

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, May 25th, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 5/12/2022.

1. 9:30 - 10:30 am

General information about the proposed development of a single-family home on a previously split lot located at 1016 Loretta Street.

[ADM22-00045]

Zoning: RS
Land Use: SFD-R
Neighborhood Area: East Side Capistrano
Assessor Parcel Number(s): 144-082-21
Contact Person: Nicole & Mark Rayta
Email: Nicolerayta@hotmail.com

2. 10:30 - 11:30 am

Proposed seven story mixed use development with 321 units and 20,000 square feet of retail restaurant space located at 401 Mission Avenue. This project is proposing to redevelop the exiting movie theater plaza. [ADM22-00046]

Zoning: D-1
Land Use: DT
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-271-14
Contact Person: Ernie Rivas
Email: erivas@jhrep.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: 1016 N. Loretta St.
 Assessor's Parcel Number: 10899 Lot Area (acres or SF): _____
 Existing Use: n/a
 Brief Description of Proposal:
Build single family dwelling

Property Owner & Applicant Information

Owner Name: Nicole and Mark Rayta
 Phone Number & E-Mail Address: 401-692-9408 nicolerayta@hotmail.com
 Applicant Name: Nicole Rayta
 Phone Number & E-Mail Address: same as above

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: 5/6/22 Time preference: 9:30 am 10:30 am either
 2nd choice date: 5/9/22 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 Public Works

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: 5-25-2022 Time: 9:30 AM

Assigned Project Planner: Stefanie Cervantes





GRADING PLAN DESIGN NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
- THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFFSITE.
- COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
- ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND THE DEVELOPMENT SERVICES DEPARTMENT ENGINEERING INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID LAND DEVELOPMENT (GRADING) PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
- THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
- A RIGHT-OF-WAY PERMIT FROM THE CITY SUPPLEMENTED WITH A TRAFFIC CONTROL PLAN SHALL BE REQUIRED FROM THE CONTRACTOR FOR ANY WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.
- ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
- ALL MASONRY RETAINING WALLS, EXCEPT THOSE LESS THAN FOUR FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE BUILDING DIVISION. ALL SEGMENTAL RETAINING WALL SYSTEMS, EXCEPT THOSE LESS THAN THREE FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE ENGINEERING DIVISION.
- MAXIMUM SLOPE RATIO SHALL BE 2:1.
- A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
- FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED [(FOR HAULING OF MATERIAL (DIRT) ON A PUBLIC STREET)].
- LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
- ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
- IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.

PRECISE GRADING PLAN FOR NORTH LORETTA STREET

GRADING PLAN DESIGN CERTIFICATES

- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY: _____ DATED: _____
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

By: _____ R.C.E. NO. 30488/ G.E. 397 DATE: _____
MARK D. HETHERINGTON

By: _____ C.E.G. NO. 1153 DATE: _____
PAUL A. BOGSETH

"DECLARATION OF ENGINEER OF WORK"

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

RONALD L. HOLLOWAY RCE 29271 EXP. 03-31-21 DATE _____

SOILS ENGINEER CERTIFICATION (AS-BUILT)

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED: _____

SOILS ENGINEER OF RECORD: _____ DATE _____
MARK D. HETHERINGTON
GE 397, EXP. 3-31-22

ENGINEERING GEOLOGIST OF RECORD: _____ DATE _____
PAUL A. BOGSETH
EG 1153, EXP. 3-31-22

CIVIL ENGINEER CERTIFICATION (AS-BUILT)

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE SUPERVISED THE CONSTRUCTION OF THE ENGINEERING WORK AS SHOWN ON THESE PLANS INCLUDING THE PERIODIC OBSERVATION OF MATERIALS AND COMPLETED WORK TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

I ALSO CERTIFY THAT ALL CHANGES AND/OR ADDITIONS MADE DURING CONSTRUCTION, ALL INFORMATION AS REQUIRED BY THE CITY OF OCEANSIDE GRADING ORDINANCE, AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEERING AND ENGINEERING GEOLOGY REPORTS PREPARED FOR THIS PROJECT HAVE BEEN INCORPORATED IN THESE PLANS.

