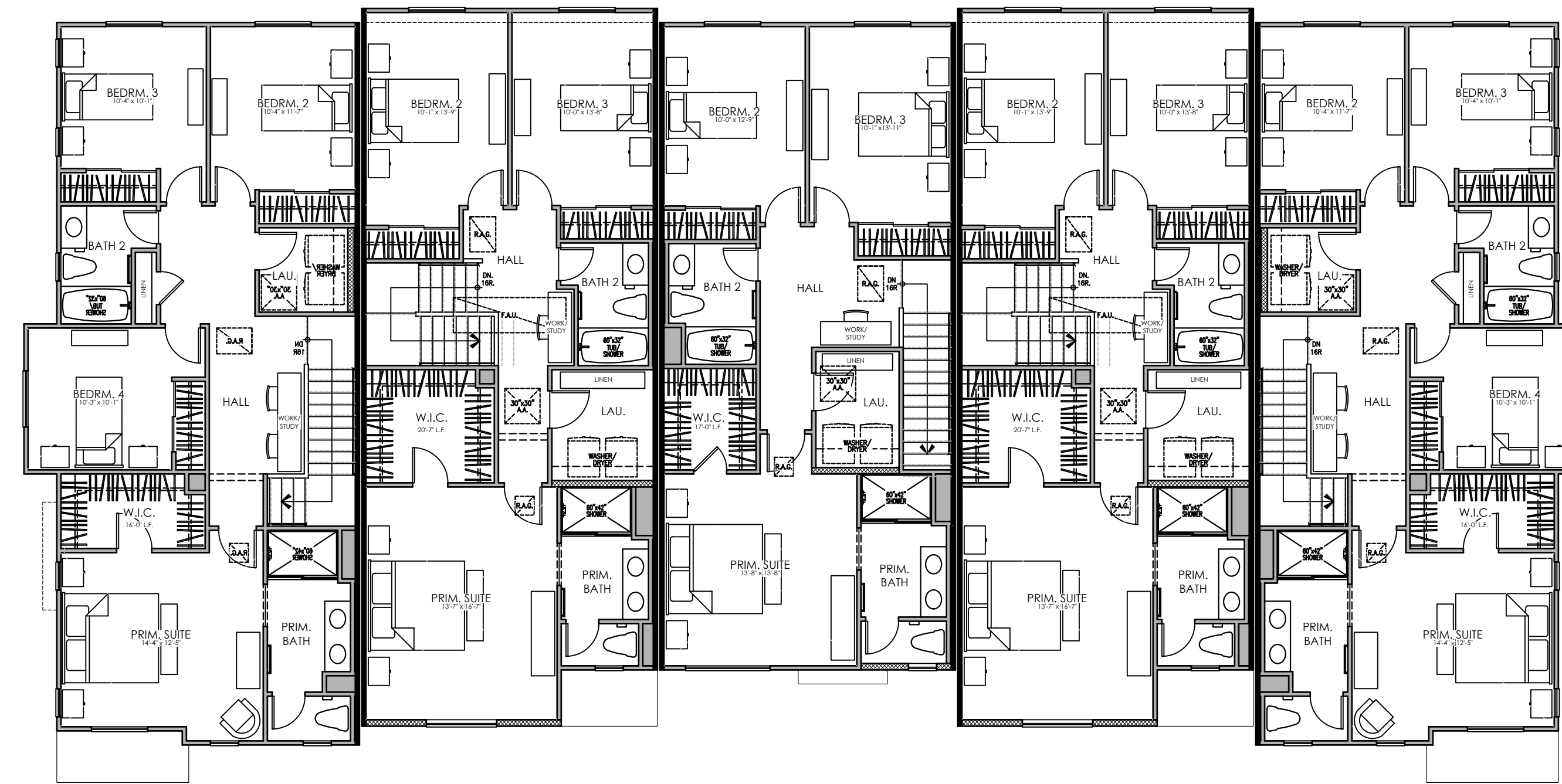


## Conceptual Amenity Plan

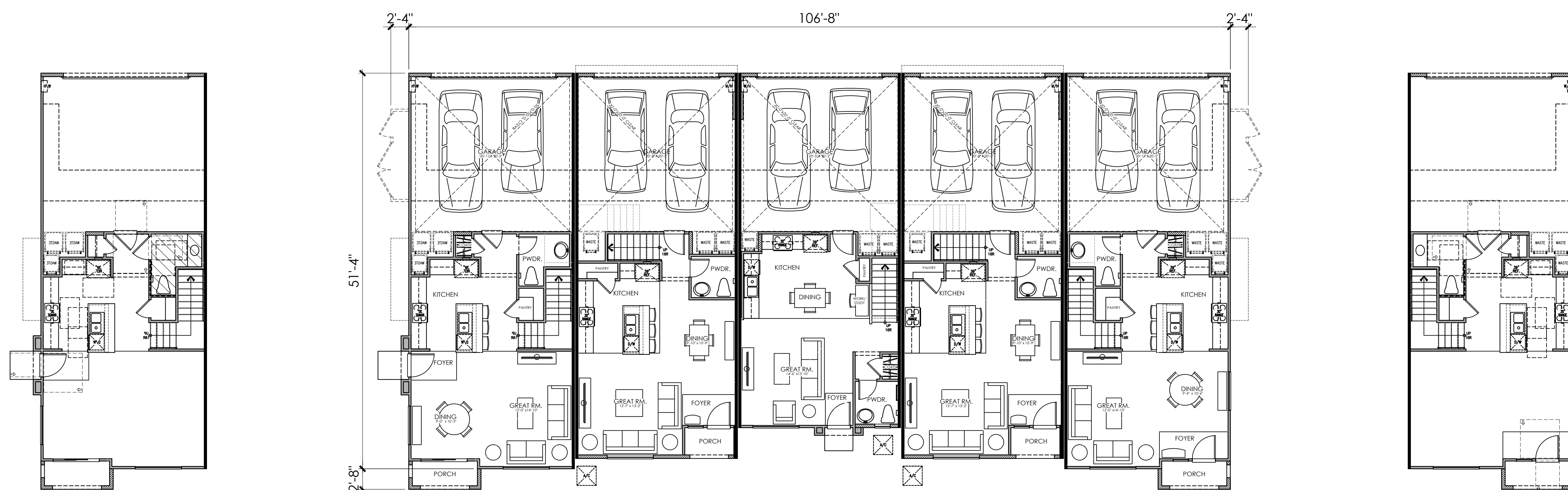
# Pacifica

Oceanside, California

Preapplication, November 22, 2021



SECOND FLOOR PLAN



1,683 SQ. FT. 4 BEDROOM/ 2.5 BATH  
 1,538 SQ. FT. 3 BEDROOM / 2.5 BATH  
 1,420 SQ. FT. 3 BEDROOM / 2.5 BATH  
 1,538 SQ. FT. 3 BEDROOM / 2.5 BATH  
 1,683 SQ. FT. 4 BEDROOM/ 2.5 BATH

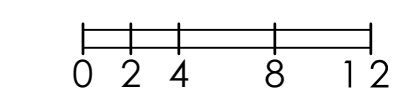
FIRST FLOOR PLAN

BUILDING - 501 (5 PLEX)

