

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, March 23, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 3/22/2022.

1. 9:30 - 10:30 am

Four proposed condos on a 5,000sf lot at 718 North Pacific Street. The site is currently being used as a parking lot.

[ADM22-00024]

Zoning: D-5

Land Use: DT

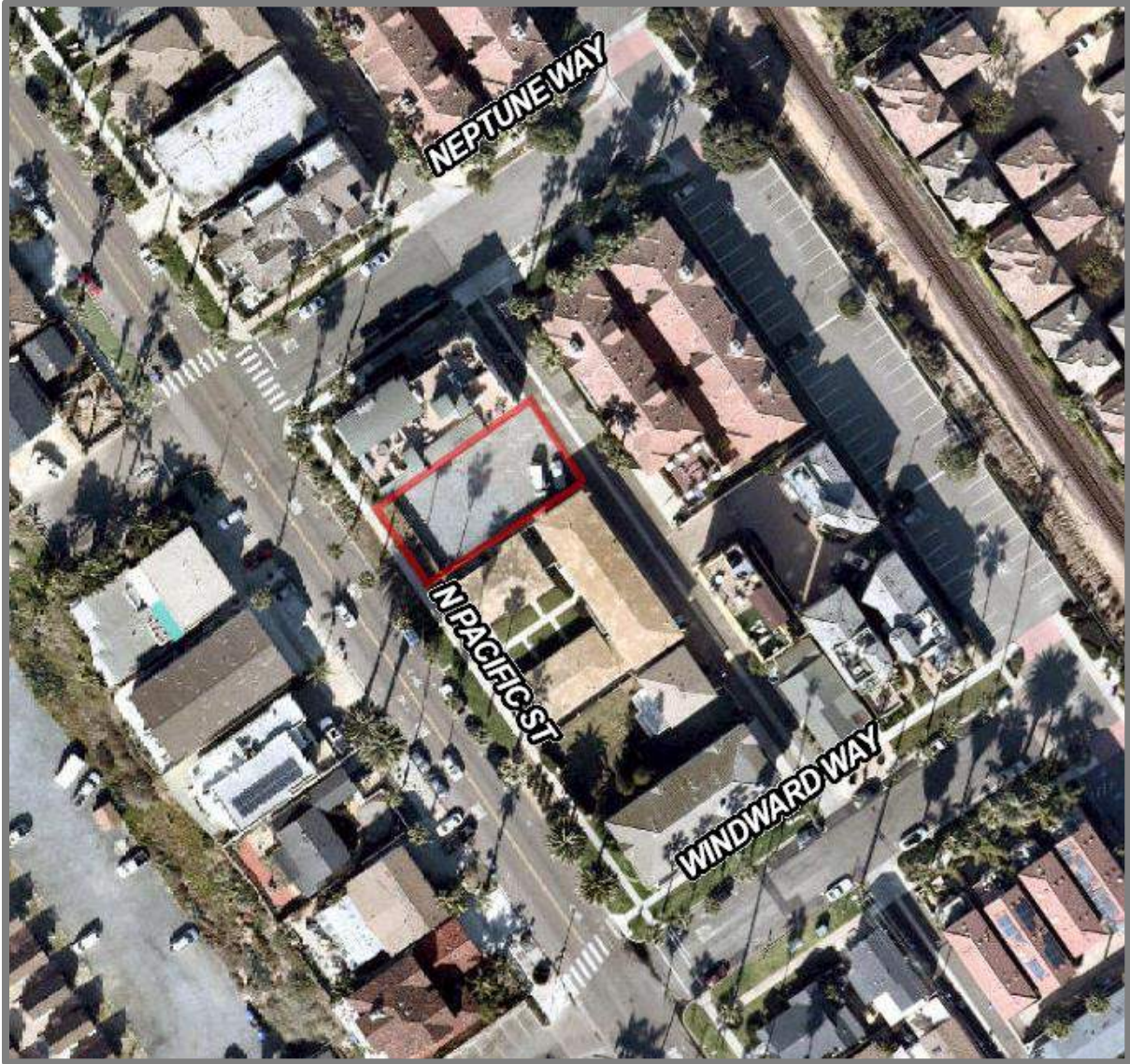
Neighborhood Area: Townsite

Assessor Parcel Number(s): 143-225-11

Contact Person: Doug Joyce

Email: djoyce@onyxarchitects.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:

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: _____

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

Requested Meeting Date/Time (please provide 2 options)

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 PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

