

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, April 13, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 4/12/2022.

1. 9:30 - 10:30 am

Six proposed condos in two three-story buildings on a 6,867 square foot lot located at 1128 South Myers Street. The existing duplex will be demolished. The units will each consist of two bedrooms and two bathrooms with a two-car garage on the ground floor.

[ADM22-00033]

Zoning: RT
Land Use: C-RH
Neighborhood Area: Townsite
Assessor Parcel Number(s): 152-073-07
Contact Person: Ramon Moscoso
Email: mosarch@mosarchstudio.com

2. 10:30 - 11:30 am

Proposed six story mixed use building on a 5,005 square foot lot located at 212 North Tremont Street. The project is proposing a basement level of artist studios, ground floor retail, and 19 units above the ground floor to be short-term rented. The project is proposing zero off-street parking spaces, and is requesting to lease parking stalls in nearby public parking lots. Cabo Grill currently occupies the site.

[ADM22-00034]

Zoning: D-1
Land Use: DT
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-087-15
Contact Person: Kirk Moeller
Email: kirk@kmarchitectsinc.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: 1128 - 30 S MYERS STREET, OCEANSIDE, CA 92054

Assessor's Parcel Number: 152-073-07-00 Lot Area (acres or SF): 6,746.74

Existing Use: Residential Duplex, long term rental units

Brief Description of Proposal:
Demolition of existing duplex to receive 3-story units with a total of 6 units

Property Owner & Applicant Information

Owner Name: Jonathan Hughes

Phone Number & E-Mail Address: 805-490.5123 jonhughes2012@gmail.com

Applicant Name: Ramon Moscoso - Designer

Phone Number & E-Mail Address: 619-946-7555 mosarch@mosarchstudio.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)

3-28-2022

Requested Meeting Date/Time (please provide 2 options)

1st choice date: April 13 Time preference: 9:30 am 10:30 am either

2nd choice date: April 27 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: 4.13.22 Time: 9:30

Assigned Project Planner: Richard Greenbauer

South Myers Street Multi-Family Residential Development

Date: March 28, 2022

Property Owner:

Jonathan Hughes & McCall Gulli (Husband & Wife)

Project Address:

1128-30 S Myers Street, Oceanside, CA 92054

APN: 152-073-07-00

Project Description:

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

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

Existing: Existing structures to be completely remove. 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 s.f. ft and the building height is approximately 9 feet. The property contains 1 water, 2 gas, and 2 electric meters.

Proposed Multi-family project: Two new triplex buildings with a total of six condominium units. Each building shall consist of three condominium units, each unit being three stories high. Every unit shall consist of two bedrooms, two bathrooms with an individual roof deck. The required two parking spaces will be provided on the first floor as a two car garage. Each unit will consist of approximately 1,100 s.f. plus the garage.

DEVELOPER'S CONFERENCE QUESTIONS:

1. According to the California Building code, none of the six units we are proposing would have to comply with ADA accessibility. California Building Code section 1102A.1 indicates that only buildings with four or more condominiums would have to comply with ADA accessibility. I have two buildings, and each building only contains three condominium units. See code below, Please advice.

1102A.1 Where Required

Buildings or portions of buildings and [facilities](#) within the scope of this chapter shall be accessible to [persons with disabilities](#). Each building on a building [site](#) shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section [1102A.3.1. Dwelling units](#) within a single structure separated by firewalls do not constitute separate buildings.

Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:

- a. Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the *California Building Code*.
 - b. Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the *California Building Code*.
2. Solid Waste/Recycle: Can each unit be provided with two individual bins and have them stored in the side setbacks as shown on the first floor site plan. The trash bins will be hidden and will not be visible. I have noticed that many of the multifamily projects along S Myers street have the large containers in front of the buildings which I believe looks unpleasant destroying the aesthetics of some of the buildings. If we cannot provide bins for each unit does it mean I could place a trash enclosure area in the front setback like the other buildings around?

3022 Solid Waste/Recyclable Material Storage Areas

Solid waste/recyclable material storage areas shall be provided prior to occupancy for all commercial, industrial, and public/semipublic uses, and for multiple family residential developments of four or more units. Locations, horizontal dimensions, materials, and general design parameters, of solid waste/recyclable material storage areas shall be as prescribed by the City Planner and City Engineer.

3. According to the Oceanside Ordinance, we are allowed to provide one unit per every one-thousand square feet. The lot is 6,867 s.f. which allows for a maximum of six units.
4. We are providing individual Private Garages with dimensions 19'-7" wide x 20'-0" deep. According to the city Ordinance the required space is only 19' x 19' and I want to know if this is the correct required parking ordinance I need to follow for the proposes Six Unit Multi-Family condominium project. Please see below the City Ordinance I found.

3109 Parking Space Dimensions

Required parking spaces shall have the following minimum interior dimensions:

Large Small Use Type of Space Car (ft.) Car (ft.)

Residential In separate garage or 9.0x19 deep 9.0x19 deep covered parking structure housing 6 or fewer cars, or with door at rear of each space

5. Setbacks: What are the minimum side and rear setbacks? According to the municipal code on your website it indicates that we could use a three foot side setback, we are providing four feet. I believe I saw a note some where that the Fire Department might required a minimum 5 feet around the structure for emergency access which could be contradicting. According to the City of Oceanside Zone Ordinance I believe I am allowed to have a six foot setback on the rear. Please advice.
6. I understand the maximum heigh allowed in this zone is 35 feet. How is the maximum height measured on a buiding, is the height taking from different points around the building from grade. Please advice

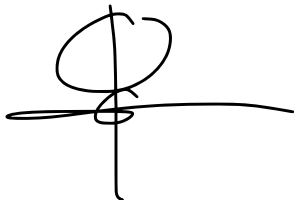
7. This Multi-Family project is providing six condominium units, will this required to have all utilities underground? Please advice.

3023 Underground Utilities

All existing and new electrical, telephone, CATV and similar distribution lines providing direct service to a development site shall be installed underground within the site and along the site's frontage in the public right-of-way if frontage improvements are required to develop the site. The underground utilities provisions of the City of Oceanside Subdivision Ordinance shall apply to all projects requiring development plan approval. If a site is located within the Coastal Zone, development of underground utilities shall be consistent with the certified Local Coastal Program, including but not limited to, requirements for protection of Environmentally Sensitive Habitat Areas (ESHA), biological buffers, and geologic setbacks.

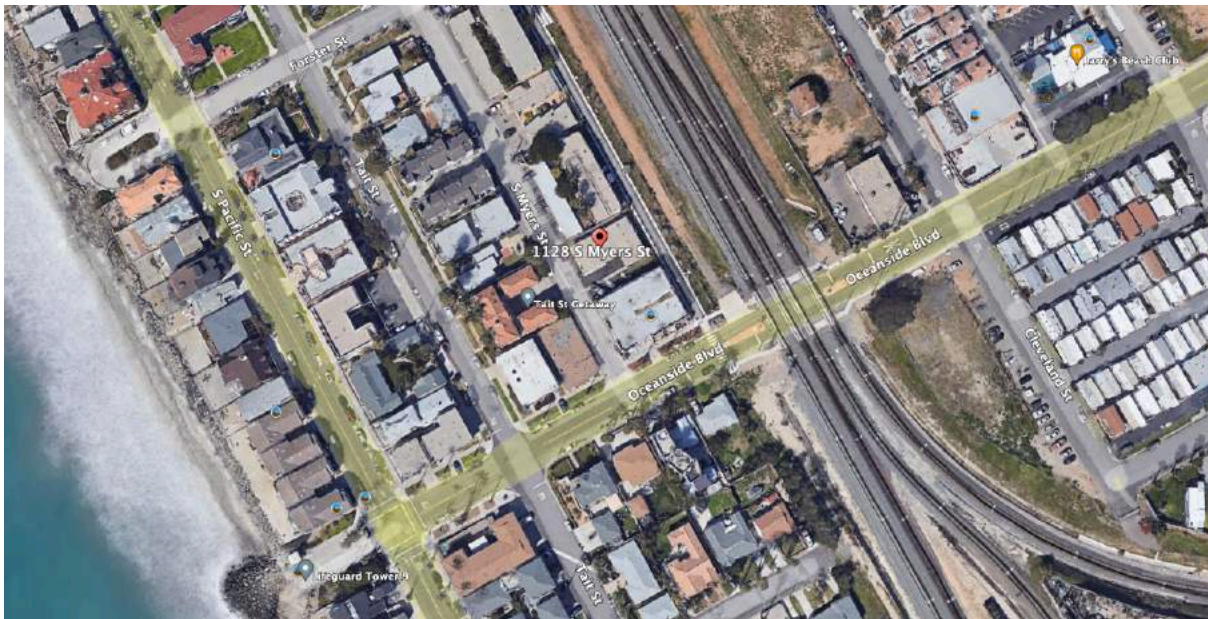
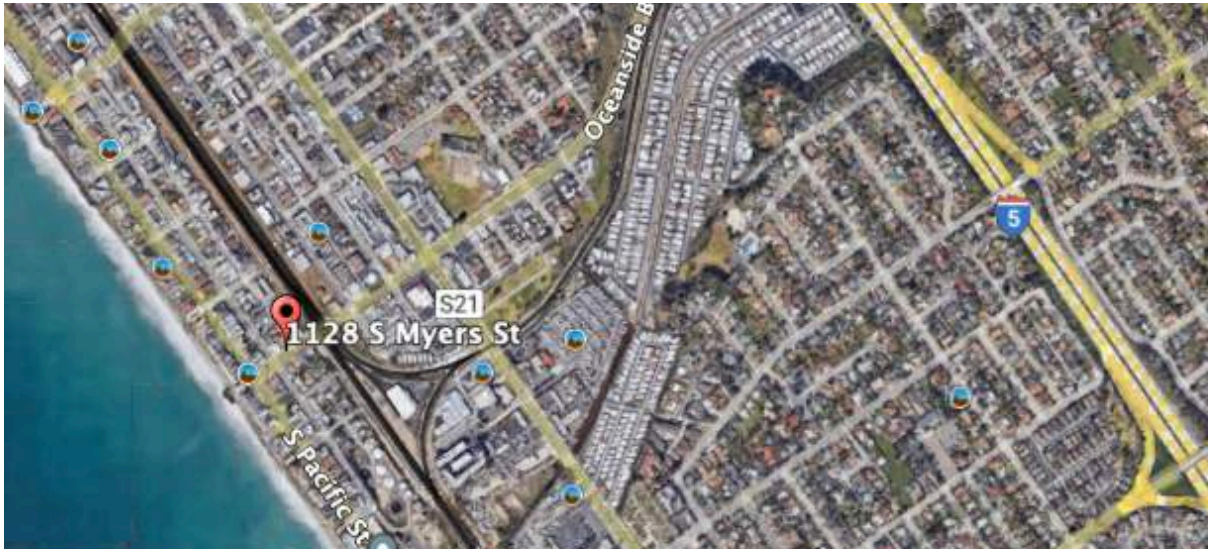
8. Are there any type of street improvement requirements like curb improvements, on street designated parking spaces, painted stalls or any type of sidewalk paths for Multis-family projects between 4 to 6 units. Please advice.
9. Are we allowed to provide any type of fencing in the rear property line to create separation between our property and the existing alley.
10. For emergency related access, do we need pathways with gates to the street or can we can the driveway be our only path of circulation into the units.
11. For Multifamily projects in this zone what is the minimum storage that is required per unit? Are we exempt since we are providing a two car garage?
12. For Multi-family projects are there any regulations that requires common or personal space for each unit?
13. Does Multi-family projects in this zone required to provide guest parking? Please advice.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Ramon Moscoso', with a stylized flourish at the end.