PLAN 2126X ADAPTABLE  
 1,683 SQ. FT.  
 4 BEDROOM/ 2.5 BATH

PLAN 2126 ADAPTABLE  
 1,683 SQ. FT.  
 4 BEDROOM/ 2.5 BATH

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB



## Conceptual Building Plans (5-plex)



PLAN 2126XR      PLAN 2124      PLAN 2122      PLAN 2124      PLAN 2126  
**FRONT**



PLAN 2126XR  
**LEFT**

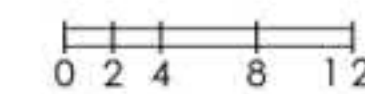


PLAN 2126      PLAN 2124      PLAN 2122      PLAN 2124      PLAN 2126XR  
**REAR**

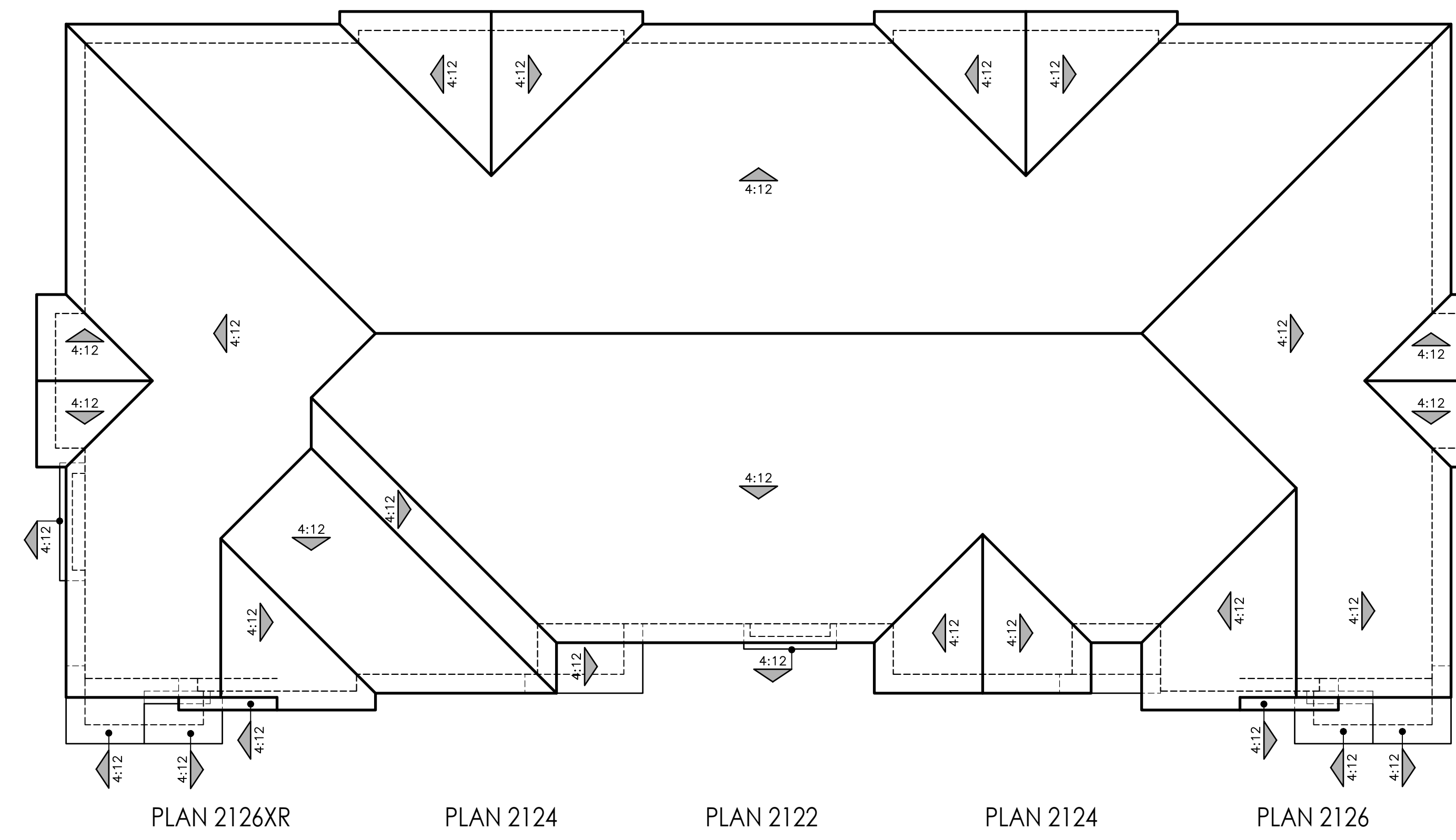
COLOR SCHEME 1  
 SPANISH - ELEVATIONS "A"  
 BUILDING - 501 (5 PLEX)