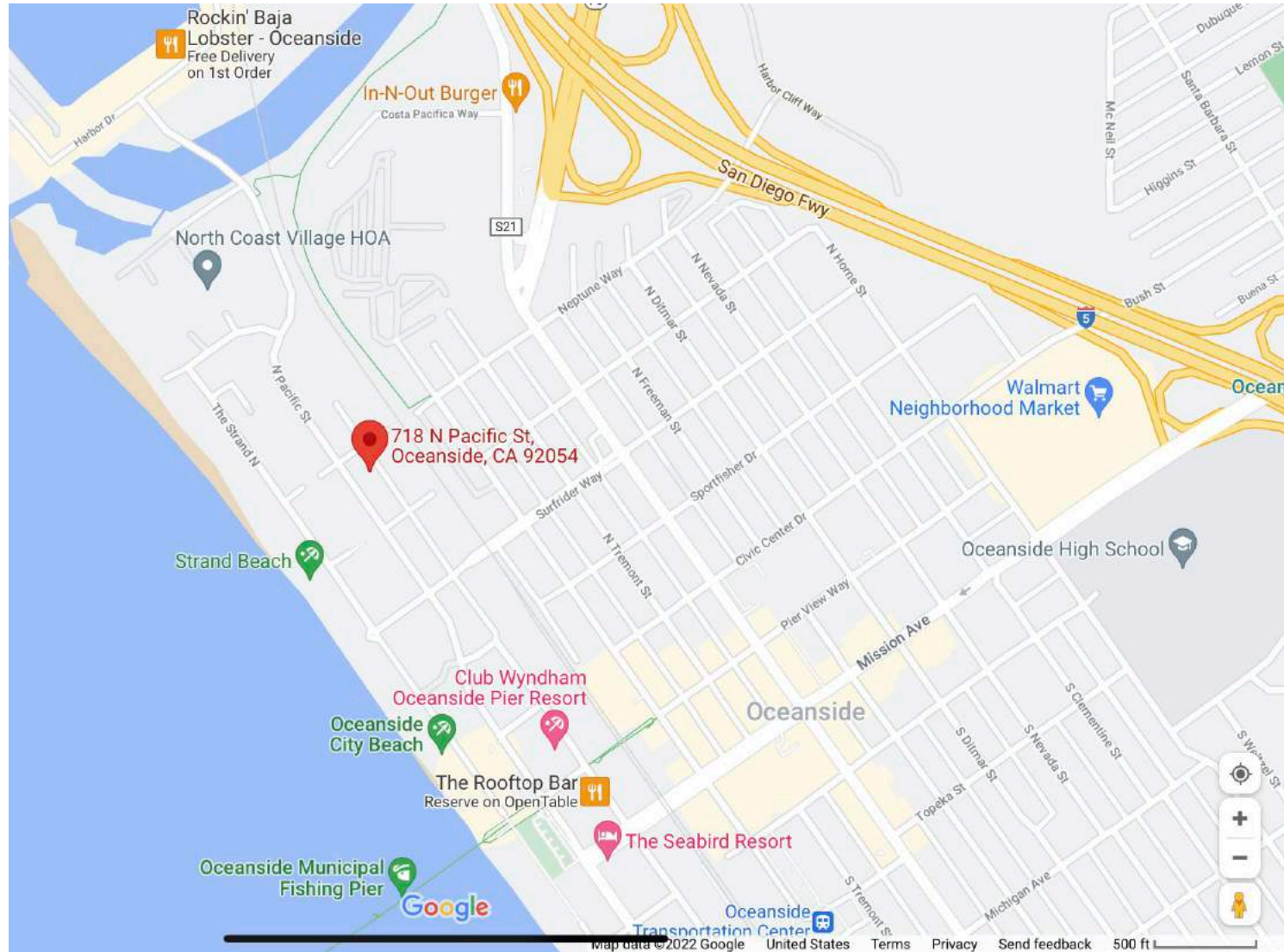
To be completed by City staff:

Assigned meeting date:

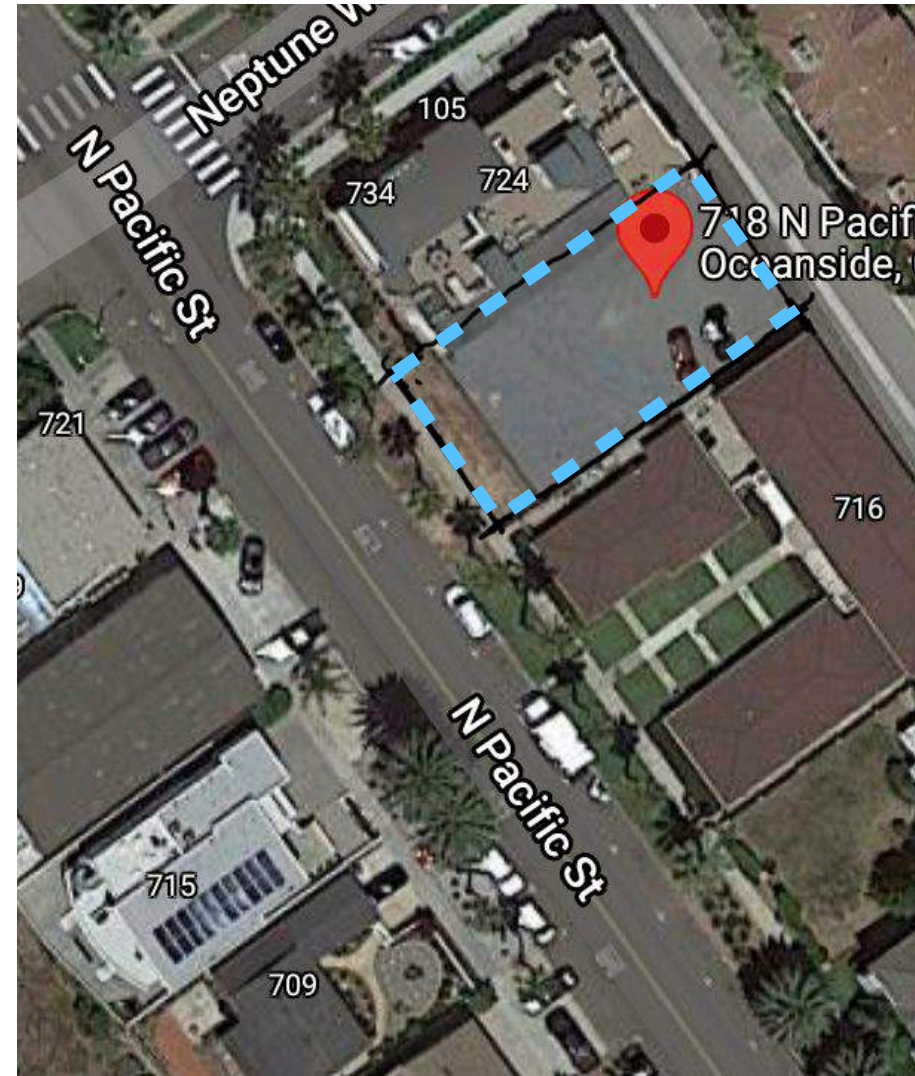
Time:

Assigned Project Planner:

AREA MAP



SITE MAP



718 N PACIFIC ST | 4-UNIT CONDOMINEUM PROJECT

OWNER:

ARCHITECT: ONYX ARCHITECTS | DOUG JOYCE | djoyce@onyxarchitects.com | 626.644.4785

APPLICANT: ONYX ARCHITECTS

LIST OF DRAWINGS:

- T1 AREA MAPS + LIST OF DRAWINGS
- T2 TITLE + SUMMARY
- 1 1ST FLOOR + SITE PLAN - OPTION A
- 2 1ST FLOOR + SITE PLAN - OPTION B
- 3 2ND FLOOR - A/B
- 4 3RD FLOOR - A/B
- 5 ROOF PLAN - A/B
- 6 VIEWS

T1

**718 N PACIFIC ST | MFR
OCEANSIDE, CA**

**R E V I S E D
02 FEBRUARY 2022**

CONCEPTUAL PLAN

PROJECT SUMMARY

SITE INFORMATION:

Zoning	Residential (D-5)
Zoning Description	High Density Residential (SF and Multi) (Redevelopment)
APN	1432251100
Lot Size	4,958 SF (0.113 acres) (<5,000 SF Code Minimum)
Legal Description	LOT 11 BLK 32 TR 344

ZONING AND DEVELOPMENT STANDARDS:

Max Height	35'
Front Yard Setback	10'
Side Yard Setback	3'
Rear Yard Setback	5'
Parking	Article 31 (Multifamily) 1.5 Spaces (1BD) – 1 covered, ½ space open 2.0 Spaces (2BD+) – 1 covered, 1 open
Allowable Density	Base Density – Site Area Per Unit – 1,500 SF 4,958 SF / 1,500 SF = 3.31 = 4 Units Allowed Maximum Density – Site Area Per Unit – 1,000 SF 4,958 SF / 1,000 SF = 4.96 = 5 Units Allowed
Proposed Units	4 Units Proposed - SEE BUILDING SUMMARY
Min. Landscaping	25% (1,171 SF)
Fences and Walls	Max height of 6'
Façade Modulation	25% of front elevation must be setback min. 5' from setback line

BUILDING SUMMARY

DESCRIPTION:

Stories / Height	3 + Roof Deck / 34' High to parapet / Appurtenances (elevator, stair, roof deck railing) higher	
Unit Descriptions	Unit 1a - First Floor I Option 1	1,272SF
	Unit 1b - First Floor I Option 2	2,371SF
	Unit 2 - Second Floor I Option 1+2	1,250SF
	Unit 3 - Second Floor I Option 1+2	1,547SF
	Unit 4 - Third Floor I Option 1+2	2,265SF

TOTAL SF	Option A - Surface Parking	6354SF
	Option B - Underground Parking	7433SF
	Does not include enclosed parking, courtyards, roof decks and balconies, exterior stairs, and elevator override.	