Ramon Moscoso, Principal
Mosarch Studio

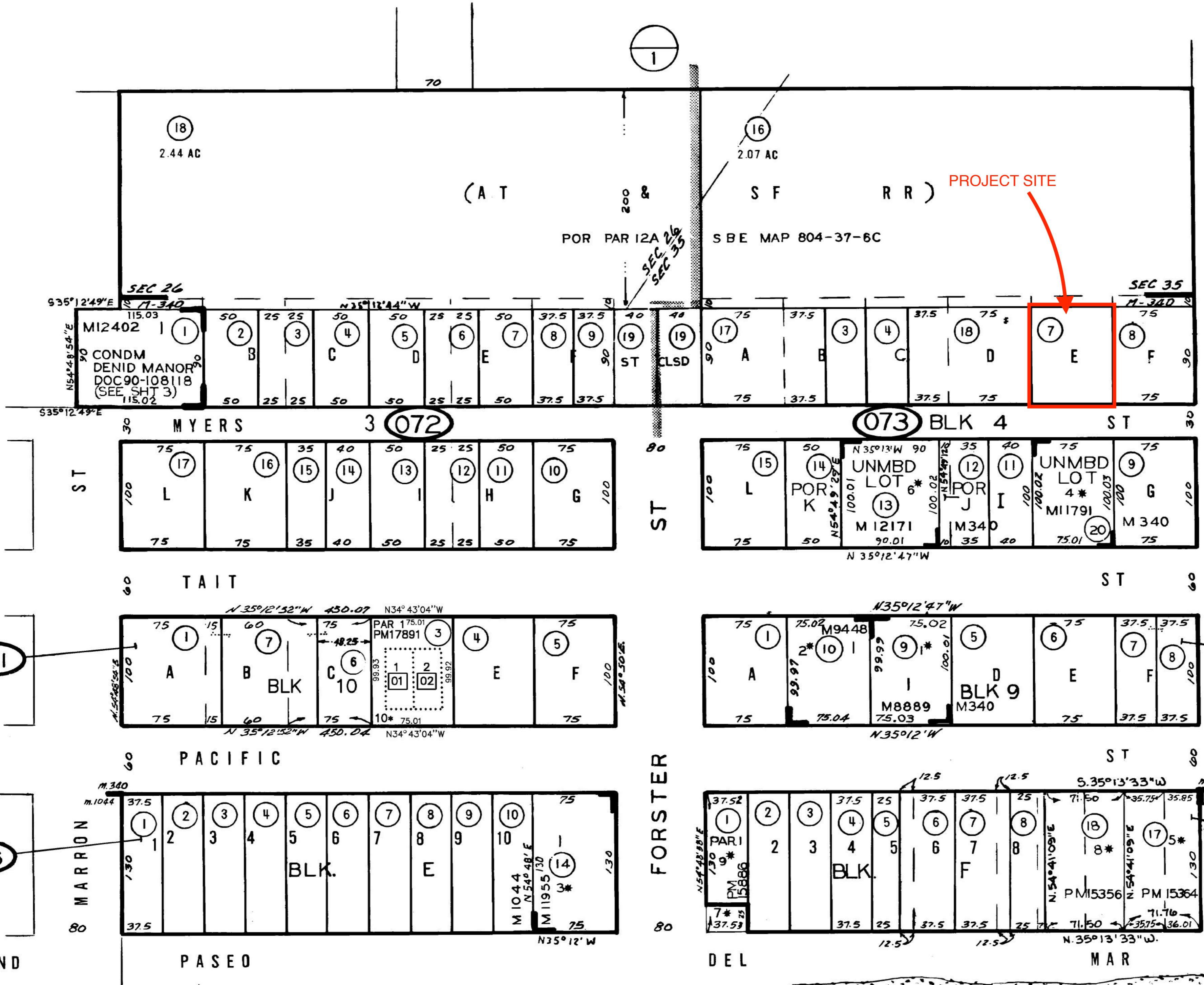
GOOGLE MAPS VIEW



GOOGLE MAPS STREET VIEWS:



CHANGES					
BLK	OLD	NEW	YR	CUT	
071	2	6 & 7	68	1099	
072	PICK-UP	18	65	405	
073	1, 2	16	73	6627	
073	1, 2	17	73	6627	
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	2008	
072	PICK-UP	19	82	1575	
073	PICK-UP	19	82	1576	
072	ST. CLSD.	1	SAME	83	6163
073	10	20	88	52	
075	9 & 10	11 & 12	88	1969	
076	12 & 13	14	88	216	
076	14	CONDM	88	701	
075	11	13 & 14	89	1137	
075	12	15 & 16	89	1138	
075	1	SAME 3 BLK 146	90	5593	
073	13	CONDM	90	608	
075	15 & 16	17 & 18	90	624	
075	13 & 14	18 & 19	90	641	
072	1	CONDM	91	590	
075	1	CONDM	94	504	
071	3	CONDO	99	598 CC	



- 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 DOC98-546018

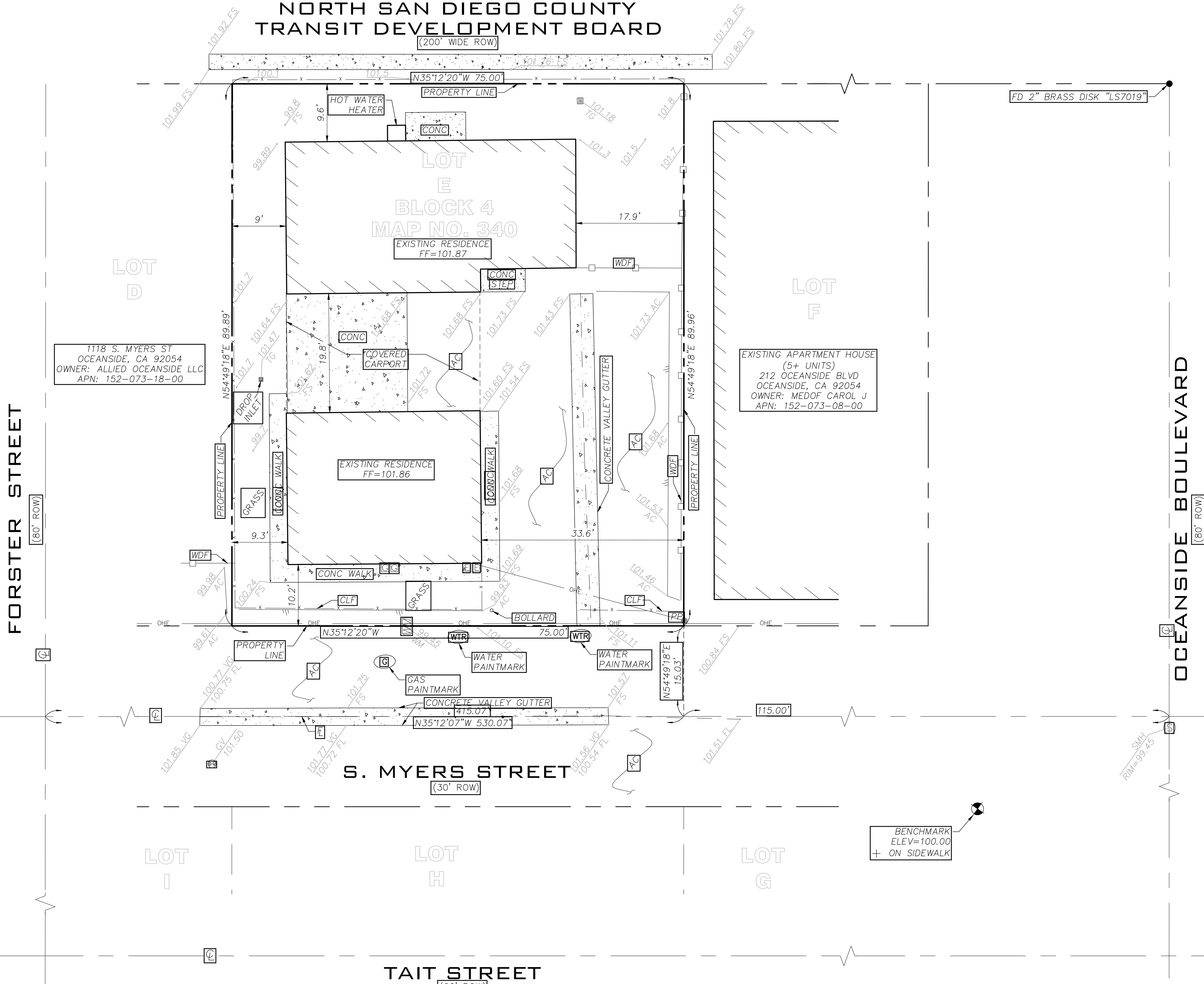
MAS 7-11-69

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.

PACIFIC OCEAN
 MAP 12402 - MAP OF DENID MANOR
 MAP 12171 - SOUTH TAIT ST. (CONDM)
 MAP 11955 - 1031 SOUTH PACIFIC SHORES (CONDM)
 MAP 11791 - FLAMENCO ROSE (CONDM)

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

**NORTH SAN DIEGO COUNTY
TRANSIT DEVELOPMENT BOARD**



BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND

BOUNDARY DATA	N42°18'59"W 40.00'
PROJECT BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	---
RECORD LOT LINE	---
CONTOURS	---
EX WALL	---
EX BUILDING	---
EX BUILDING OVERHANG	---
EX FENCE (W/F)	---
EX FENCE (CLF)	---
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	---
EX POWER POLE	---
EX GAS METER	---
EX WATER METER	---
EX GATE VALVE	---
EX SURVEY MONUMENT (AS NOTED HEREON)	---
EX AREA DRAIN	---
EX GAS METER	---

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
AD	AREA DRAIN
CB	CATCH BASIN
G	CENTER LINE
CLF	CHAIN-LINK FENCE
CHMY	CHIMNEY
COMM	COMMUNICATION
CONC	CONCRETE
E	ELECTRIC
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
F	FLOW LINE
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GV	GATE VALVE
L/S	LANDSCAPED AREA
P	PROPERTY LINE
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

LANDMARK CONSULTING

9555 GENESEE AVE. SUITE 200
SAN DIEGO, CA 92121
TEL: (858) 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

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.