CIVIL ENGINEER OF RECORD: _____ DATE _____
RONALD L. HOLLOWAY
R.E. 29271

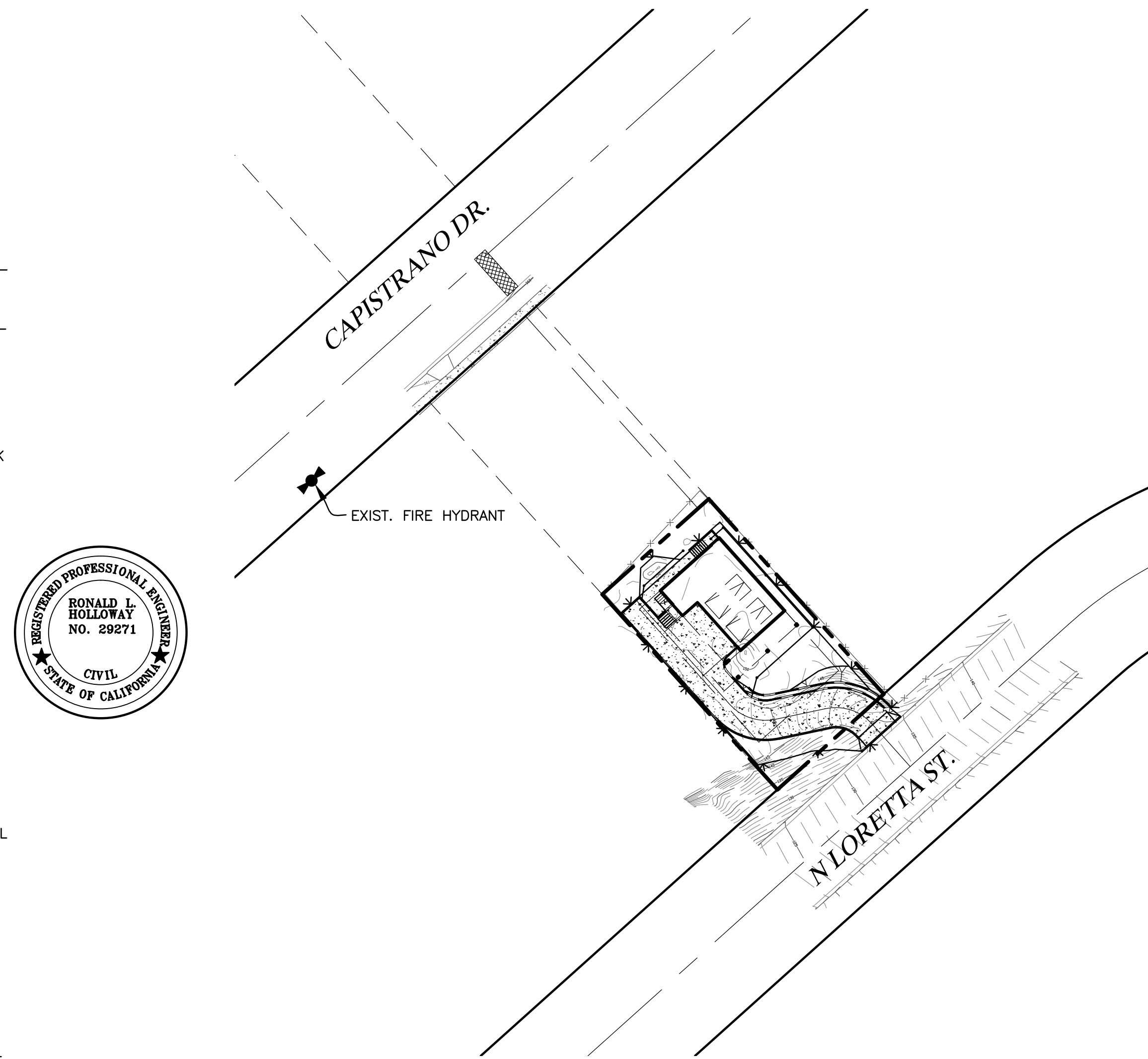
STORM WATER MITIGATION PLAN NOTE

- ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED STORM WATER MITIGATION PLAN (SWMP).
- PROVIDE STENCILING OR LABELING OF ALL STORM WATER DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE DUMPING LANGUAGE (E.G. "NO DUMPING - I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING, SATISFACTORY TO THE CITY ENGINEER. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.
- THE PROJECT GEOTECHNICAL CONSULTANT SHALL PROVIDE A STAMPED AND SIGNED LETTER TO THE CITY OF OCEANSIDE ENGINEERING DIVISION STATING THAT THE SOIL PLACED WITHIN THE BIORETENTION FACILITIES MEETS THE SPECIFICATIONS CITED IN THE APPROVED SWMP.

NOTICE TO CONTRACTORS

THIS CONSTRUCTION SITE IS SUBJECT TO COMPLIANCE WITH THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER PERMIT: ORDER NO. R9-2007-0001.

