

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, January 12 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 1/11/2022.

1. 9:30 - 10:30 am

Proposed 15 unit apartment building utilizing density bonus for a 13,774sf site at 1931-1933 South Tremont St [ADM22-00001]

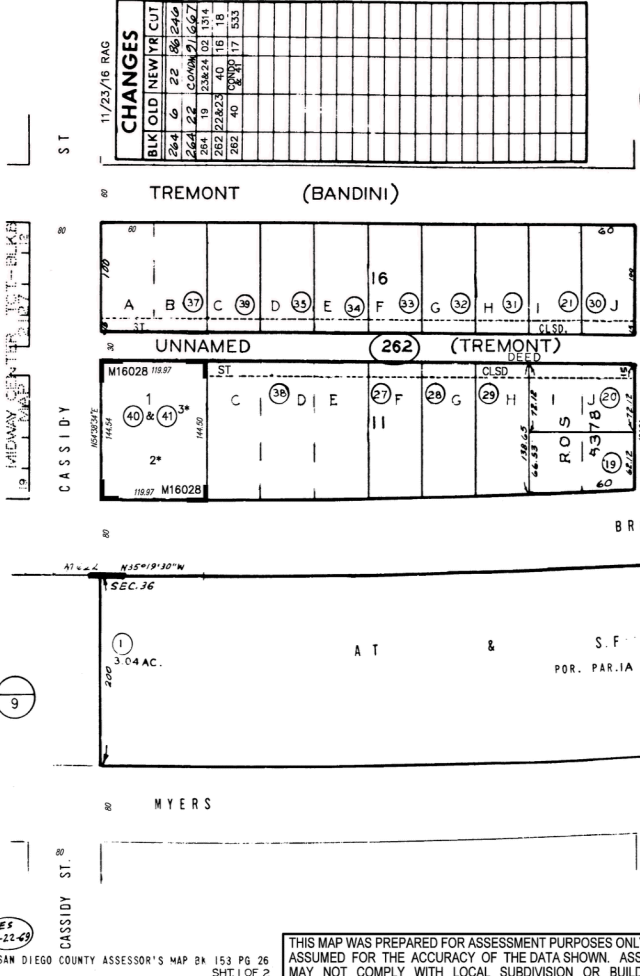
**Zoning: R3
Land Use: C-RH
Neighborhood Area: South O
Assessor Parcel Number(s): 153-264-14 & 153-264-15
Contact Person: JLH Capital, LLC
Email: jholm@jlh-capital.com**

2. 10:30 - 11:30 am

Proposed zone change to allow 34 unit residential complex on an 8.78 acre site on Singh Way. [ADM22-00002]

**Zoning: RE-B
Land Use: E-BR
Neighborhood Area: Guajome
Assessor Parcel Number(s): 157-150-65
Contact Person: Ziad Alaywan
Email: ziad@zglobal.biz**

This map(s) is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



11/23/16 RAG

CHANGES	BLK	OLD	NEW	YR	CUT
264	6	22	36	2016	
264	22	CONDOMINIUMS	21	2016	
264	22	CONDOMINIUMS	21	2016	
262	22	22	22	2016	
262	40	40	40	2016	

- 1* CONDO SUNSET CONDOMINIUMS DOC#6-0381151 (SEE SHT 2)
- 2* CONDO BEACHWALK AT CASSIDY DOC#15-0335273 (SEE SHT 2)
- 3* COMMON AREA

ITEM #1

PID



153 - 26
SHT 1 OF 2
1"=100'

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 16028 - BEACHWALK AT CASSIDY
MAP 11415 - SUNSET CONDOMINIUMS
MAP 622 - SOUTH OCEANSIDE REFILED 1890
BLKS 10, 11, 16 & 17
SEC 36 - T11S - R5W
ROS 6378, 20499, 21538

Item 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: 1931-1933 Tremont Street

Assessor's Parcel Number: 153-264-14-00 and 153-264-14-01 Lot Area (acres or SF): 13,774 sq ft

Existing Use: single family and multi-family residential

Brief Description of Proposal:
New apartment building with 15 units utilizing density bonus.