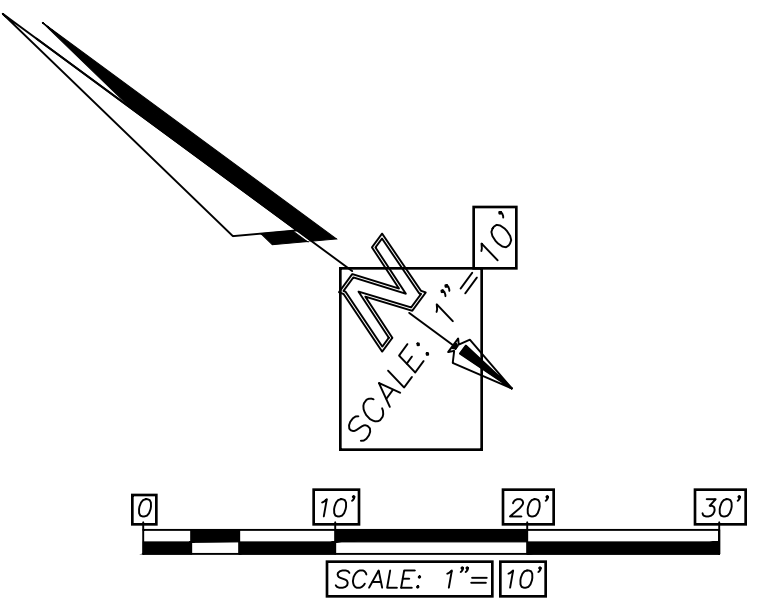
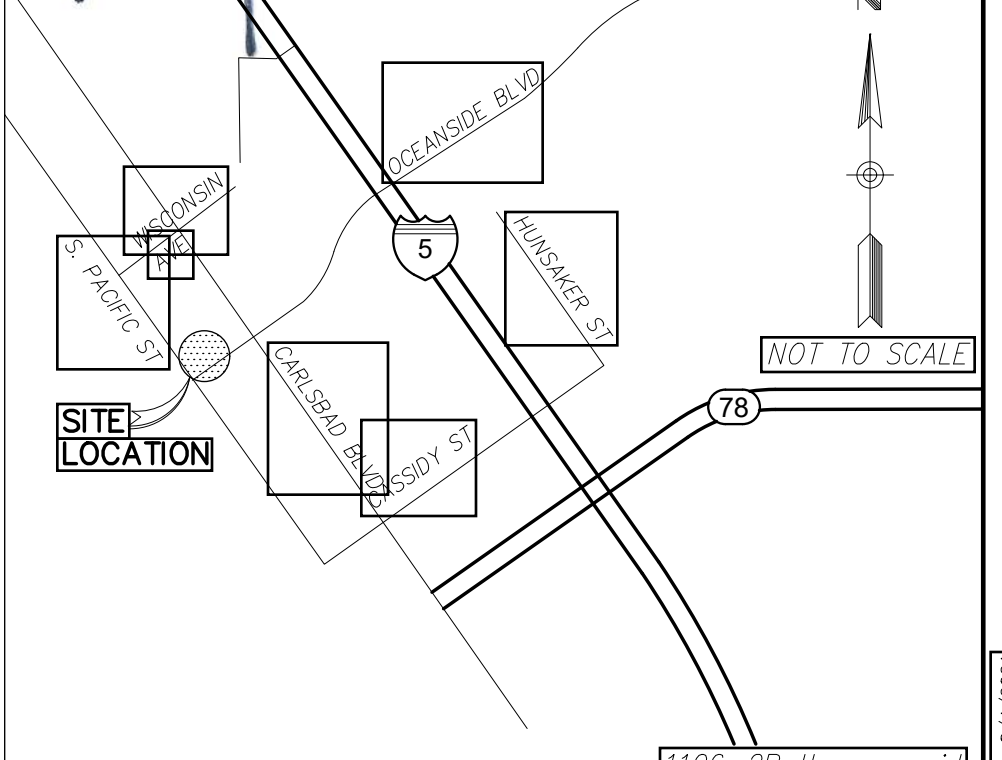
EASEMENTS

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.

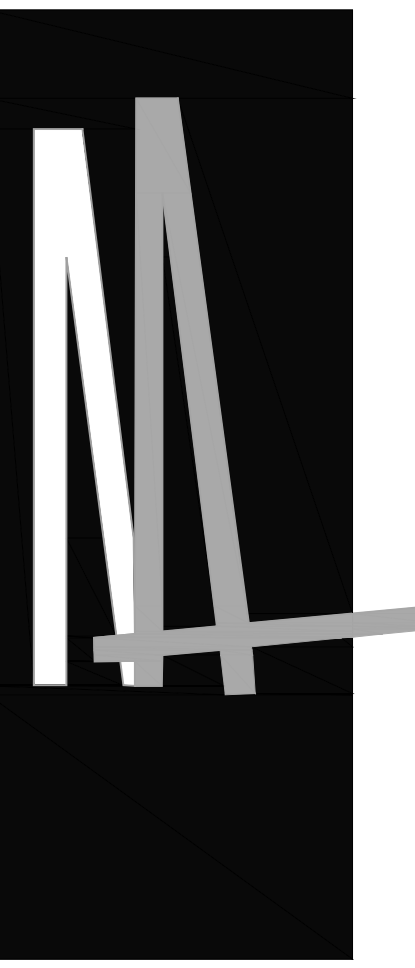
DEAN JOHNSON PLS 4878 DATE 8-3-2021



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

PROJECT INFORMATION

PROJECT TYPE:	3-STORY MULTI-FAMILY
BUILDING AREA (PER UNIT):	
1ST FLOOR:	49 S.F.
2ND FLOOR:	531 S.F.
2ND FLOOR:	502 S.F.
TOTAL SQUARE FOOTAGE:	1,082 S.F. (PER UNIT)
TOTAL SQUARE FOOTAGE:	6,492 S.F. (6 UNITS)
2-CAR ATTACHED GARAGE:	427 S.F.
ROOF DECK:	73 S.F.
ROOF DECK:	533 S.F.
TOTAL NON HABITABLE SQ. FT.:	1,033 S.F. (PER UNIT)
TOTAL NON HABITABLE SQ. FT.:	6,198 S.F. (6 UNITS)
ZONE:	
RT	
APN:	
127-073-07-00	
LOT SIZE:	
6,746.74	
LEGAL DESCRIPTION:	
TR 340 BLK 4 LOT E EXC RR R/W	



mosarch studio
1911 SAN DIEGO AVE,
SUITE 103
SAN DIEGO, CA 92110

1128-1130 S MYERS ST
3-STORY MULTI FAMILY
6 UNITS
OCEANSIDE, CA 92054

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Issue Dates	
DESIGN REVIEW SUBMITTAL	

Job Number:	MYERS-22
Drawn By:	XX
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

SITE PLAN
1ST FLOOR

A1



S. MYERS STREET

SITE PLAN - FIRST FLOOR

6 UNITS

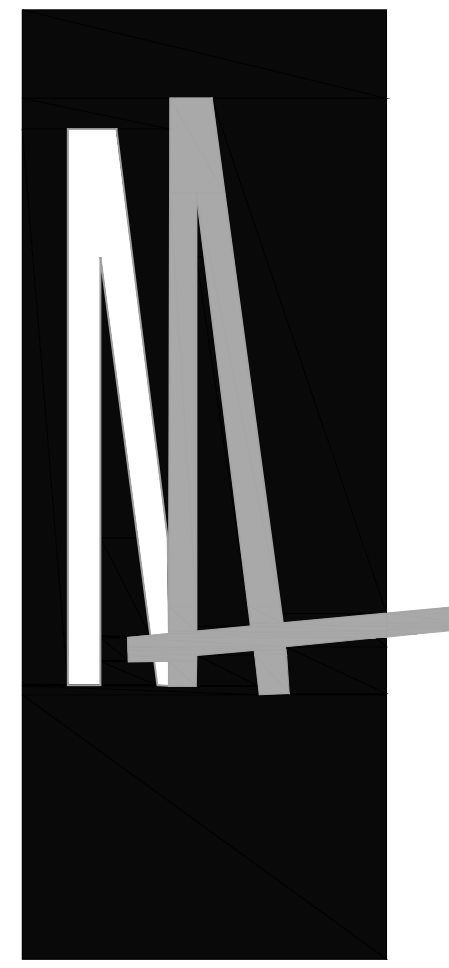
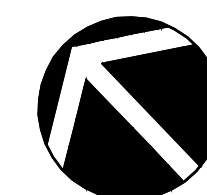


NORTH



SITE PLAN - SECOND FLOOR

6 UNITS



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Checked: RM
Cad No.: C-08

Scale: 1/4" = 1'-0" U.N.O.