FAR:	Option A - Surface Parking	1.28
	Option B - Underground Parking	1.50

Max Height	35'
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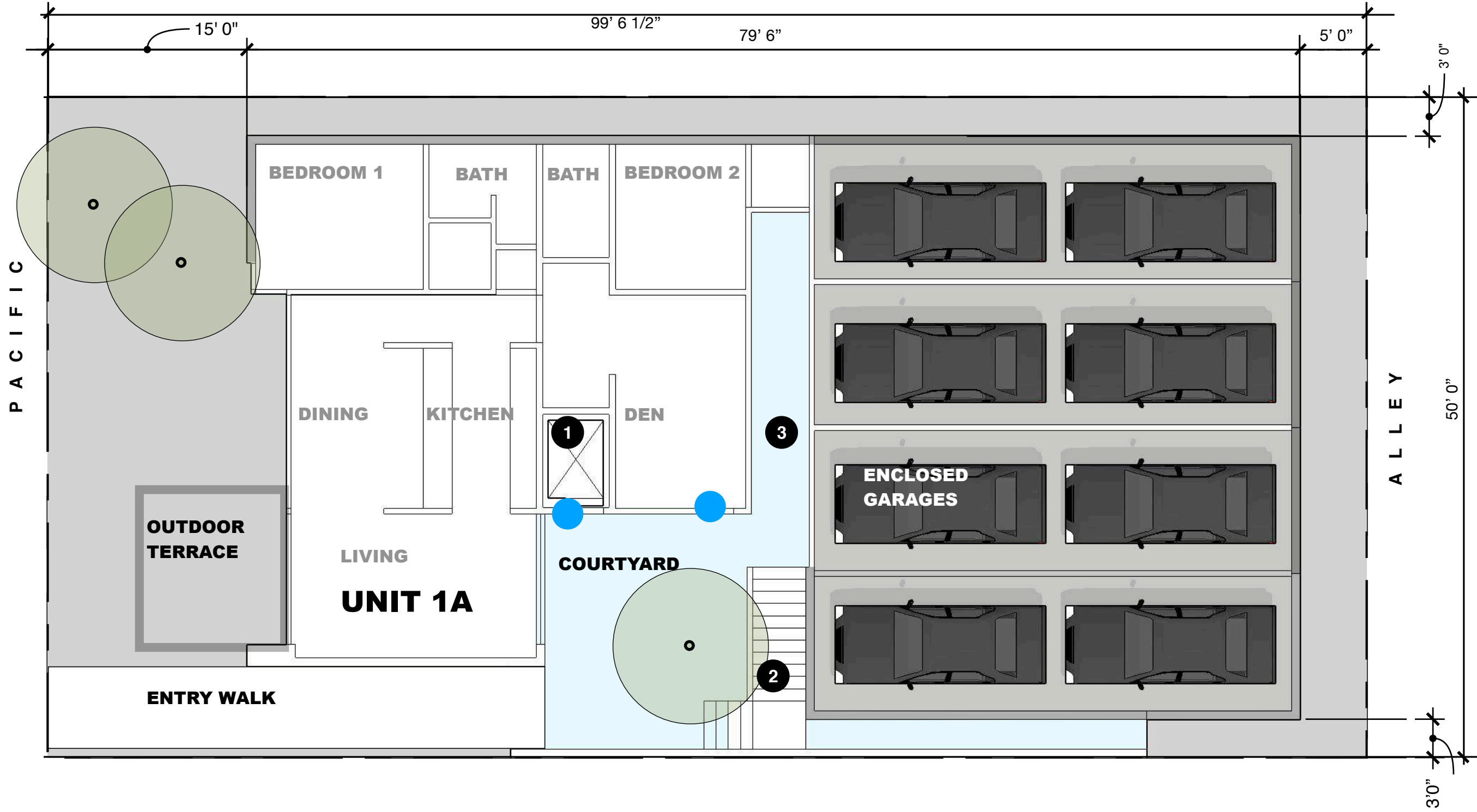


T2

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CONCEPTUAL PLAN



A SURFACE PARKING OPTION

GROUND FLOOR PLAN

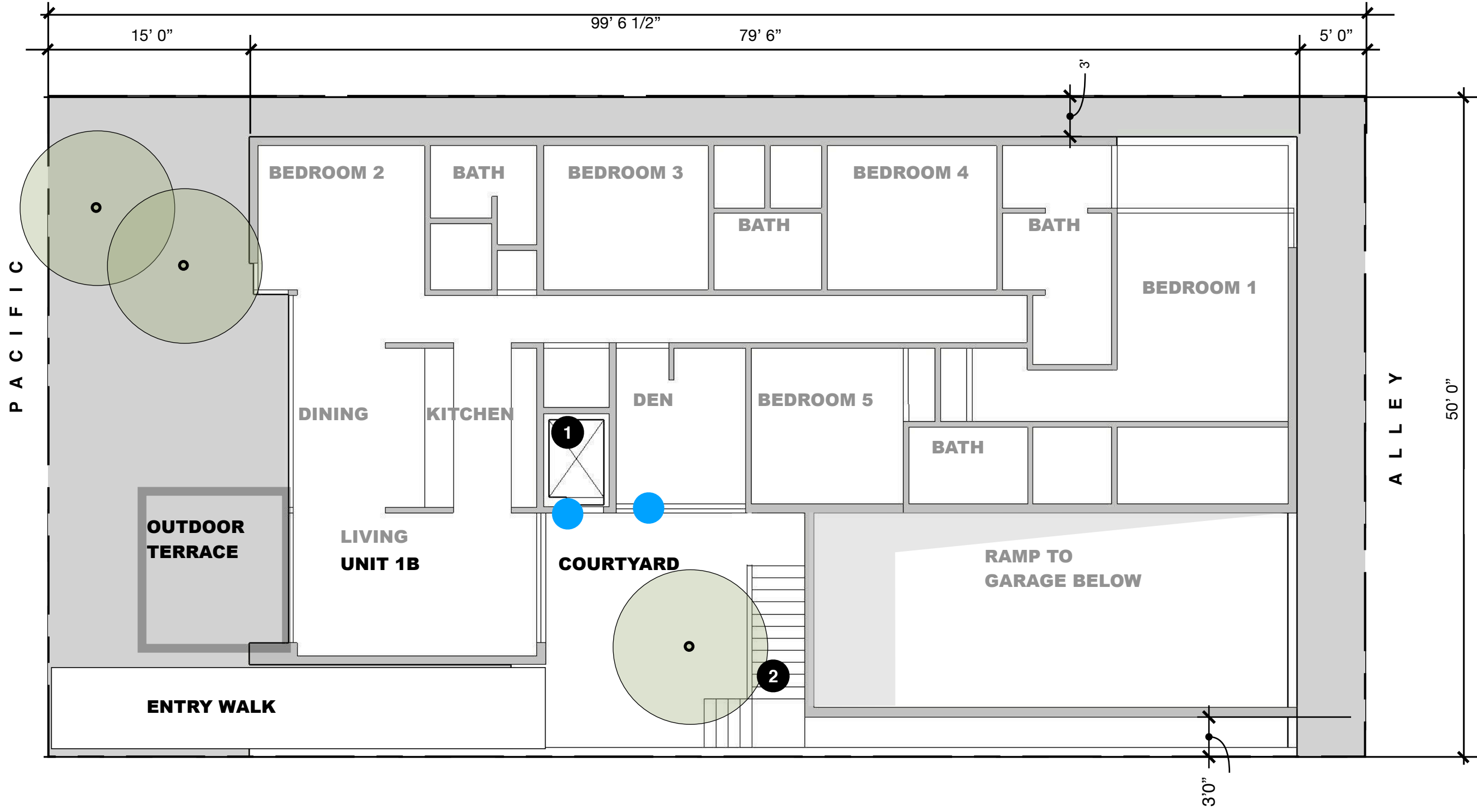
1/8" = 1'0"