Property Owner & Applicant Information


Owner Name: Tyler Family Trust dated October 6, 1999

Phone Number & E-Mail Address: 909-528-6736 karenkpierce@gmail.com

Applicant Name: JLH Capital, LLC

Phone Number & E-Mail Address: 619-865-3883 jholm@jlh-capital.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: 12/22/2021 Time preference: 9:30 am 10:30 am either

2nd 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: 1-12-22 Time: 9:30

Assigned Project Planner: Stefanie Cervantes



TREMONT APARTMENTS SOUTH OCEANSIDE

TABLE OF CONTENTS:

- A00 TITLE SHEET
- A01 FLOOR PLAN - LEVEL 01
- A02 FLOOR PLAN - LEVEL 02
- A03 FLOOR PLAN - LEVEL 03
- A04 BUILDING SECTIONS
- A05 BUILDING SECTIONS
- A06 CONCEPTUAL 3D VIEWS
- A07 CONCEPTUAL 3D VIEWS

PROJECT INFORMATION:

ADDRESS: 1931-1933 TREMONT ST
153-264-14-00
153-264-15-00

SITE AREA: 13,774 sq ft (0.32-acre) (6,798 and 6,976)

ZONE: R-3/CZ

HEIGHT: 35' or 3-STORIES

DENSITY: 1/1,000
13,770/1,000 = 13.77, ROUND TO 14
5% DENSITY BONUS:
10% MODERATE INCOME
.10 x 14 = 1.4, ROUND TO 2 UNITS
.05 x 14 = 0.7, ROUND TO 1 UNIT
15 UNITS TOTAL

GROSS AREA: 13,639 sq ft (INTERIOR BUILDING)
1,874 sq ft (DECKS)

REQUIRED SETBACKS:

FRONT: 20', or
15' FOR LOTS WEST OF I-5 THAT
ALLOW APARTMENTS

SIDE: 3' MIN./5' MAX.

REAR: 15' (5' AT ALLEY)