SITE PLAN
2ND FLOOR

A2



SITE PLAN - THIRD FLOOR

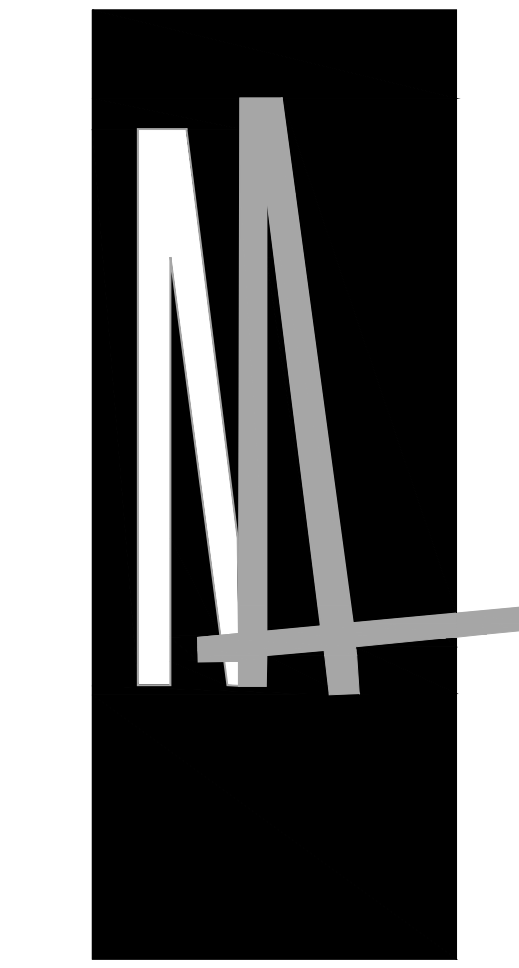
6 UNITS

SCALE 1/8" = 1'-0"



NORTH

S. MYERS STREET



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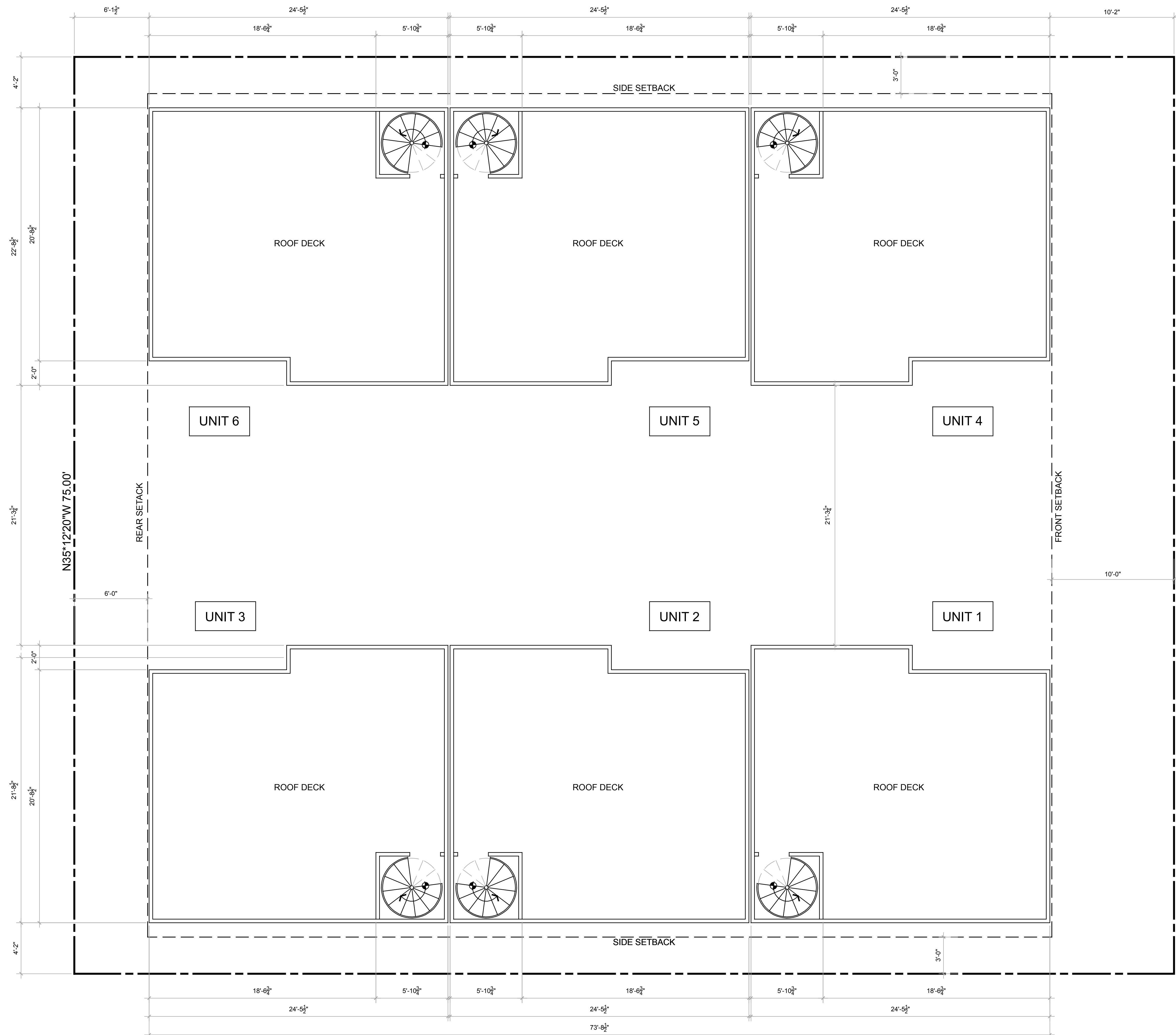
Issue Dates	
DESIGN REVIEW SUBMITTAL	

Job Number:	MYERS-22
Drawn By:	XX
Checked:	RM
Cad No.:	C-08

Scale: 1/4" = 1'-0" U.N.O.

SITE PLAN
3RD FLOOR

A3



SITE PLAN - ROOF DECK

6 UNITS



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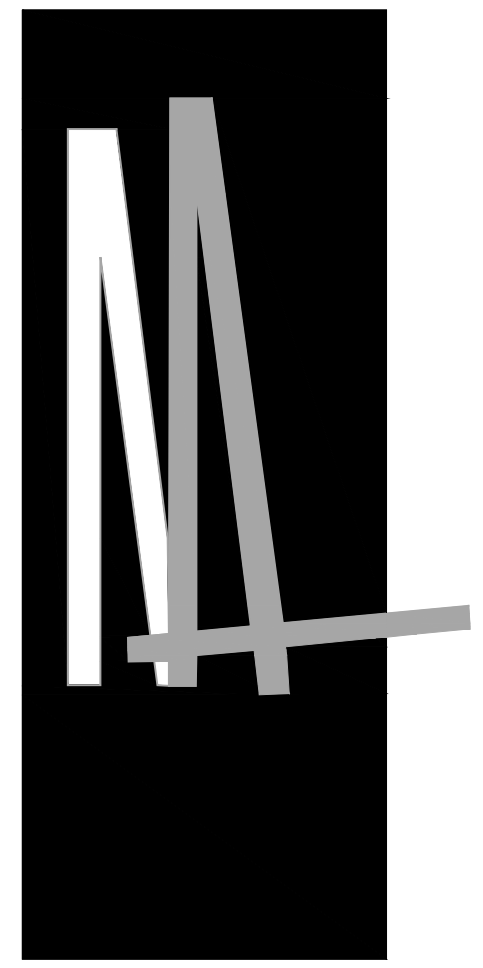
Job Number:	MYERS-22
Drawn By:	XX
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

SITE PLAN
 ROOF DECK

A4



INTERIOR FRONT ELEVATION



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 3-STORY MULTI FAMILY
 6 UNITS

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Scale:	1/4" = 1'-0" U.N.O.

INTERIOR
 FRONT
 ELEVATION

A5



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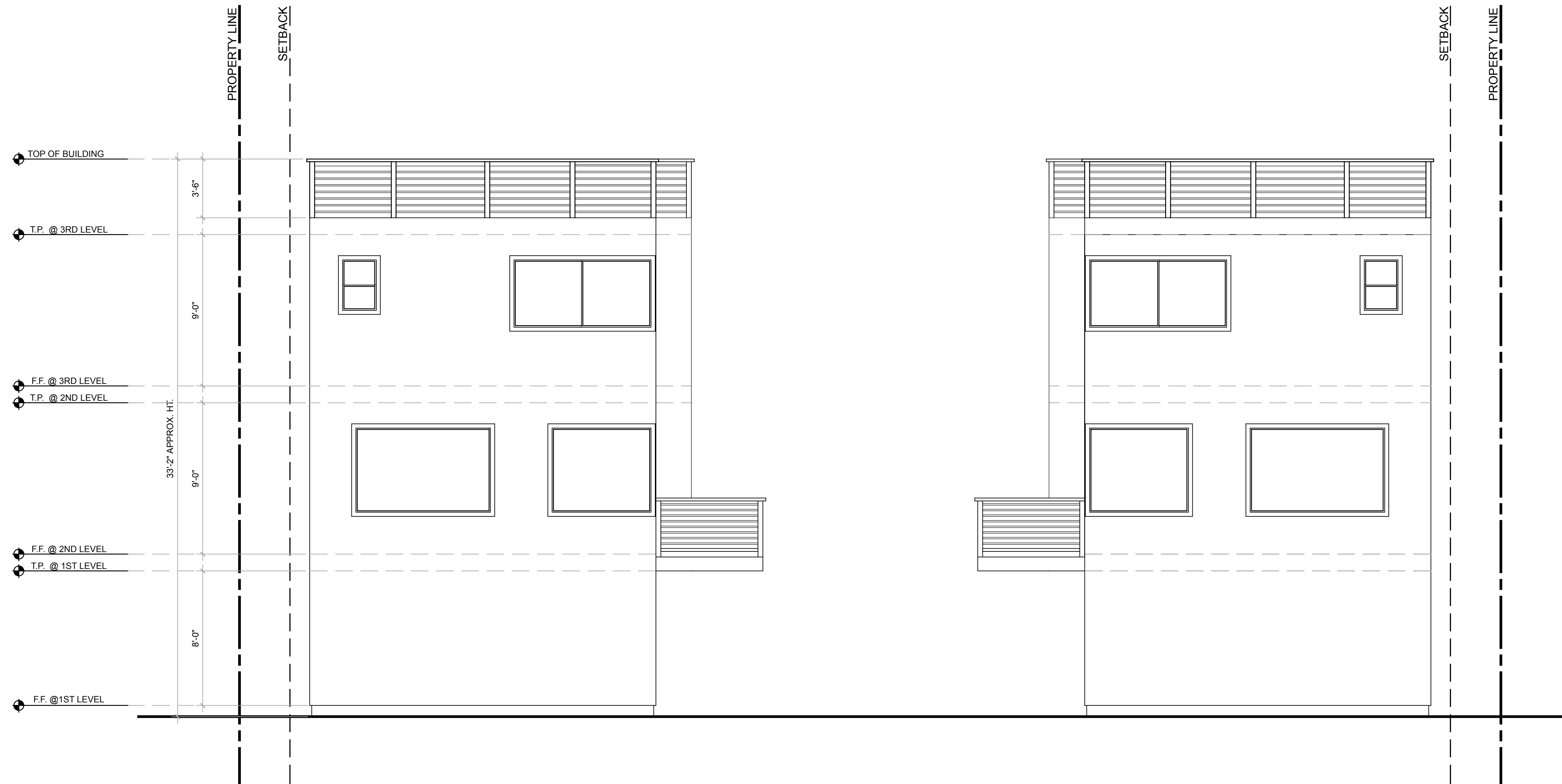
1128-1130 S MYERS ST
 3-STORY MULTI FAMILY
 6 UNITS

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EXTERIOR SOUTHEAST ELEVATION