AS REQUIRED A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE KEPT UP TO DATE AND ON-SITE DURING CONSTRUCTION. SEE SWPPP PREPARED BY: BHA, INC., DATED: APRIL 9, 2020



OWNER/DEVELOPER/APPLICANT

MARK J. RAYTA
1016 NORTH LORETTA STREET
OCEANSIDE, CA 92058
PHONE: (401)207-9708

SITE ADDRESS

1016 NORTH LORETTA STREET
OCEANSIDE, CA 92058

ASSESSOR'S PARCEL NUMBERS

144-082-21

EARTHWORK QUANTITIES

CUT: 700 CY
FILL: 15 CY
EXPORT: 685 CY

GRADING QUANTITIES ARE FOR BOND PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES.

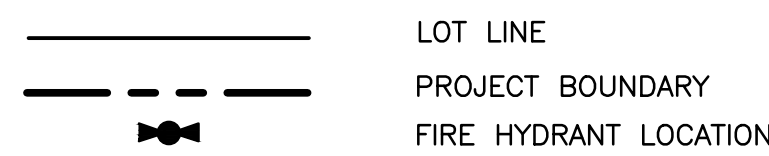
UTILITY COMPANY

AT&T
COX
SAN DIEGO GAS AND ELECTRIC (SDG&E)
WATER UTILITIES (CITY)
TRAFFIC SIGNAL MAINTENANCE (CITY)
NORTH COUNTY TRANSIT DISTRICT (NCTD)

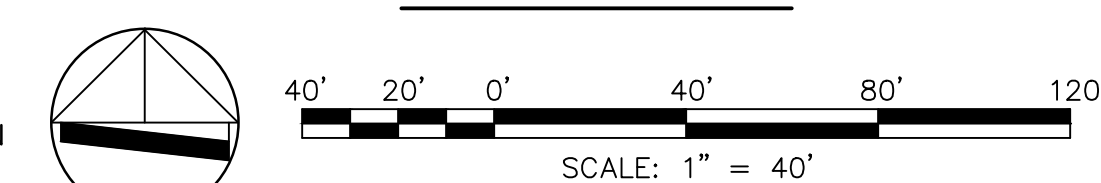
EMERGENCY NO.

1 (800) 924-9420
1 (800) 234-3993
1 (800) 611-7343
1 (800) 611-7343
1 (800) 611-7343
1 (760) 966-6500

KEY MAP LEGEND



KEY MAP



WORK TO BE DONE			
ITEM	STD DWG.	LEGEND	QTY
SHEET NO.		(3/5)	
PROJECT BOUNDARY		---	
EXISTING LOT LINES		---	
EXISTING RIGHT-OF-WAY		---	
EXISTING WATER LINE		(W)	
EXISTING SEWER LINE		(S)	
EXISTING SEWER FORCE MAIN		(FM)	
EXISTING GAS LINE		(G)	
EXISTING CENTER LINE		---	
EXISTING CURB & GUTTER		---	
EX. CONTOUR MAJOR		55	
EX. CONTOUR MINOR		59.0	
PROPOSED SPOT ELEVATION		59.0	
PROPOSED SIDEWALK		---	
PROPOSED SEWER FORCE MAIN		FM	
PROPOSED SEWER SERVICE		(S)	
PROPOSED WATER SERVICE		(W)	
PROPOSED FIRE SERVICE		(F)	
PROPOSED CATCH BASIN		---	
PROP DRIVEWAY APRON		---	
PROPOSED CURB & GUTTER		---	
PROPOSED STORM DRAIN		SD	
PROPOSED FIRE HYDRANT		---	
EXISTING FIRE HYDRANT		---	
EXISTING STREET LIGHT		---	
ASPHALT CONCRETE PAVEMENT		---	
TEXTURED PAVEMENT		---	
RETAINING WALL		---	
PLANTER/LANDSCAPING		P	
PROPOSED BROW DITCH		---	
PROPOSED SPLASH WALL		---	

BASIS OF BEARING

FEMA NOTE

THE MAJORITY OF THE PROPERTY LIES WITHIN ZONE X, AREAS WITH A 0.2% ANNUAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 06073C0753J, EFFECTIVE DATE: DECEMBER 12, 2019

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A - PARCEL 2 OF PARCEL MAP NO. 10899, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1981 AS FILE NO. 1981-08078 OF OFFICIAL RECORDS.

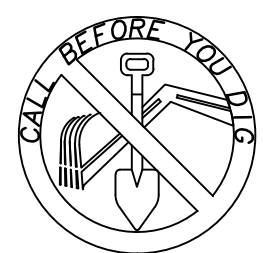
PARCEL B - AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF SAID PARCEL MAP NO. 10899, LYING WITHIN THE AREA DELINEATED AND DESIGNATED THEREON AS PRIVATE UTILITIES EASEMENT.