FAR: N/A

LOT COVERAGE: 60%

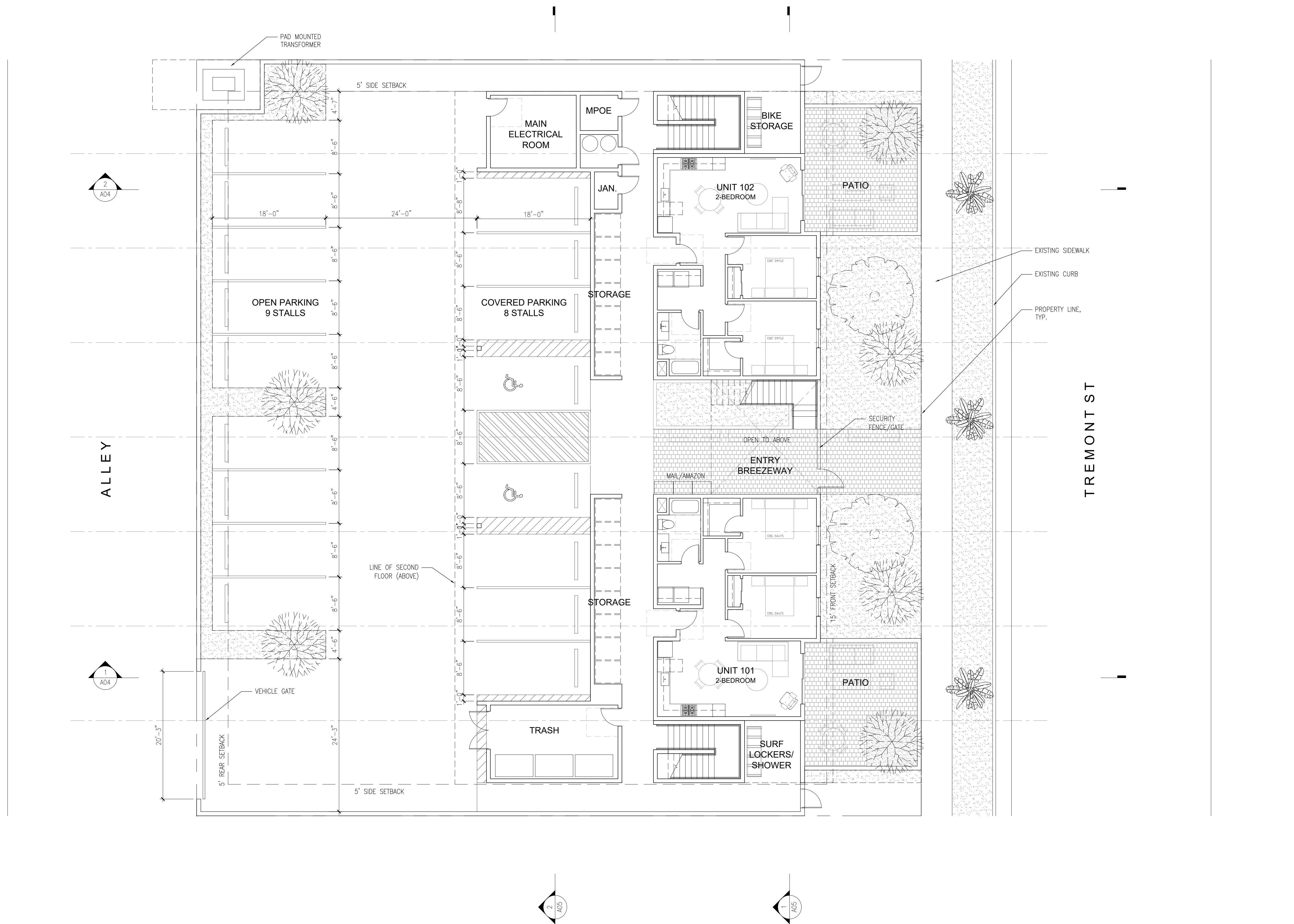
PARKING:
1/UNIT PER 3103

RESIDENTIAL SUMMARY:

UNIT TYPE	LEVEL					PARKING	
	01	02	03	TOTAL	%	RATIO	REQ'D
2-BEDROOM	2	2	-	4	26%	1.5	6
1-BEDROOM	-	2	6	8	44%	1	8
STUDIO	-	3	0	3	20%	1	3
TOTAL	2	7	6	15	100%		17

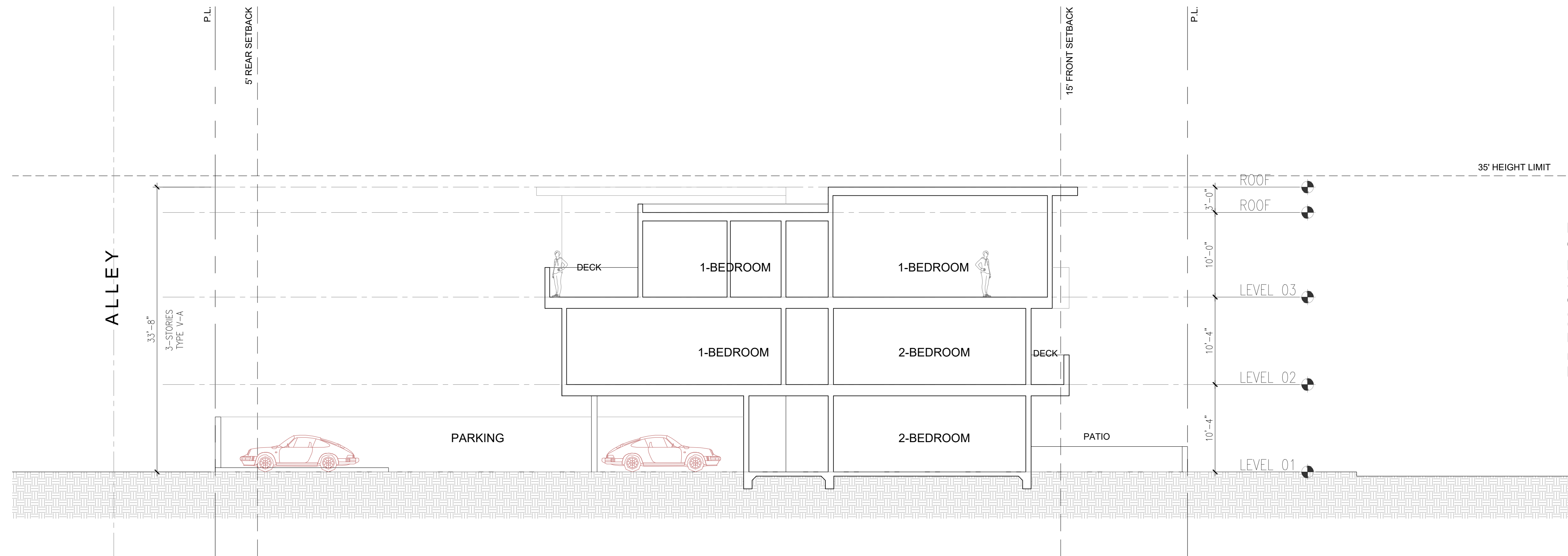
AREA SUMMARY:

	LEVEL			TOTAL
	01	02	03	
RESIDENTIAL - LEASABLE	1,808	4,539	3,960	10,307
RESIDENTIAL - NON-LEASABLE	1,840	1,042	450	3,332
BUILDING TOTAL	3,648	5,581	4,410	13,639
DECK AREA	-	502	1,372	1,874

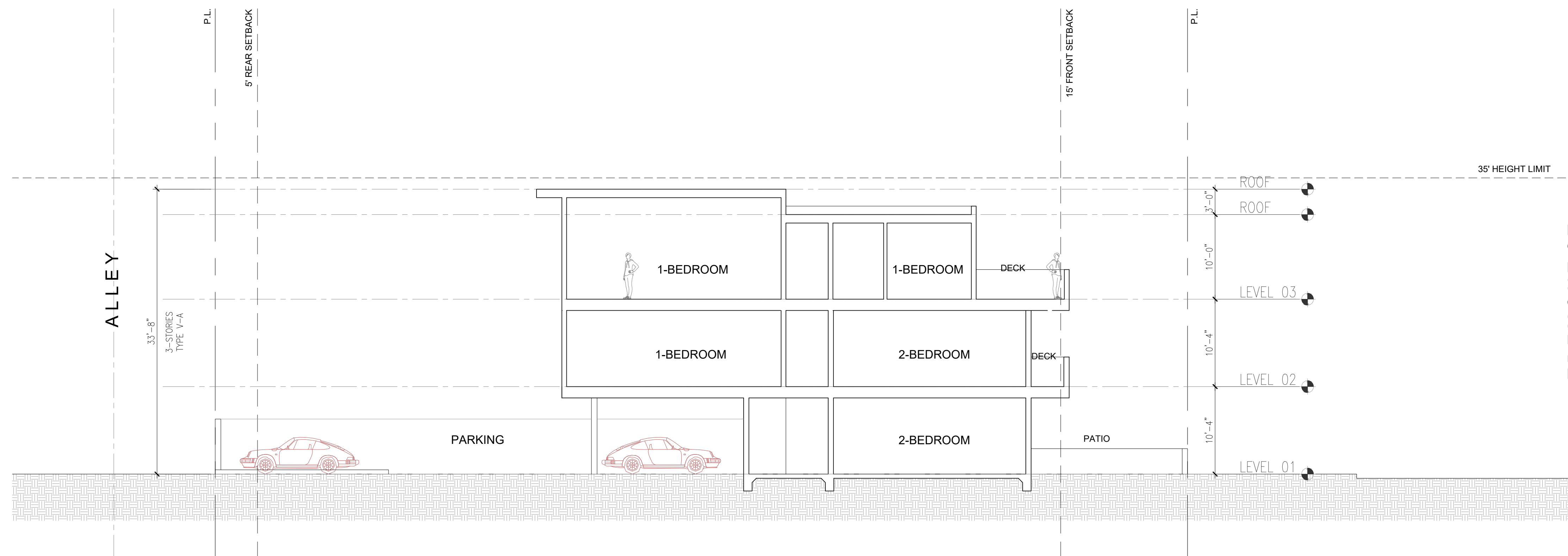