NOTES

- 1** ELEVATOR
- 2** STAIR
- 3** PASAGEWAY
- UNIT ENTRANCES
- UNIT SEPARATION LINE





B UNDERGROUND PARKING OPTION

GROUND FLOOR PLAN

1/8" = 1'0"

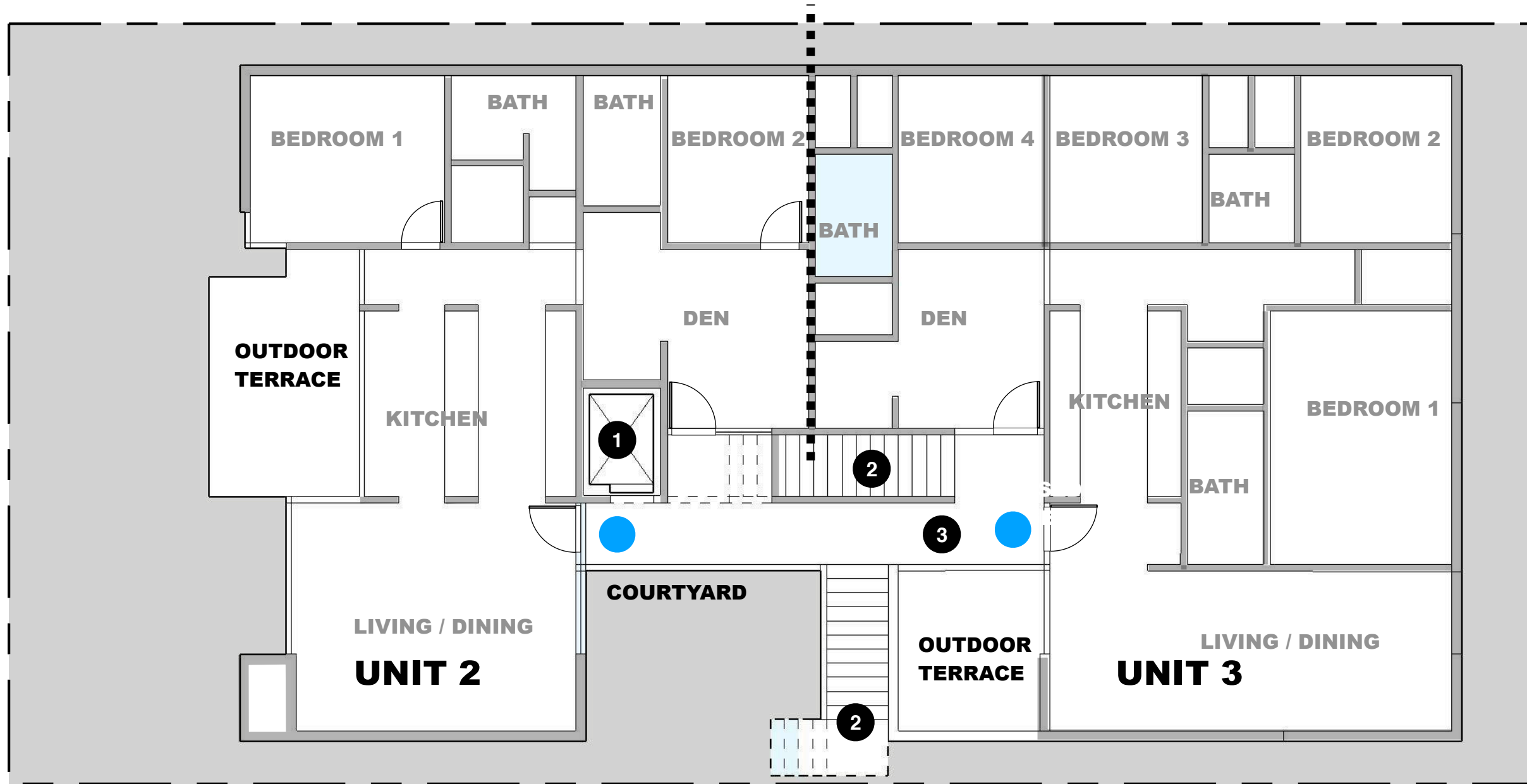


NOTES

- 1 ELEVATOR
- 2 STAIR
- 3 PASAGEWAY
- UNIT ENTRANCES
- UNIT SEPARATION LINE

PACIFIC

ALLEY



SECOND FLOOR PLAN