SITE INFORMATION

TOTAL LOT AREA: 6,602 SF NET
TOTAL DISTURBED AREA: 5,675 SF

THE GRADING PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF WORK WILL BE REQUIRED TO SUBMIT AND PROCESS UPDATED PLANS FOR THE CITY ENGINEER APPROVAL. UPDATED PLANS SHALL COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES AND POLICIES, STATE AND FEDERAL REGULATIONS. GRADING PLAN EXPIRATION DATE: _____

THESE PLANS ARE PRELIMINARY UNLESS SIGNED BY THE CITY ENGINEER

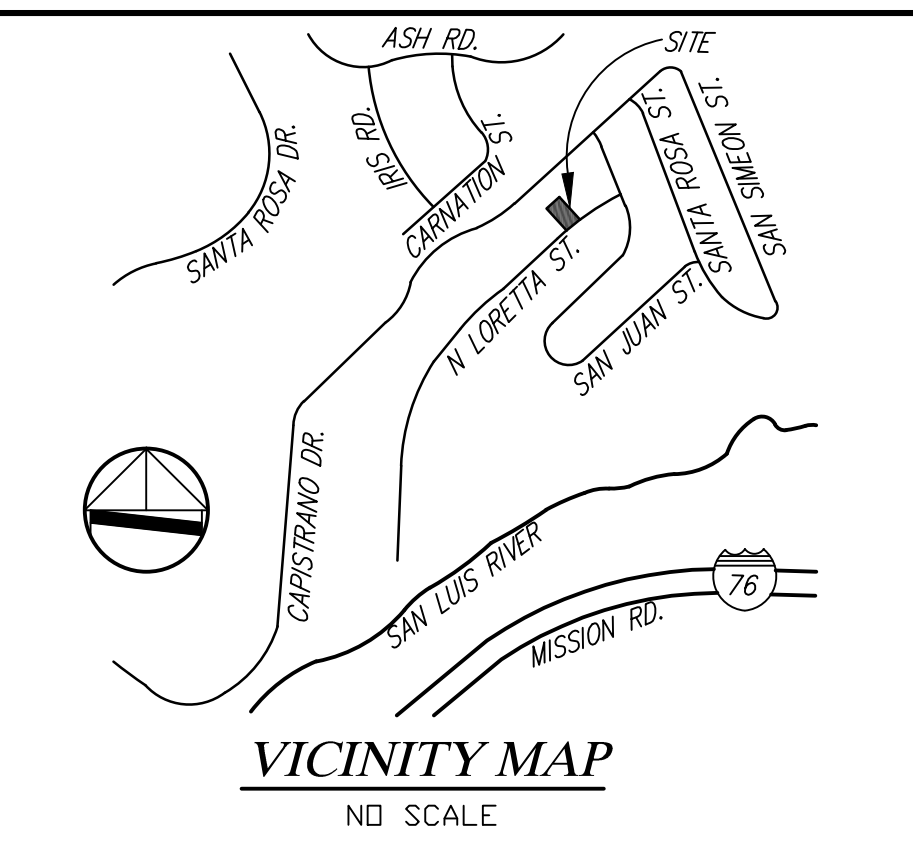


UNDERGROUND SERVICE ALERT

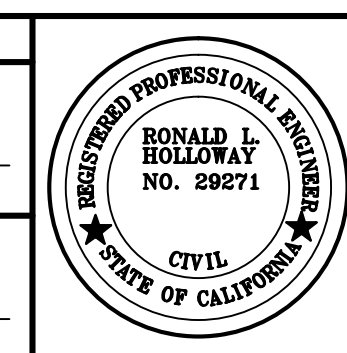
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE: 1 (800) 227-2600 TWO (2) WORKING DAYS BEFORE YOU DIG.

NOTE

ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL NEW BUILDINGS (REGARDLESS OF TYPE) LOCATED WITHIN FLOOD PRIOR TO ISSUANCE OF BUILDING OCCUPANCY.



PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANSIDE REQUIREMENTS:			
APPROVED BY:	DATE:	APPROVED BY:	DATE:
PLANNING DIVISION	DATE	FIRE DEPARTMENT	DATE
APPROVED BY:	DATE:	APPROVED BY:	DATE:
WATER UTILITIES DEPARTMENT	DATE	TRANSPORTATION DIVISION	DATE