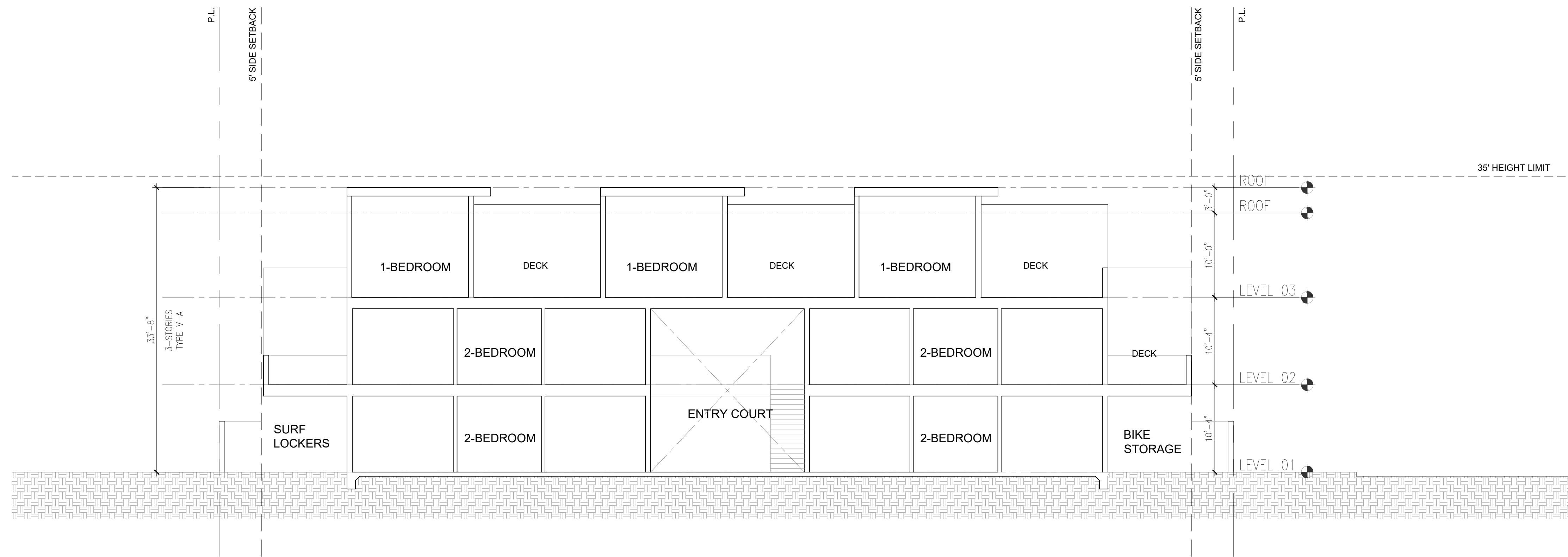




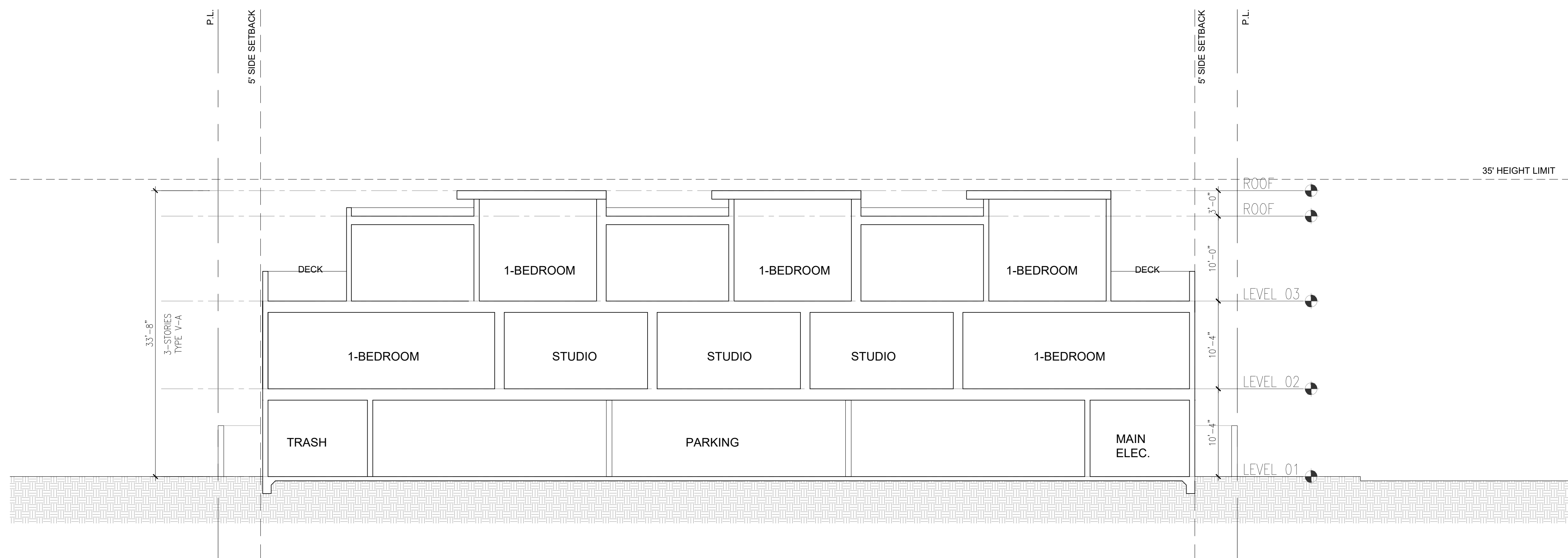
SECTION 1



SECTION 2



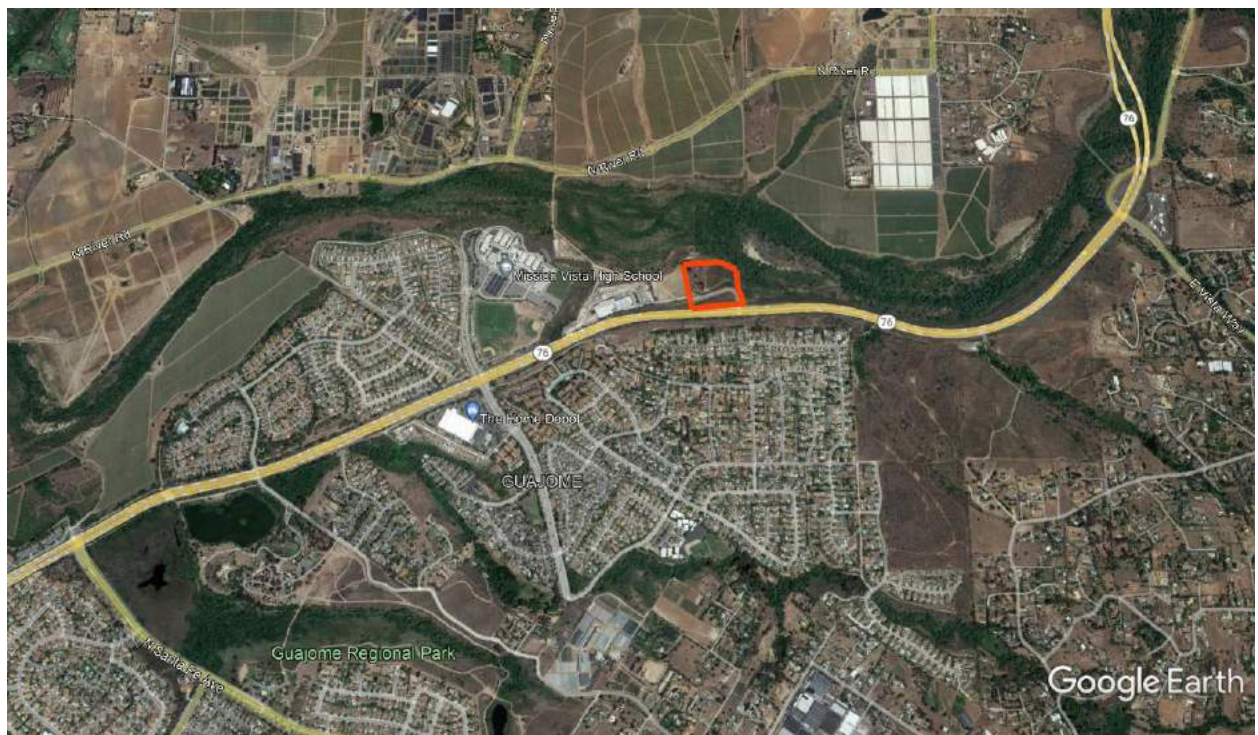
SECTION 1



SECTION 2









Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

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

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

Ziad Alaywan

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: Time preference: 9:30 am 10:30 am either

