

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, February 9, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 2/8/2022.

1. 9:30 - 10:30 am

Proposed zone change for 80-unit residential housing complex on a 3.14-acre site located south of Mission Ave under the 76. [ADM22-00008]

Zoning: CL
Land Use: GC
Neighborhood Area: Loma Alta
Assessor Parcel Number(s): 160-290-68
Contact Person: Ziad Alaywan
Email: ziad@zglobal.biz

2. 10:30 - 11:30 am

Two proposed padel tennis courts on an 8781 square foot site located at 222 S Coast Highway. [ADM22-0009]

Zoning: C-2
Land Use: C-GC
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-051-04 & 150-051-05
Contact Person: Anne Parizeau
Email: annethearchitect@gmail.com

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: **Mission Avenue, Oceanside, CA**

Assessor's Parcel Number: **160-290-68-00**

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: _____

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:

Time:

Assigned Project Planner: **Richard Greenbauer**

Mission Avenue – Project Narrative

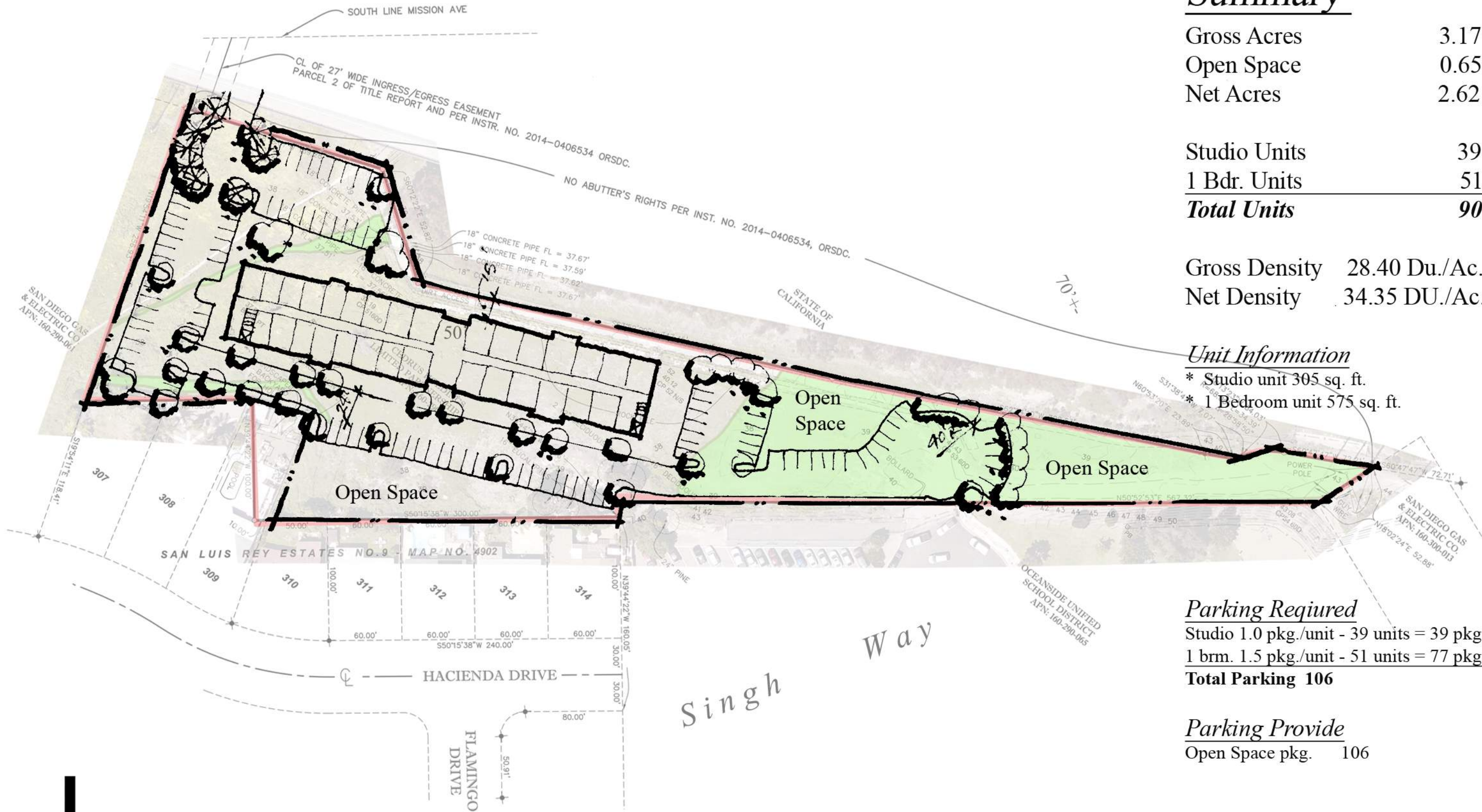
Our Mission Avenue Project is a long shaped triangular property located adjacent just south of Mission Avenue between Mission and Hacienda Drive. The Mission Avenue Project is a proposed 90 unit 1 and 3 story Senior Apartment development, located off of Mission Avenue and Hacienda Drive in the city of Oceanside. The Project is composed of a 3-story building consisting of 2 unit types, a Studio approximately 325 sf+- and a 1 bedroom unit consisting of 575 sf.+-. The 3 story building will have 2 elevators, laundry room and recreation room. The site will provide approximately .65 ac. of open space areas with various outdoor amenities. The Project meets the City's parking requirements with 106 parking spaces. The elevation will provide staggered facades, and color schemes to help create a diverse street scene.

Vicinity Map of Mission Avenue Project



Regional Map of Mission Avenue Project





Summary

Gross Acres	3.17 Ac.
Open Space	0.65 Ac.
Net Acres	2.62 Ac.

Studio Units	39
1 Bdr. Units	51
Total Units	90

Gross Density	28.40 Du./Ac.
Net Density	34.35 DU./Ac.

Unit Information

- * Studio unit 305 sq. ft.
- * 1 Bedroom unit 575 sq. ft.

Parking Required

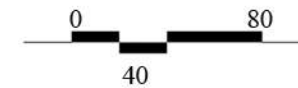
Studio 1.0 pkg./unit - 39 units = 39 pkg
 1 brm. 1.5 pkg./unit - 51 units = 77 pkg.
Total Parking 106

Parking Provide

Open Space pkg. 106

Mission Avenue Infill - Conceptual Site Plan C

Oceanside, California





Contemporary Elevation

FIBER CEMENT
NICKEL GAP SIDING,
TYP.

METAL AWNING

3-COAT STUCCO
W/INTEGRAL COLOR



Spanish Elevation

Mission Avenue Infill - Conceptual Elevations Styles

Oceanside, California



Project # 2021-043
January 14, 2022

ITEM 2





Developer's Conference (Pre-Application) Request Form

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300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

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Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

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To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner: **Dane Thompson**







CANCHA DE PADEL VAIRO



MODELO 9.1

CARACTERISTICAS:

- Vista Panorámica en los frentes de la cancha.
- Vidrios de 12 mm
- Gramaje del Pasto: 1050g
- Alto del Pasto: 15mm
- Lámparas de LEDs