EXTERIOR
 ELEVATION

A6



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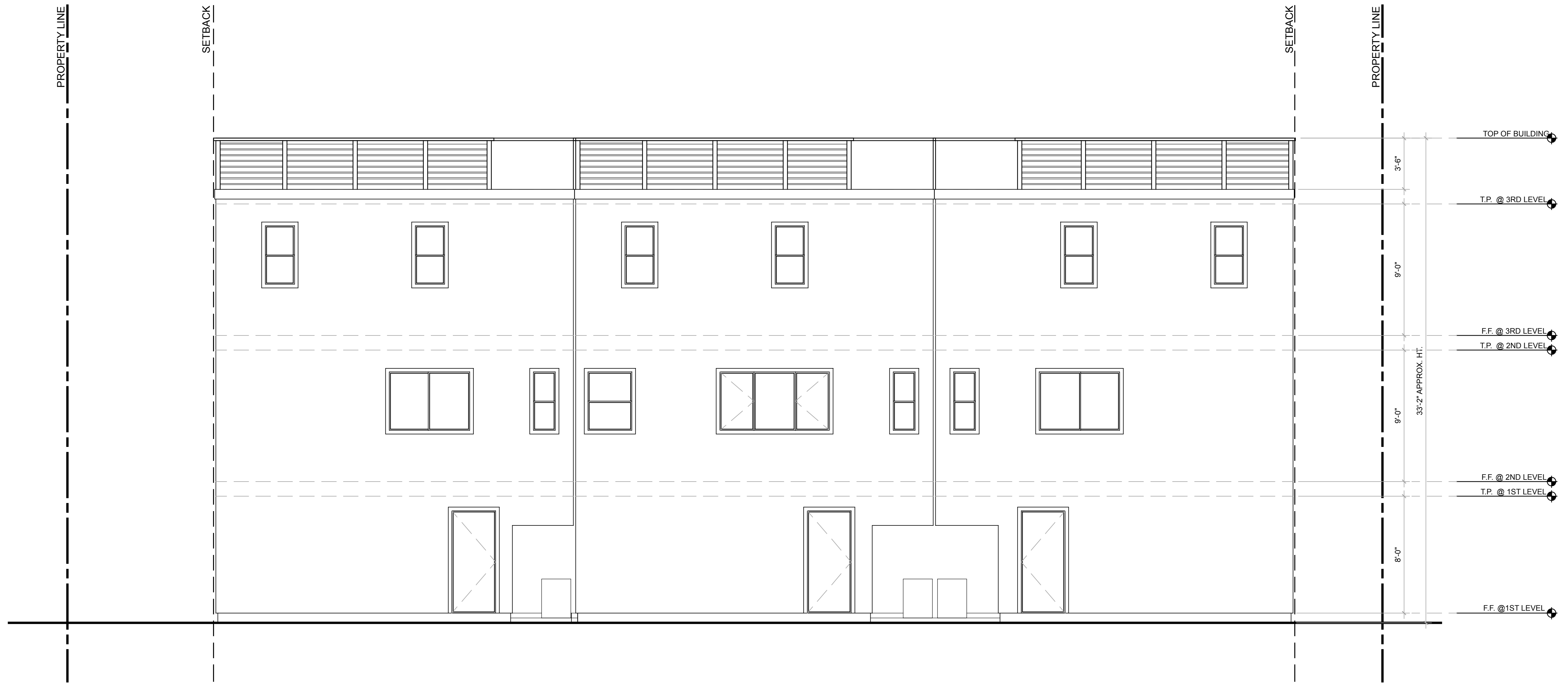
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EXTERIOR NORTHEAST ELEVATION

EXTERIOR
 ELEVATION

A7



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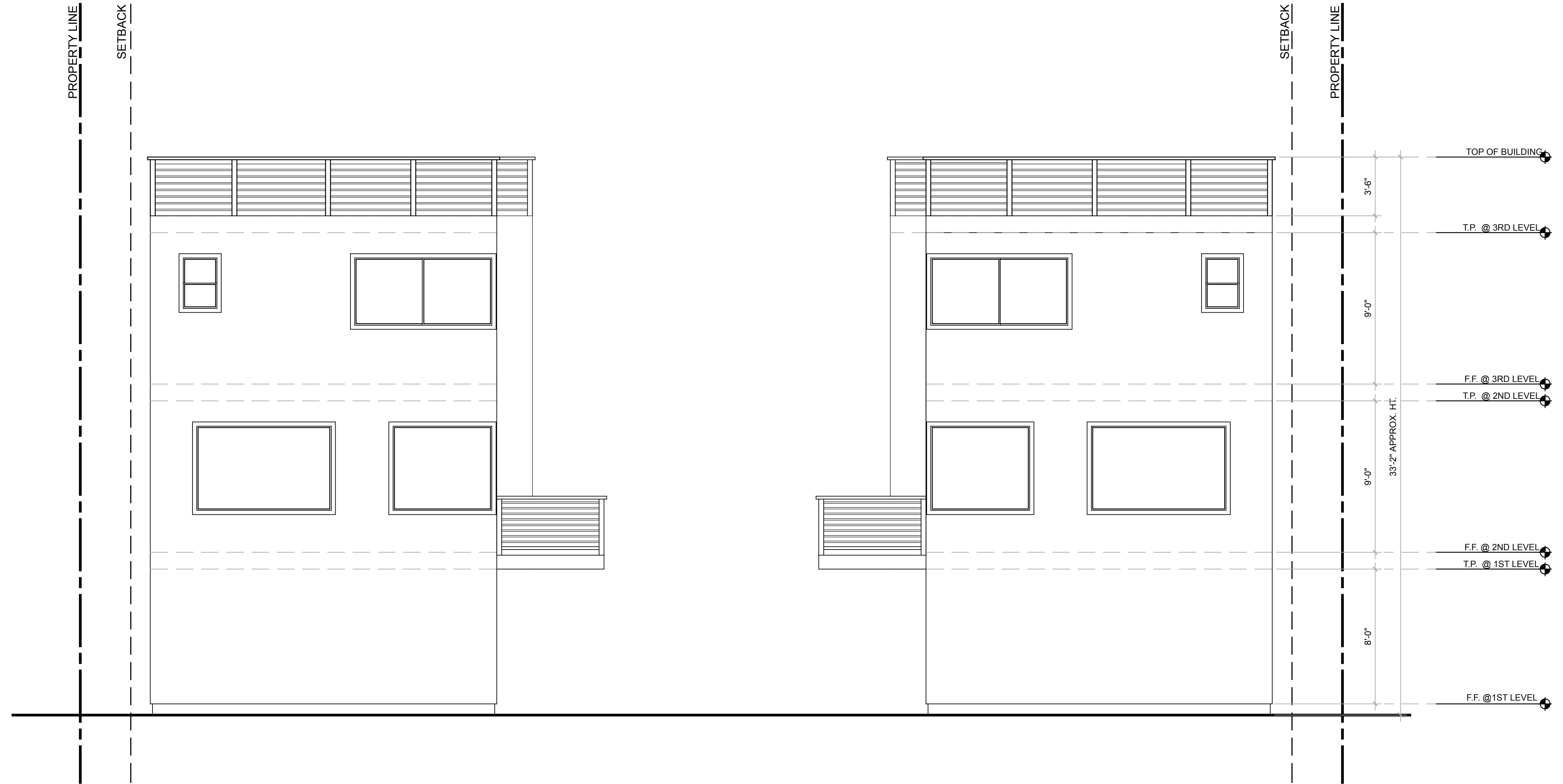
1128-1130 S MYERS ST
 3-STORY MULTI FAMILY
 6 UNITS

OCEANSIDE, CA 92054

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Issue Dates
DESIGN REVIEW SUBMITTAL

Job Number:	MYERS-22
Drawn By:	XX
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.



EXTERIOR NORTHWEST ELEVATION

EXTERIOR
 ELEVATION



mosarch studio
 1911 SAN DIEGO AVE,
 SUITE 103
 SAN DIEGO, CA 92110

1128-1130 S MYERS ST
 3-STORY MULTI FAMILY
 6 UNITS

OCEANSIDE, CA 92054

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Issue Dates	
DESIGN REVIEW SUBMITTAL	

Job Number:	MYERS-22
Drawn By:	XX
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

EXTERIOR
 ELEVATION

A9



EXTERIOR SOUTHWEST ELEVATION

ITEM 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:

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: **4.13.22**

Time: **10:30**

Assigned Project Planner: **Richard Greenbauer**

Downtown Oceanside Mixed Use Redevelopment:

where family vacations and Oceanside's local arts and culture meet

Project Description 3/29/2022

Location: 212 N. Tremont Street, City of Oceanside

Parcel # 147-087-1500

Zone: D-1; Mixed-Use

Owner: Mission Tremont Properties LLC

Owner/Applicant: Elaine Murray; 435-659-9066; elaine@elainemurray.com

Property Surroundings:

The site is in the heart of walkable downtown Oceanside. It is .3 miles from the nearest transit center. It is also 5 blocks from the beach and pier. Neighbors include restaurants, shopping, hotels, high end apartments, and theaters. In addition, Thursday evening Sunset Markets are directly in front of the property. There is an under-utilized City Parking garage 2 blocks away. The proposed redevelopment is designed to attract tourists to stay and play in Oceanside.

Proposed Redevelopment:

The focus is to attract generations of families to make Oceanside a memorable annual vacation tradition. The redevelopment will promote non-automotive transportation and activities, making use of the nearby rail system, bike lanes and foot traffic.

The existing restaurant structure will be redeveloped into a mixed use model including: basement level artist studios, street level retail, five floors above the retail level of vacation rental units, and a rooftop deck for guests and events.

- Basement studios will be open to the retail level, incorporating Oceanside's local artists with tourism.
- Street level will house experiential retailers keeping patrons engaged in downtown Oceanside.
- Five floors above retail will include about 19 Short Term Rental units (STR) and provide the City with 12.5% TOT revenue.