1/8" = 1'0"

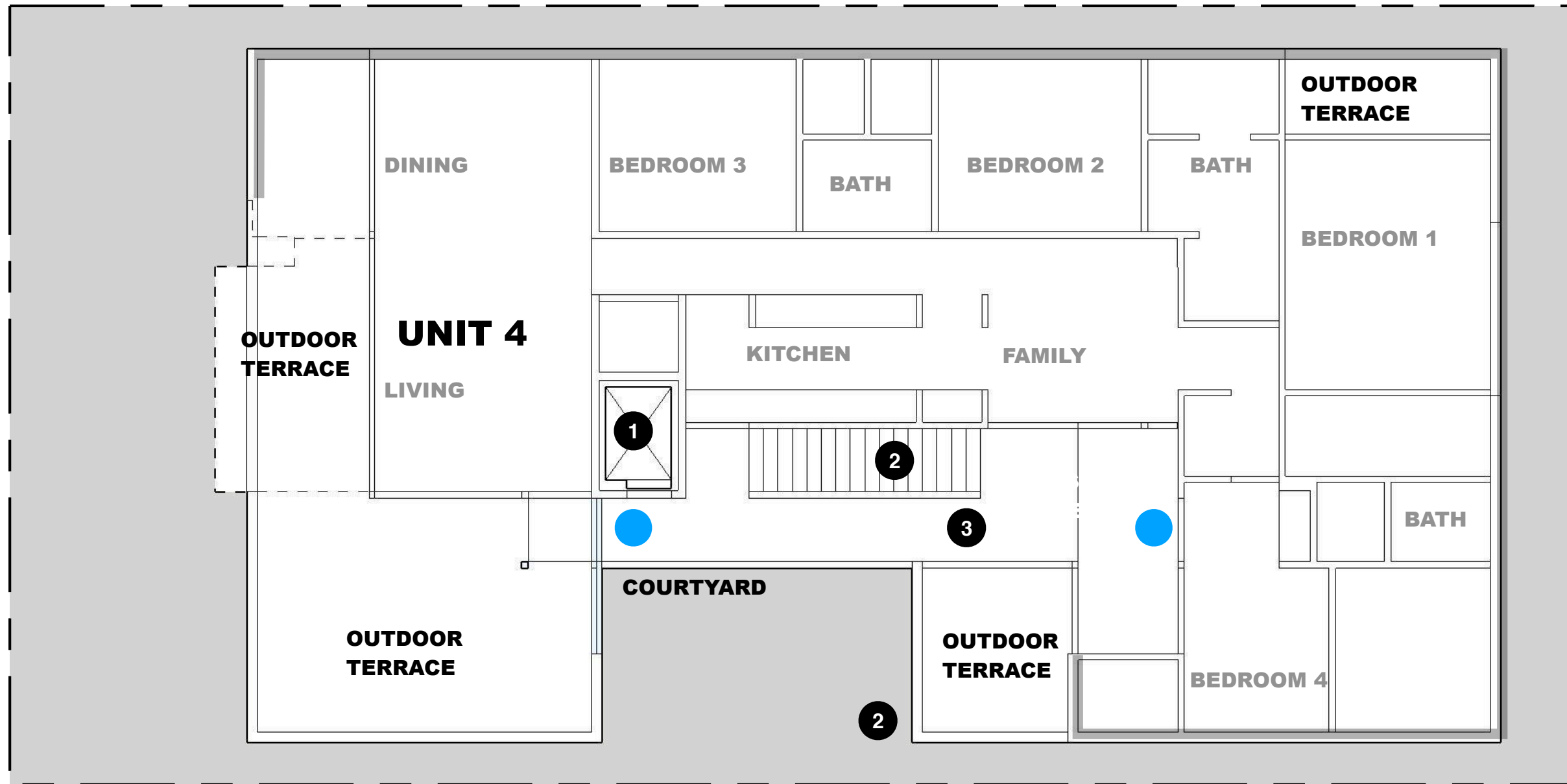


NOTES

- 1** ELEVATOR
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- UNIT SEPARATION LINE

PACIFIC

ALLEY



**THIRD FLOOR
PLAN**
1/8" = 1'0"



NOTES

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- UNIT ENTRANCES
- UNIT SEPARATION LINE