ENGINEER OF WORK

bha, inc.
land planning, civil engineering, surveying

5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

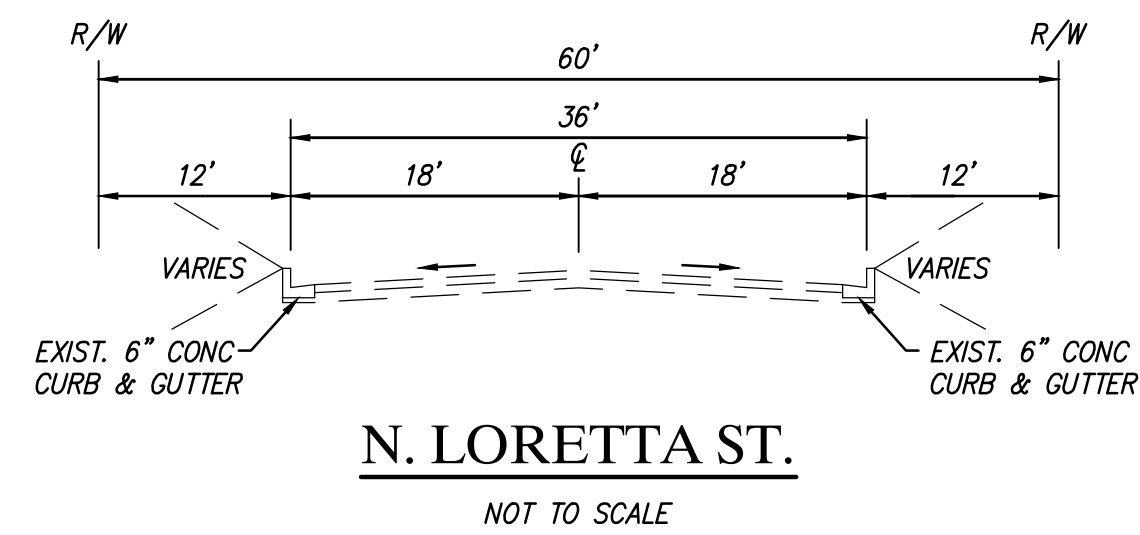
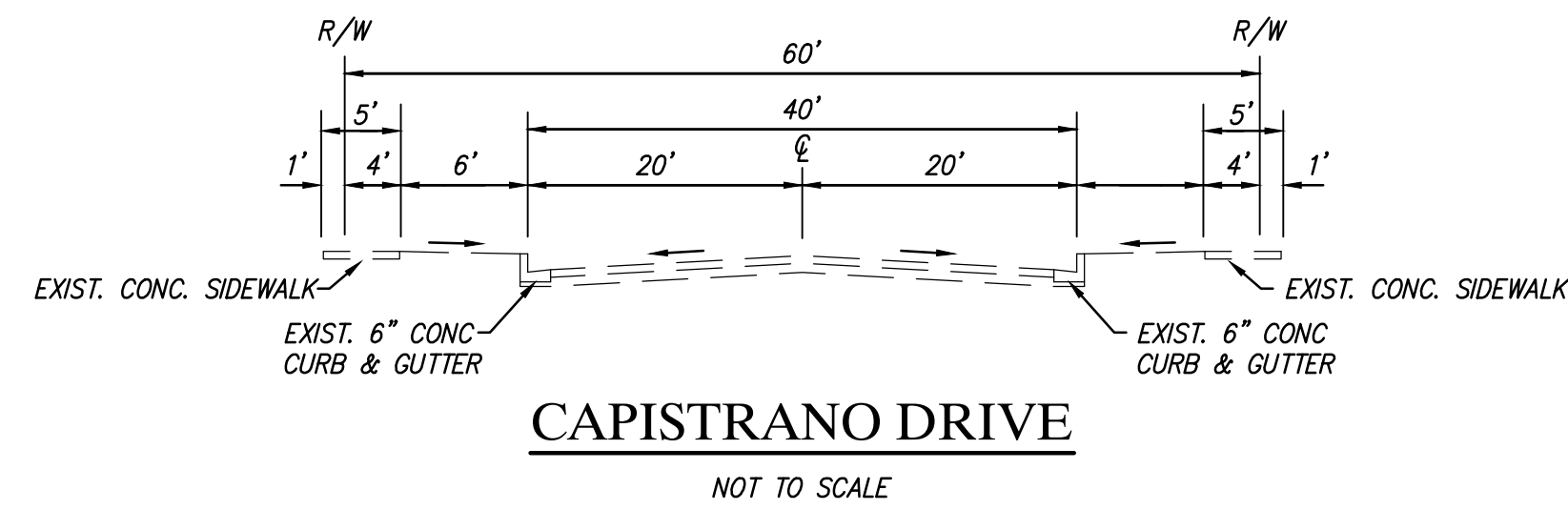
AS-BUILT PLANS	
NO.	DATE
RONALD L. HOLLOWAY	DATE
RCE 29271	EXP 3-31-21

APPROVED CHANGES		
NO.	DESCRIPTION	DATE

BENCH MARK	
DESCRIPTION:	DATE:
RECORD FROM:	DATE:
ELEVATION:	DATUM:

SHEET NO. 1		CITY OF OCEANSIDE ENGINEERING DIVISION		5 SHEETS	
PRECISE GRADING PLAN FOR NORTH LORETTA STREET TITLE SHEET OCEANSIDE, CALIFORNIA					
APPROVED					
CITY ENGINEER: BRIAN THOMAS P.E. 60907 Date: _____					
Prepared under the direction of		Reviewed By:		PLAN NUMBER	
RONALD L. HOLLOWAY		DATE		G	
R.C.E. 29271					

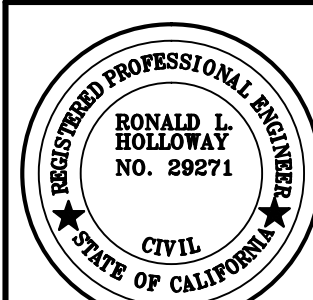
LEGEND OF ABBREVIATIONS					
AB	-	AGGREGATE CONCRETE BASE	IE	-	INVERT ELEVATION
AC	-	ASPHALT CONCRETE	LT	-	LEFT
BC	-	BEGIN CURVE	MH	-	MANHOLE
BVC	-	BEGIN VERTICAL CURVE	NTS	-	NOT TO SCALE
BW	-	BOTTOM OF WALL	P	-	PAVEMENT
C&G	-	CURB AND GUTTER	PCR	-	POINT OF CURB RETURN
CL	-	CENTERLINE	PRC	-	POINT OF REVERSE CURVE
CO	-	CLEANOUT	PVC	-	POLYVINYL CHLORIDE
E	-	ELECTRIC	RCP	-	REINFORCED CONCRETE PIPE
EC	-	END CURVE	RT	-	RIGHT
ECR	-	END CURVE RETURN	RW	-	RIGHT-OF-WAY
EP	-	EDGE OF PAVEMENT	S	-	SEWER
EVC	-	END VERTICAL CURVE	SD	-	STORM DRAIN
FC	-	FACE OF CURB	SG	-	SUBGRADE
FG	-	FINISHED GRADE	SW	-	SIDEWALK
FL	-	FLOWLINE	T	-	TELEPHONE
FS	-	FINISHED SURFACE/FIRE SERVICE	TB	-	TOP OF BERM/DIKE
G	-	GAS	TC	-	TOP OF CURB
GB	-	GRADE BREAK	TF	-	TOP OF FOOTING
HDPE	-	HIGH DENSITY POLYETHYLENE	TG	-	TOP OF GRATE
HP	-	HIGH POINT	TW	-	TOP OF WALL
I	-	IRRIGATION	W	-	WATER