Highlights:

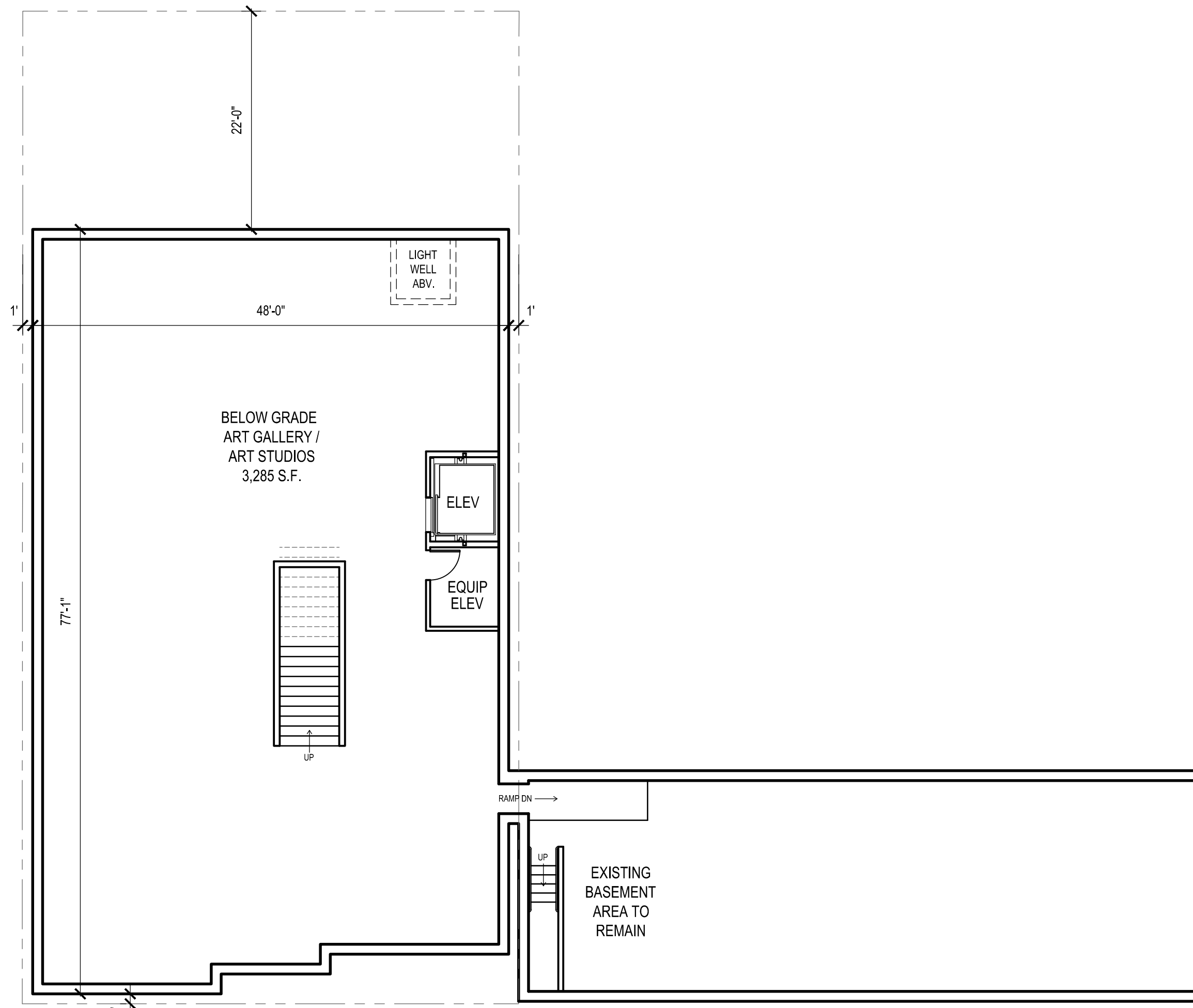
- Within .3 miles of Transit Center.
- In the heart of walkable downtown.
- Multi-use would energize Tremont as the connector road of Downtown.
- Vacationing families typically arrive in one or less vehicles.
- STR creates additional revenue for Oceanside merchants, TOT, and retail sales tax.
- Experiential Retailers attract foot traffic to Downtown increasing revenues for local merchants.
- Addresses the shortage of 3+ bedroom Short Term Rentals.
- Upgraded City infrastructure already exists.
- Supporters of the site's redevelopment:
 - Neighbors: Thomas Aldrich/Brick Hotel, Garrett Maki/406 Mission & 207 N. Coast Hwy
 - Downtown Advisory: Claudia Troisi
 - Tourism: Leslee Gaul
 - Arts and Culture: CJ DiMento, Gumaro Escarcega

Downtown Oceanside Mixed Use Redevelopment:

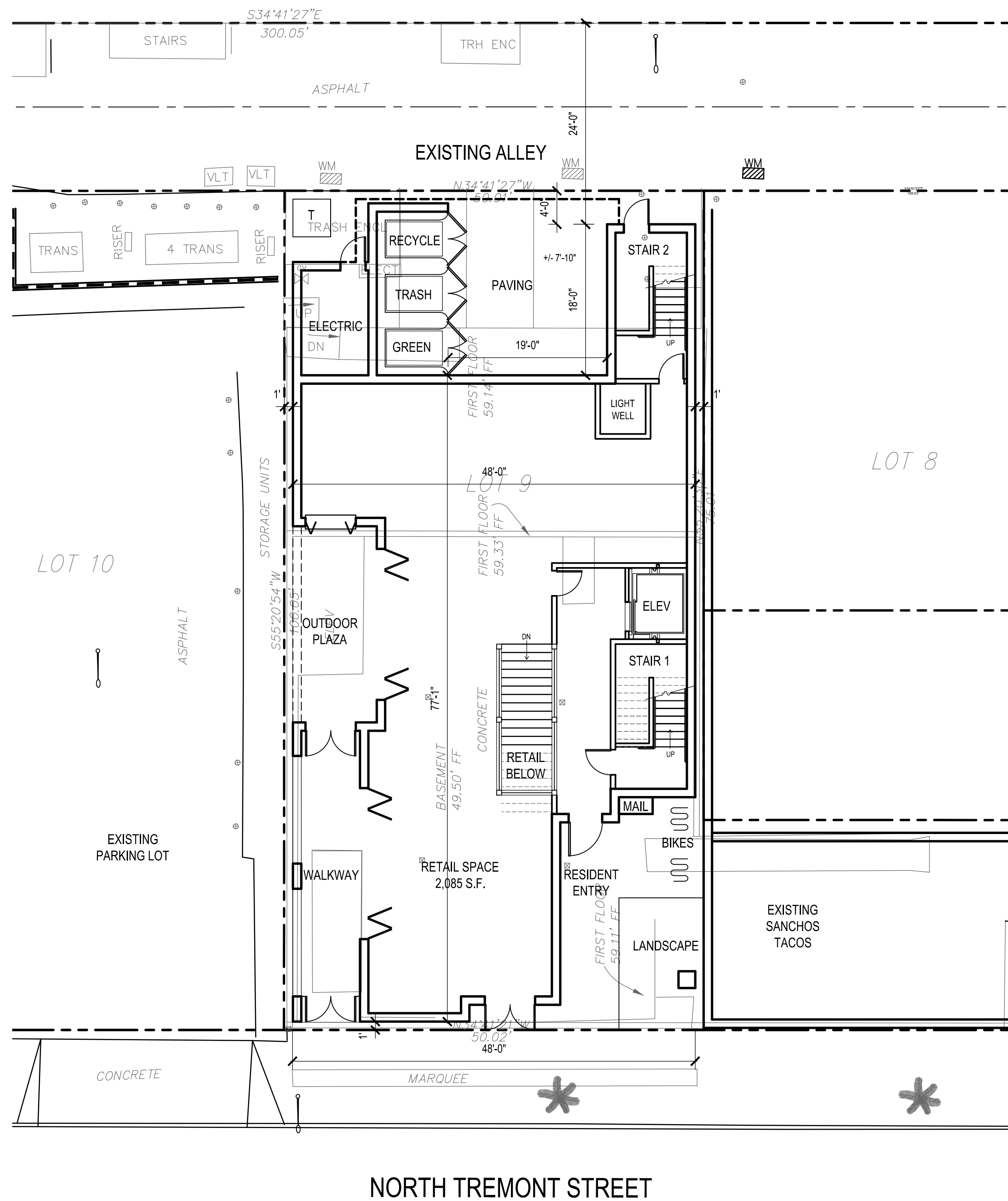
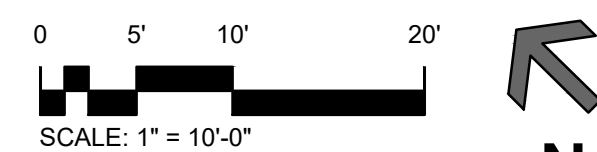
where family vacations and Oceanside's local arts and culture meet

Assumptions:

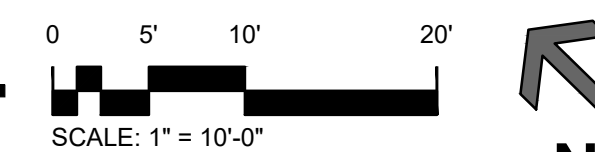
- Reduced parking requirement as vacationing visitors may utilize rail or uber.
- Use a combination of leased parking spaces (City of Oceanside) and street parking to fulfill parking needs.
- 212 N. Tremont to provide bikes or eBikes to guests in addition to carts or wagons for beach and shopping use.
- Loading zone or spot along Tremont contiguous to 212 N Tremont.



CONCEPTUAL BASEMENT PLAN



CONCEPTUAL SITE PLAN

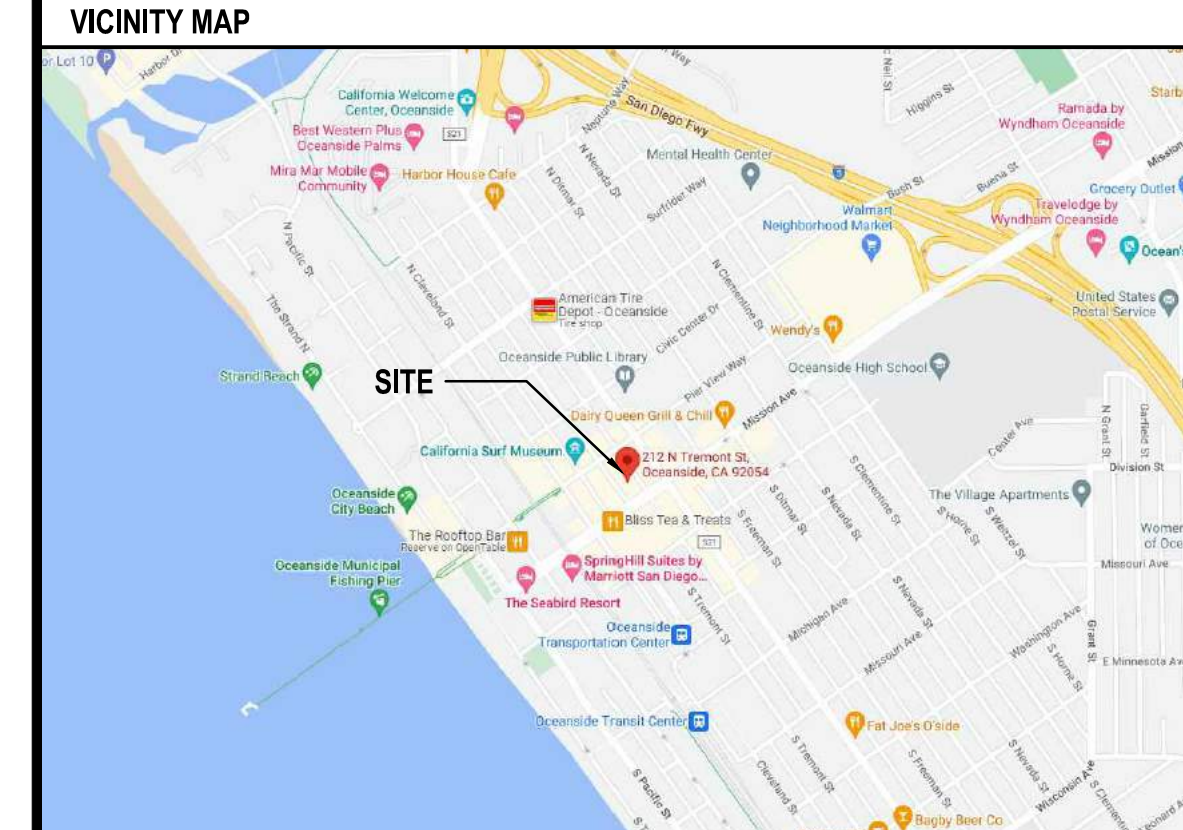


PROJECT TEAM			
OWNER:	ELAINE MURRAY BARBARA TAVIL 212 N. TREMONT OCEANSIDE, CA 92054 435-659-9066 elaine@elainemurray.com	CIVIL ENGINEER:	T.B.D.
ARCHITECT:	KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE. 220 CARLSBAD, CA. 92010 T: 760-814-8128 kirk@kmarchitectsinc.com	LANDSCAPE ARCHITECT:	T.B.D.