PLAN 2126  
**RIGHT**

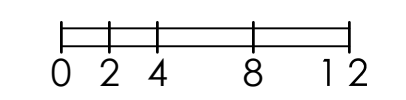


## Conceptual Elevations (5-plex)

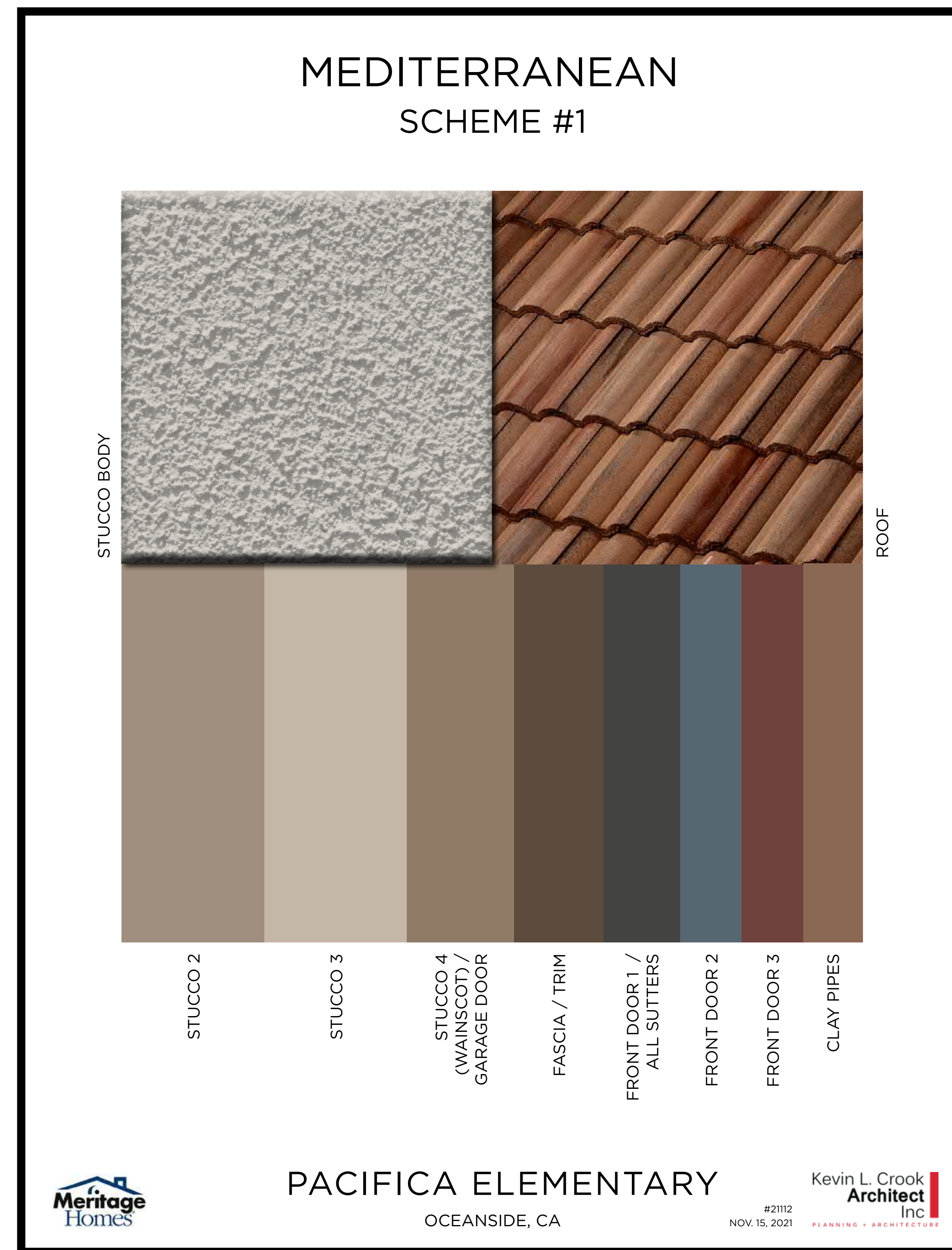


ROOF PLAN

BUILDING - 501 (5 PLEX)



### Conceptual Roof Plan (5-plex)



COLOR BOARD - MEDITERRANEAN

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

**PACIFICA ELEMENTARY**  
OCEANSIDE, CA

PROJECT 21112  
CREATED 11/15/2021

MEDITERRANEAN	SCHEME 1	SCHEME 2
STUCCO 1	1503	TBD
STUCCO PAINT MATCH***	SW 7028 INCREDIBLE WHITE	
STUCCO 2	SW9084 COCOA WHIP	
STUCCO 3	SW6079 DIVERSE BEIGE	
STUCCO 4 (WAINSCOT) / GARAGE DOOR	SW6081 DOWN HOME	
FASCIA / TRIM	SW6083 SABLE	
FRONT DOOR 1 / ALL SHUTTERS	SW7069 IRON ORE	
FRONT DOOR 2	SW0032 NEEDLEPOINT NAVY	
FRONT DOOR 3	SW7594 CARRIAGE DOOR	
CLAY PIPES	SW6061 TANBARK	
EAGLE ROOF: LOW	2555	
PROF. "S" MALIBU	ALHAMBRA	
BORAL ROOF: LOW	1VICS6169	
PROF. "S" VILLA	CASA GRANDE BLEND	
GUTTERS:	RUSTIC	

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	EAGLE / BORAL
GUTTERS:	RGS

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

\*\*\* For photoshop renderings only, do NOT use in the field



WRITTEN COLOR SCHEME

Conceptual Color Scheme