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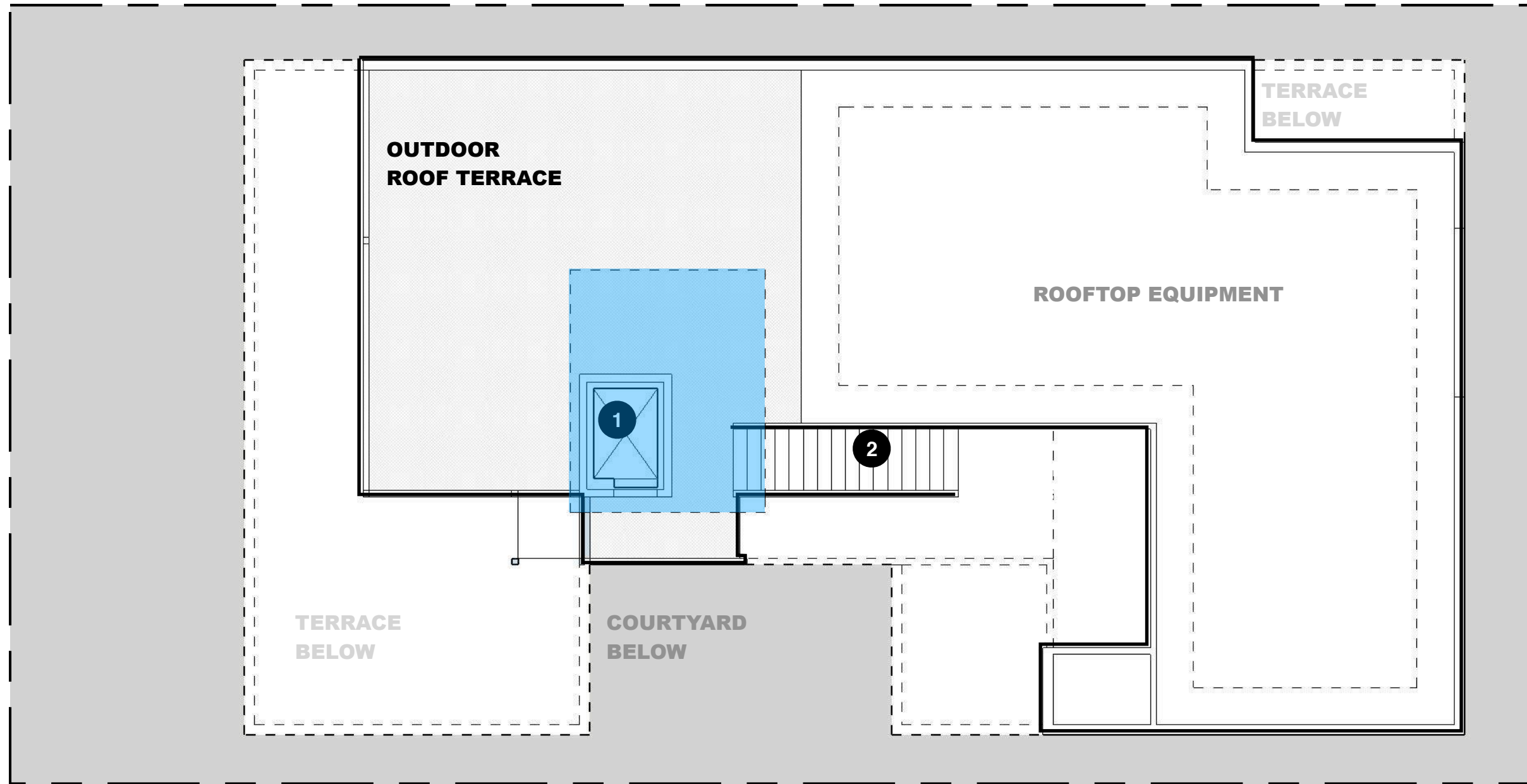
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CONCEPTUAL PLAN

PACIFIC

ALLEY



**THIRD FLOOR
PLAN**

1/8" = 1'0"