LEGAL DESCRIPTION
....

PROJECT SUMMARY	
ASSESSORS PARCEL NUMBERS:	147-087-15-00 212 N. TREMONT OCEANSIDE, CA. 92054
ADDRESS:	212 N. TREMONT OCEANSIDE, CA. 92054
LOCATION DESCRIPTION:	212 N. TREMONT
GROSS ACREAGE:	5,005 SQ. FT. / .11 AC.
NET ACREAGE:	T.B.D.
ZONE:	DOWNTOWN DISTRICT D-1
GROSS FLOOR AREA:	T.B.D.
FLOOR AREA RATIO (FAR):	T.B.D.
LOT COVERAGE RATIO:	T.B.D.
TOTAL GRADE USEABLE AREA AND GARAGE AREA:	T.B.D.
LANDSCAPE COVERAGE RATIO:	1% (1' S.F.)
OPEN SPACE:	MIN. 48 SF DECK EA. UNIT COMMON ROOF DECK PROPOSED
DWELLING UNIT DENSITY:	T.B.D. • DENSITY BONUS PROPOSED
STORIES PROPOSED:	6
TYPE OF CONSTRUCTION:	IA (1ST FLOOR ONLY) & III-A (FLOORS 2 & 6)
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
MAXIMUM HEIGHT:	85' / 6 STORIES
PARKING REQUIRED:	T.B.D.
PARKING PROVIDED:	0 SPACES
NOTE: OWNER SHALL ENTER INTO AN AGREEMENT TO LEASE ADEQUATE PARKING FROM AN ADJACENT PARKING FACILITY.	
NUMBER OF RESIDENTIAL UNITS:	19 UNITS TOTAL
PRIVATE OUTDOOR SPACE:	MINIMUM PER UNIT 48 SQ. FT. WITH MIN. DIMENSION 6'-0"

LEGEND	
PROPERTY LINES	---
ZERO CURB	=====
ELECTRICAL TRANSFORMER:	T
FIRE HYDRANT:	h x h



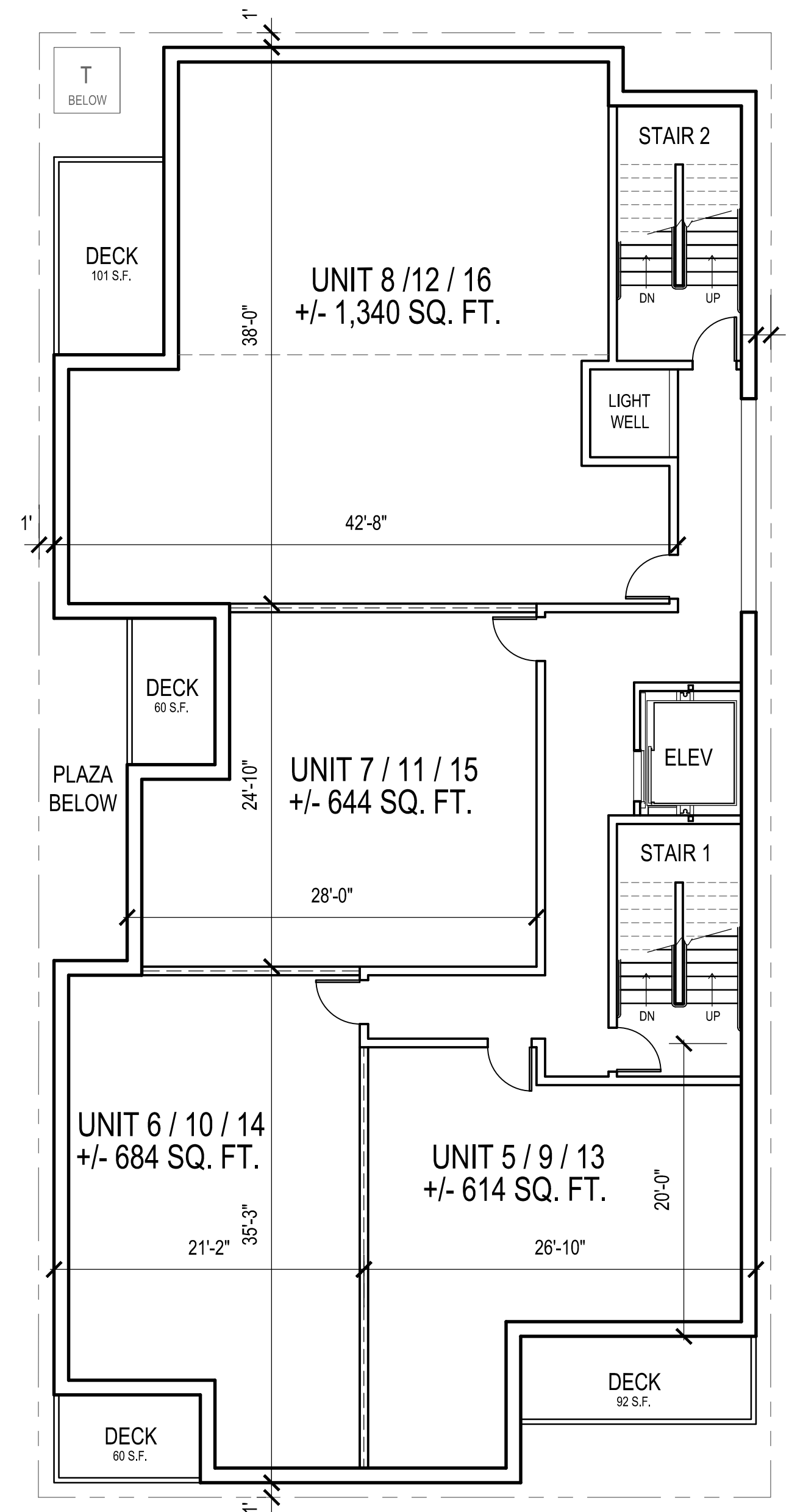
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TREMONT MIXED USE
212 N. TREMONT
OCEANSIDE, CA

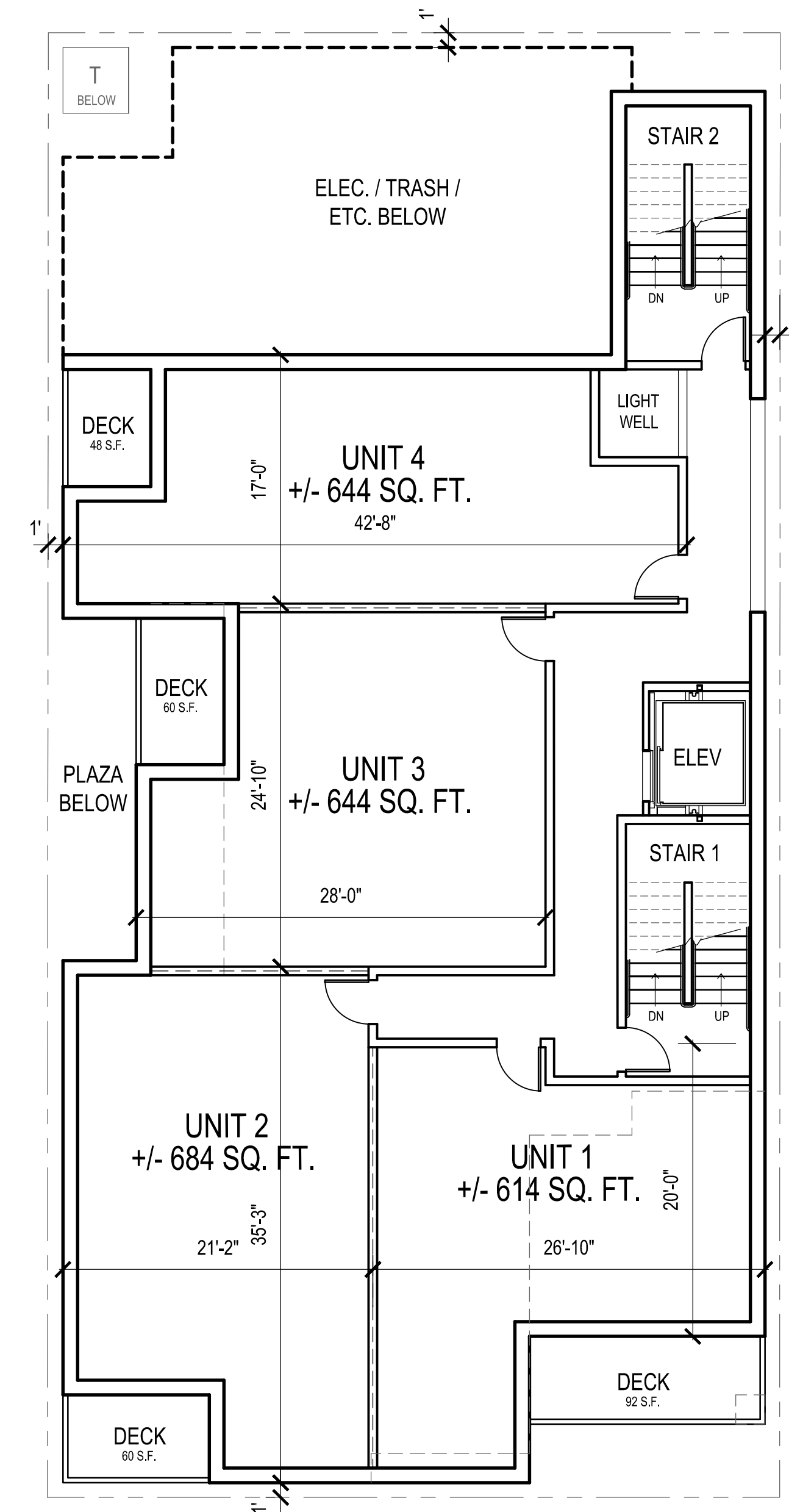
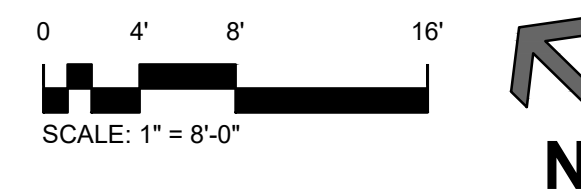
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Project: 212 N. TREMONT
File: A1.1
Revisions:

NO.	DATE	DESCRIPTION

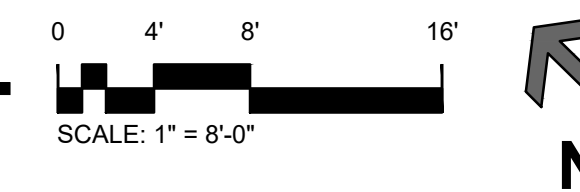
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SITE / FIRST FLR. PLAN
Sheet Number:
A1.1



CONCEPTUAL FLOOR PLAN - FLOORS 3-5



CONCEPTUAL FLOOR PLAN - FLOOR 2



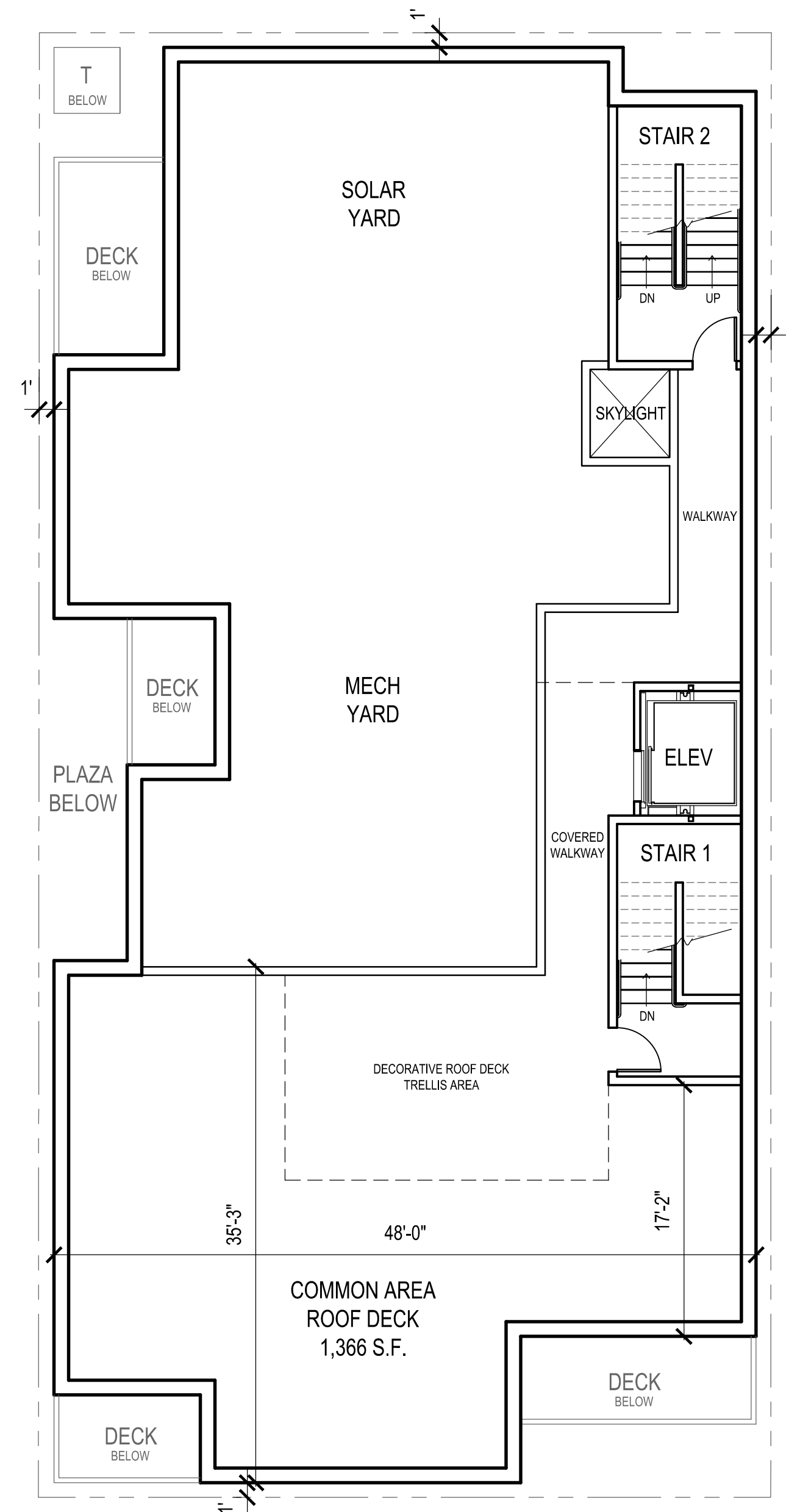
**TREMONT MIXED USE
 212 N. TREMONT
 OCEANSIDE, CA**

Date:	3-24-22
Project:	212 N. TREMONT
File:	A1.1
Revisions:	

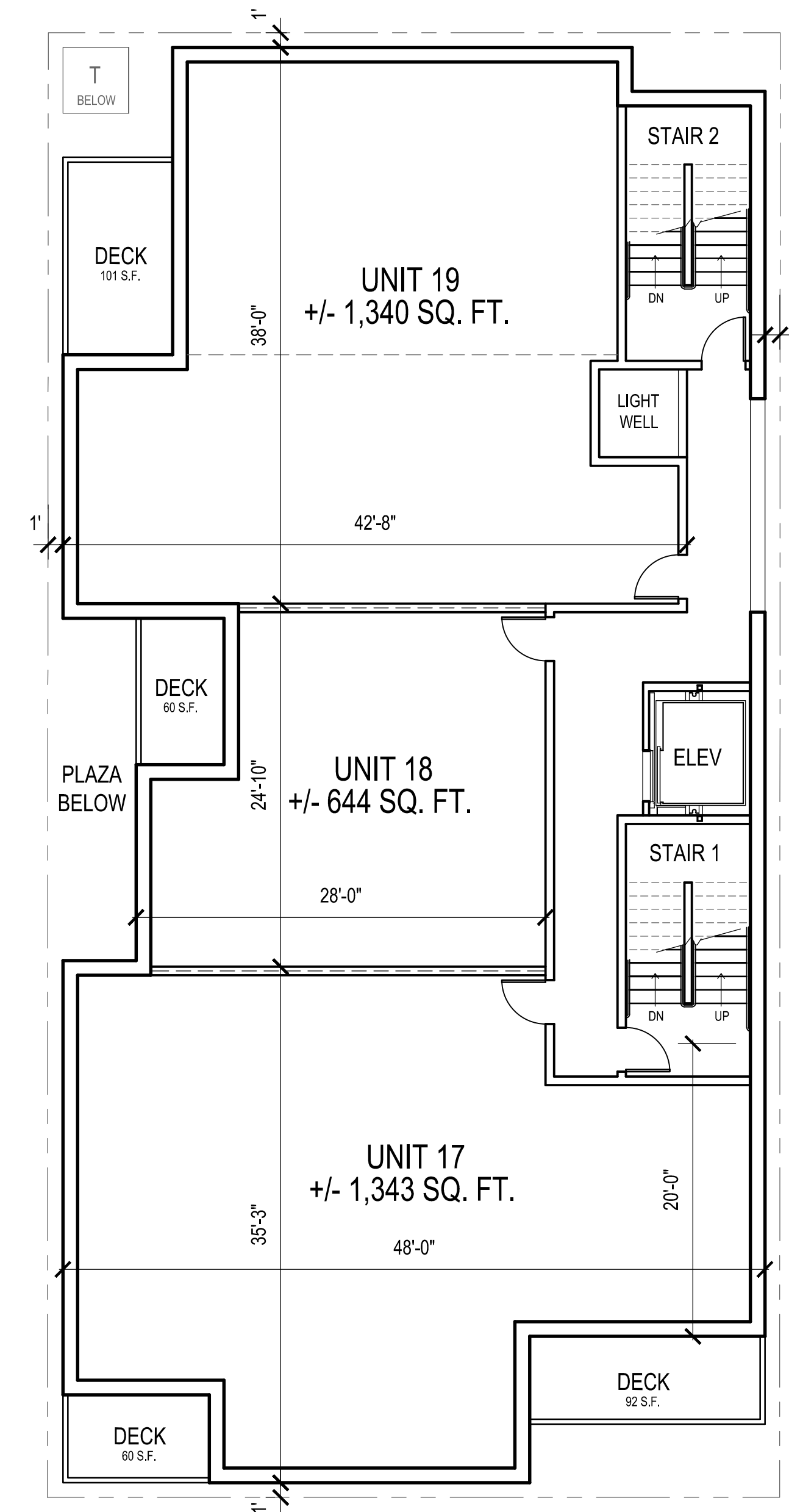
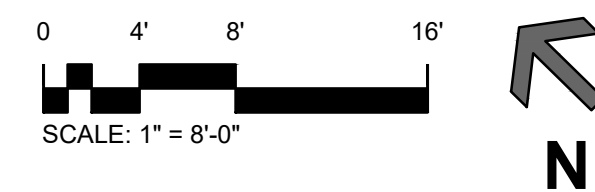
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 PLANS 2-6**

Sheet Number:

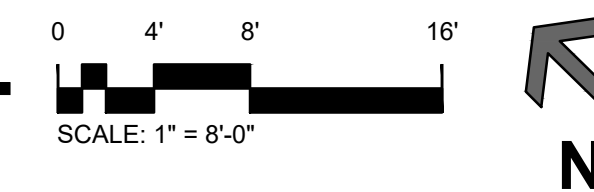
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CONCEPTUAL ROOF PLAN



CONCEPTUAL FLOOR PLAN - FLOOR 6



**TREMONT MIXED USE
 212 N. TREMONT
 OCEANSIDE, CA**

Date:	3-24-22
Project:	212 N. TREMONT
File:	A1.1
Revisions:	

Sheet Title:
**CONCEPTUAL
 ROOF
 PLAN**

Sheet Number:

A1.3