2nd 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: 1-12-2022 Time: 10:30

Assigned Project Planner: Richard Greenbauer

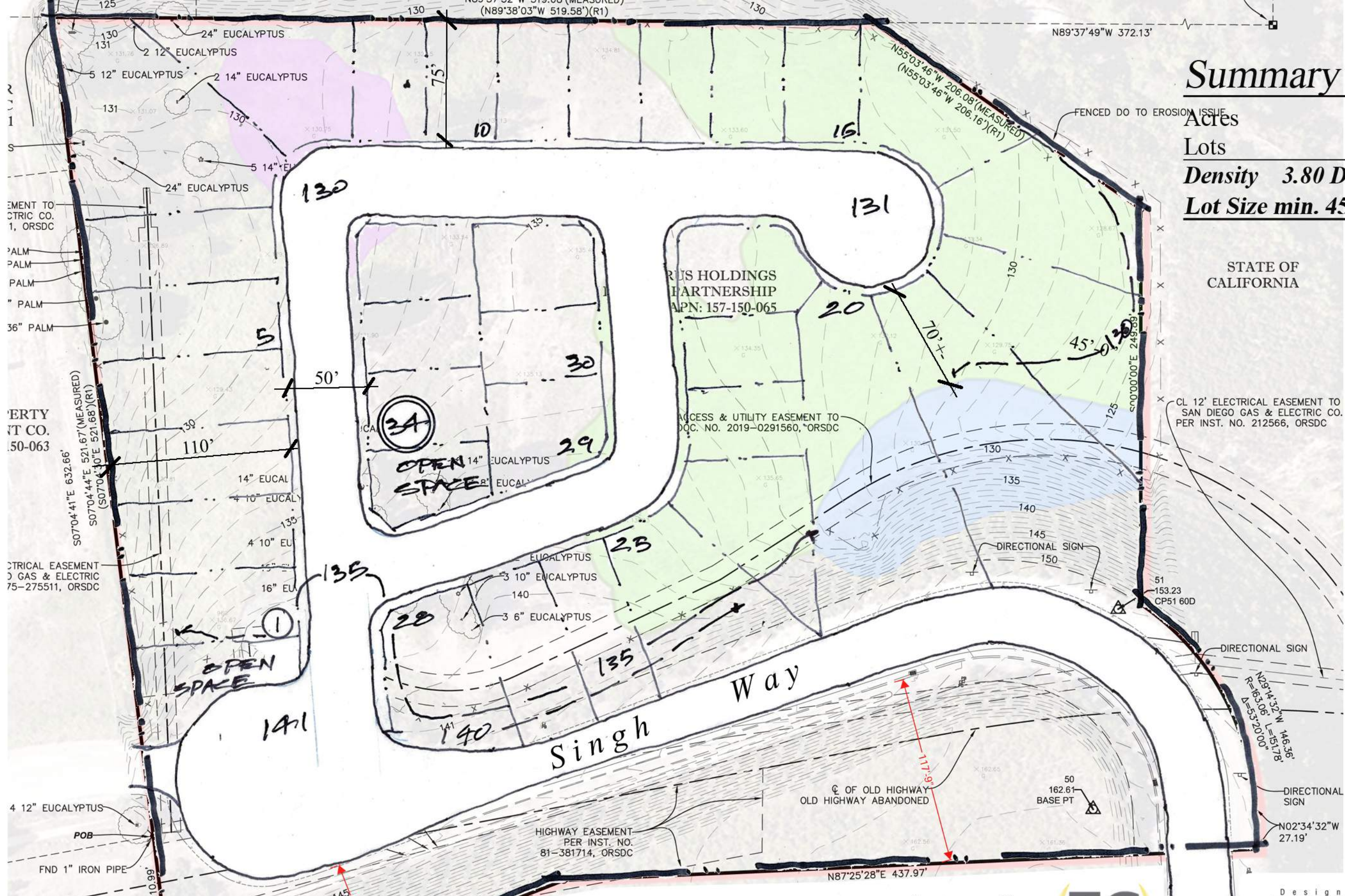
Singh Way – Project Narrative

Singh Way is a proposed 34 lot single family residential development, located off of Singh Way and Mission Road in the city of Oceanside. The project site is a total of 8.78 acres and the minimum lot size is 3,375 square feet with lots up to 4,950 square feet. Proposed floor plans would range from 2,150 to 2,500 square feet. Each floor plan includes a 2-car garage, great room and large rear patio; plus many other features. Each plan also includes two elevation styles; Spanish and French, with two proposed color schemes for each style. In addition to the staggered facades, the elevation styles and color schemes help create a diverse street scene throughout the neighborhood. The project would include a lot line adjustment to separate the southern portion of the project site, south of Singh Way.

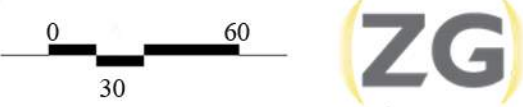
Summary

Acres	8.78
Lots	34
Density	3.80 Du./Ac.
Lot Size min.	45 x 75

STATE OF CALIFORNIA



Singh Way Infill Conceptual Site Plan - A



Oceanside, California

Project # 2021-042
October 29, 2021



Front Elevation



Front Elevation

Singh Way Infill - Conceptual Elevations

Oceanside, California



Project # 2021-042
November 29, 2021