NOTES

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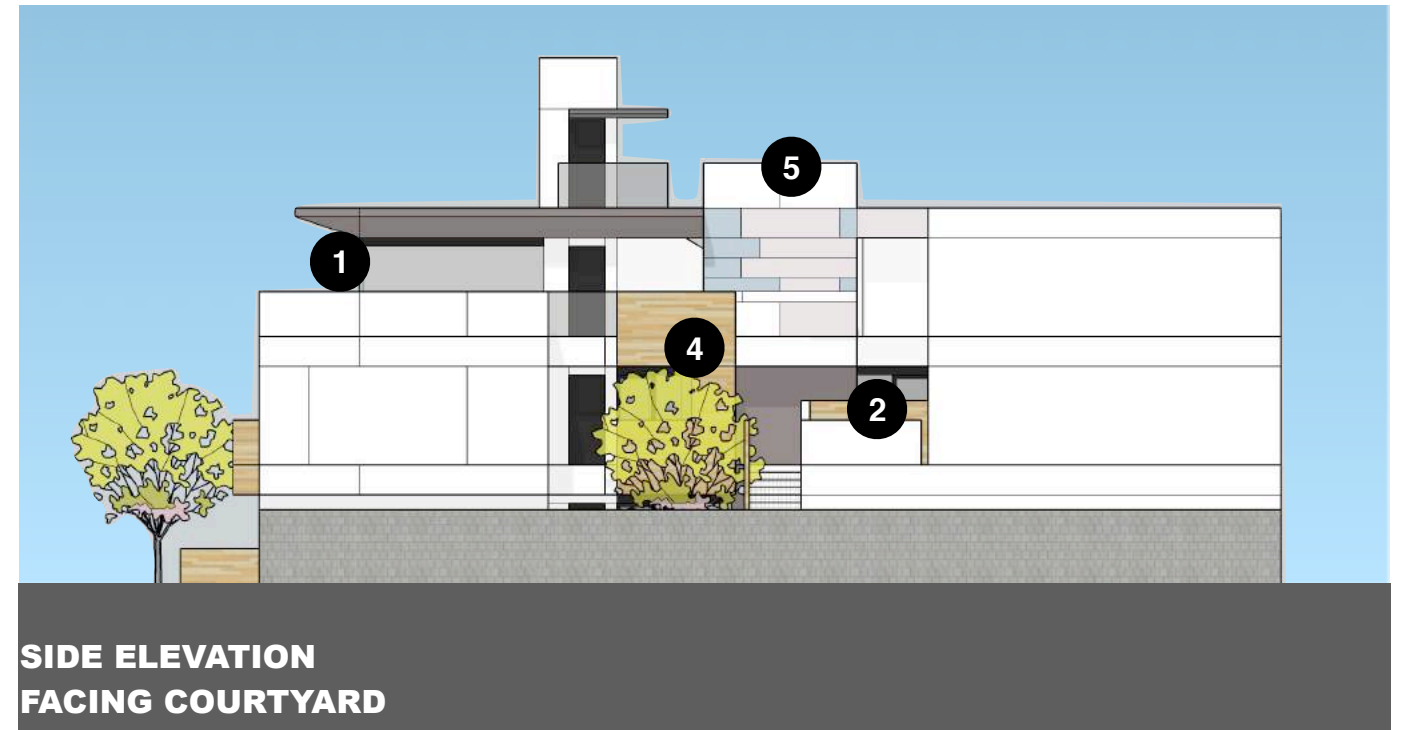
FRONT VIEW

**ELEVATIONS +
FRONT VIEW**

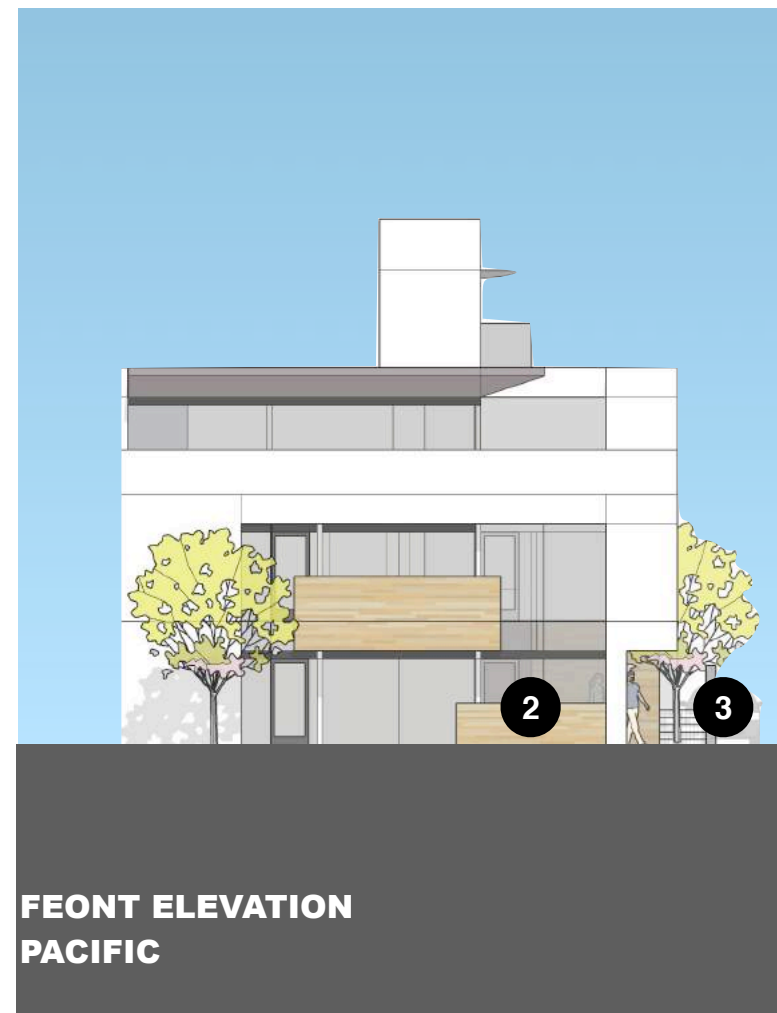
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NOTES

- 1 3RD FLOOR UNIT TERRACE
- 2 BALCONIES + OUTDOOR TERRACES
- 3 ENTRY PASSAGEWAY
- 4 CENTRAL COURTYARD
- 5 ROOF TERRACE



**SIDE ELEVATION
FACING COURTYARD**



**FEONT ELEVATION
PACIFIC**

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CONCEPTUAL PLAN