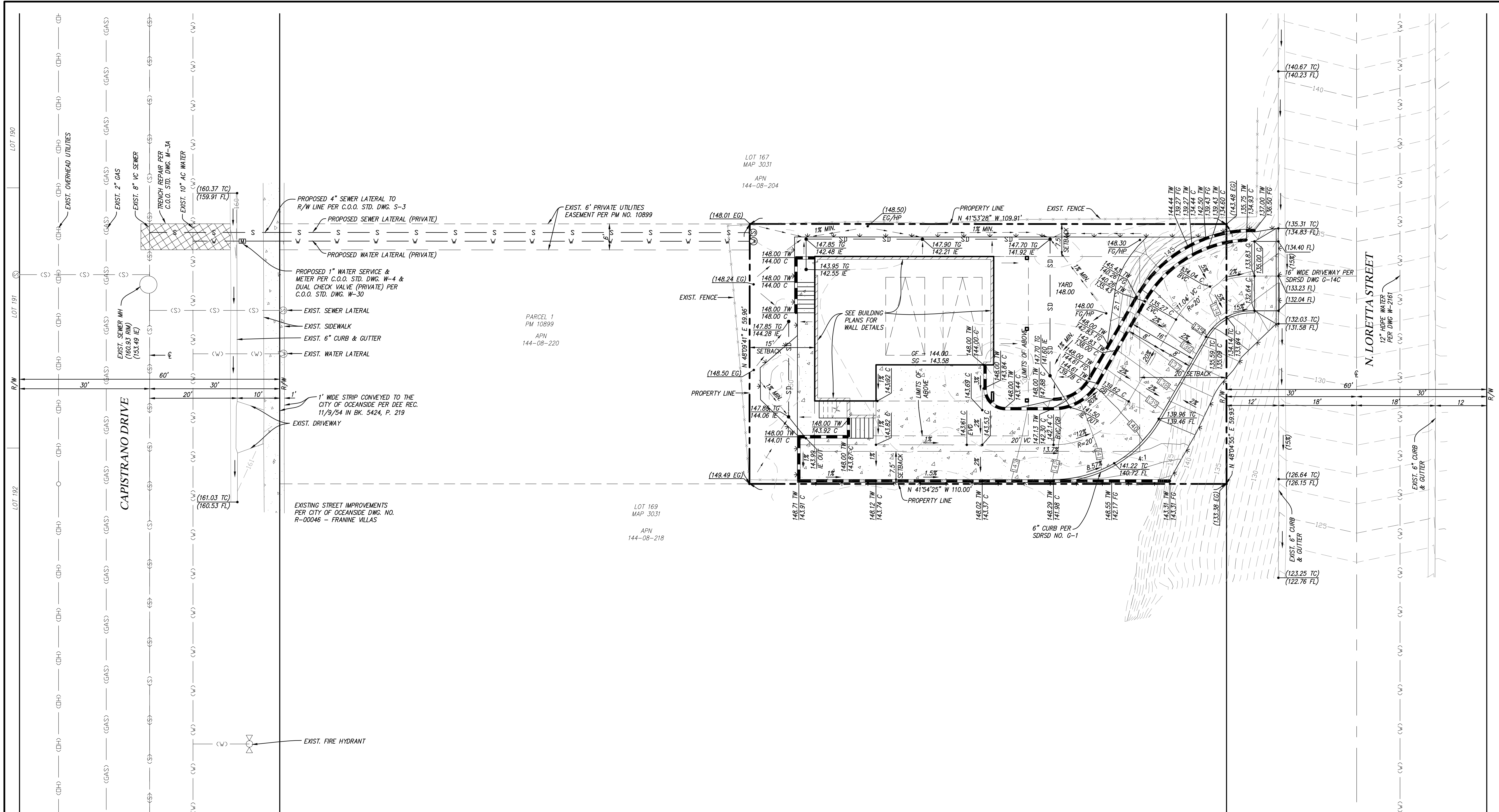


THESE PLANS ARE PRELIMINARY
UNLESS SIGNED BY THE CITY ENGINEER

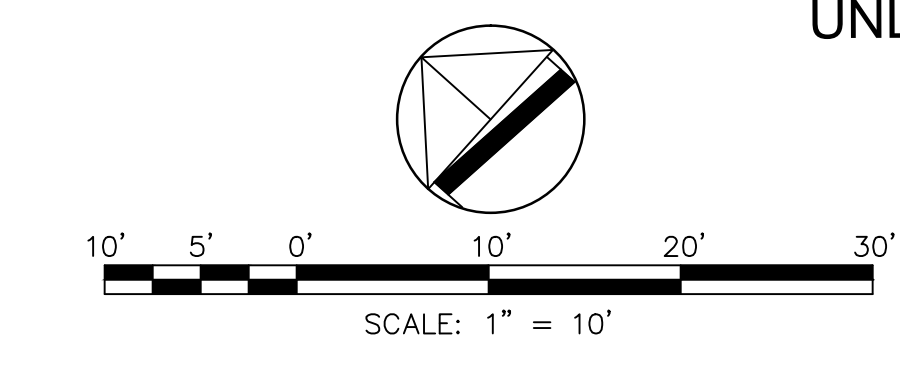
WDID NO. FILE NO.

SHEET 2	CITY OF OCEANSIDE ENGINEERING DIVISION	5 SHEETS
PRECISE GRADING PLAN FOR NORTH LORETTA STREET NOTES/DETAILS OCEANSIDE, CALIFORNIA		
APPROVED		
CITY ENGINEER: BRIAN THOMAS P.E. 60907 Date: _____		
Prepared under the direction of RONALD L. HOLLOWAY R.C.E. 29271	Reviewed By: DATE	PLAN NUMBER G

ENGINEER OF WORK	AS-BUILT PLANS	APPROVED CHANGES			BENCH MARK	
		NO.	DESCRIPTION	APPY'D		DATE
 bha, Inc. land planning, civil engineering, surveying 5115 AVENIDA ENCINAS SUITE "L" CARLSBAD, CA. 92008-4387 (760) 931-8700						



THESE PLANS ARE PRELIMINARY
UNLESS SIGNED BY THE CITY ENGINEER



SHEET 3		CITY OF OCEANSIDE ENGINEERING DIVISION		FILE NO. 5 SHEETS	
PRECISE GRADING PLAN FOR NORTH LORETTA STREET GRADING PLAN OCEANSIDE, CALIFORNIA					
APPROVED					
CITY ENGINEER: BRIAN THOMAS P.E. 60907 Date: _____					
Prepared under the direction of RONALD L. HOLLOWAY DATE		Reviewed By:		PLAN NUMBER G	

	ENGINEER OF WORK	AS-BUILT PLANS	APPROVED CHANGES	BENCH MARK																				
	bha, inc. land planning, civil engineering, surveying 5115 AVENIDA ENCINAS SUITE "L" CARLSBAD, CA. 92008-4387 (760) 931-8700	RONALD L. HOLLOWAY RCE 29271 EXP 3-31-21	DATE	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>APP'VD</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	APP'VD	DATE													<table border="1"> <thead> <tr> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>	DESCRIPTION:		
NO.	DESCRIPTION	APP'VD	DATE																					
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RECORD FROM:		ELEVATION:		DATUM:																				

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: 401 Mission Avenue

Assessor's Parcel Number: 147-271-14

Lot Area (acres or SF): 2.71

Existing Use: Cinama, retail, restaurants

Brief Description of Proposal:

Mixed use with approx 321 units and 20k of retail and restaurant space

Property Owner & Applicant Information

Owner Name: JH Real Estate Partners, Inc.

Phone Number & E-Mail Address: 949-723-8989 ext. 104

erivas@jhrep.com

Applicant Name: JH Real Estate Partners, Inc - Ernie Rivas

Phone Number & E-Mail Address: 949-723-8989 ext 104

erivas@jhrep.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)

1st choice date: May 25 Time preference: 9:30 am 10:30 am either

2nd choice date: June 8 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: 5-25-2022

Time: 10:30AM

Assigned Project Planner: Scott Nightingale

401 Mission Avenue Mixed-Use

JH Real Estate Partners

Found where Mission Avenue meets South Coast Highway, Oceanside welcomes a fresh residential development in one of the most sought-after beachside addresses. This contemporary, 7-story podium building emphasizes connectivity within an existing downtown area, full of vibrant shops, restaurants and retail, while merging it with a seaside lifestyle. In total, the mixed-use development consists of 321 residential units on a 2.7-acre site at a density of 118 DU/AC. Three levels of parking which included one subterranean, one on-grade and one above-grade contribute to 474 stalls of residential parking and 82 stalls of retail parking for a total of 556 stalls overall. The podium building is topped with 5 levels of residential units to reach a building height of 75 feet.

The proposed community contributes to the walkable urban environment with a mixed-use district complete with 10,000 square feet of double volume retail storefronts, sidewalk cafes, and a leasing office. Inviting public courtyards along Mission Avenue draw visitors into the project, while a resident rooftop deck vertically activates the community establishing a metropolitan vibe. Internally, dual open-air courtyards reside at the core of the building above the podium level, together providing resort-style pool, spa, lounges, and lush gardens, capitalizing on the tranquil SoCal weather. Seamlessly connecting the courtyards to tailored amenities are single and double volume jewel box amenity spaces designed for future fitness studios, clubrooms, and activity zones. A mix of modern, open concept floor plans will provide 53 studio units at 600 square feet, 96 one-bedroom units at 750 square feet, 137 two-bedroom units at 1050 square feet and 35 three-bedroom units at 1,200 square feet.

The design envisions a contemporary coastal ambiance with modern architecture influenced by its local context. Steps away from surf, sand, dining and entertainment, residents will embrace the laid-back beach town atmosphere in every aspect of this 21st century urban seaside community.



PROJECT SUMMARY:

1. STUDIO (600 S.F.):	53 UNITS (16%)
1 BR (750 S.F.):	96 UNITS (30%)
2 BR (1050 S.F.):	137 UNITS (43%)
3 BR (1200 S.F.):	35 UNITS (11%)
TOTAL:	321 UNITS
2. TOTAL NET RENTABLE:	290,000 SF
3. TOTAL ACRES:	+/- 2.72 ACRES
4. DENSITY:	118 DU/AC
5. PARKING REQUIRED:	633 STALLS
6. PARKING RATIO:	1.97 S/DU
STUDIO:	53x1.5=80 STALLS
1 BR:	96x1.5=144 STALLS
2 BR:	137x2=274 STALLS
3 BR:	35x2=70 STALLS
Guest:	321/5=65 STALLS
7. ASSUMED 25% REDUCTION:	-159 STALLS
8. RESI PARKING PROV:	474 STALLS
9. PARKING RATIO:	1.48 S/DU
10. RETAIL:	10,000 SF
11. PARKING REQUIRED:	50 STALLS
12. PARKING RATIO:	1S /200 SF
13. GFA FOOD	6,000 SF
14. FOOD SEATING AREA	3,000 SF
15. PARKING REQUIRED:	60 STALLS
16. PARKING RATIO:	1S /50 SF
17. TOTAL PARKING REQ:	110 STALLS
18. ASSUMED 25% REDUCTION:	-28 STALLS
19. COMM PARKING PROV:	82 STALLS
20. TOTAL PARKING PROV:	556 STALLS



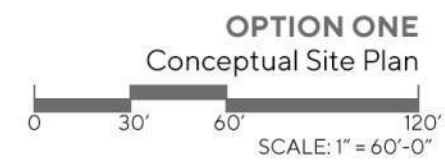
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401 Mission Avenue Mixed Use

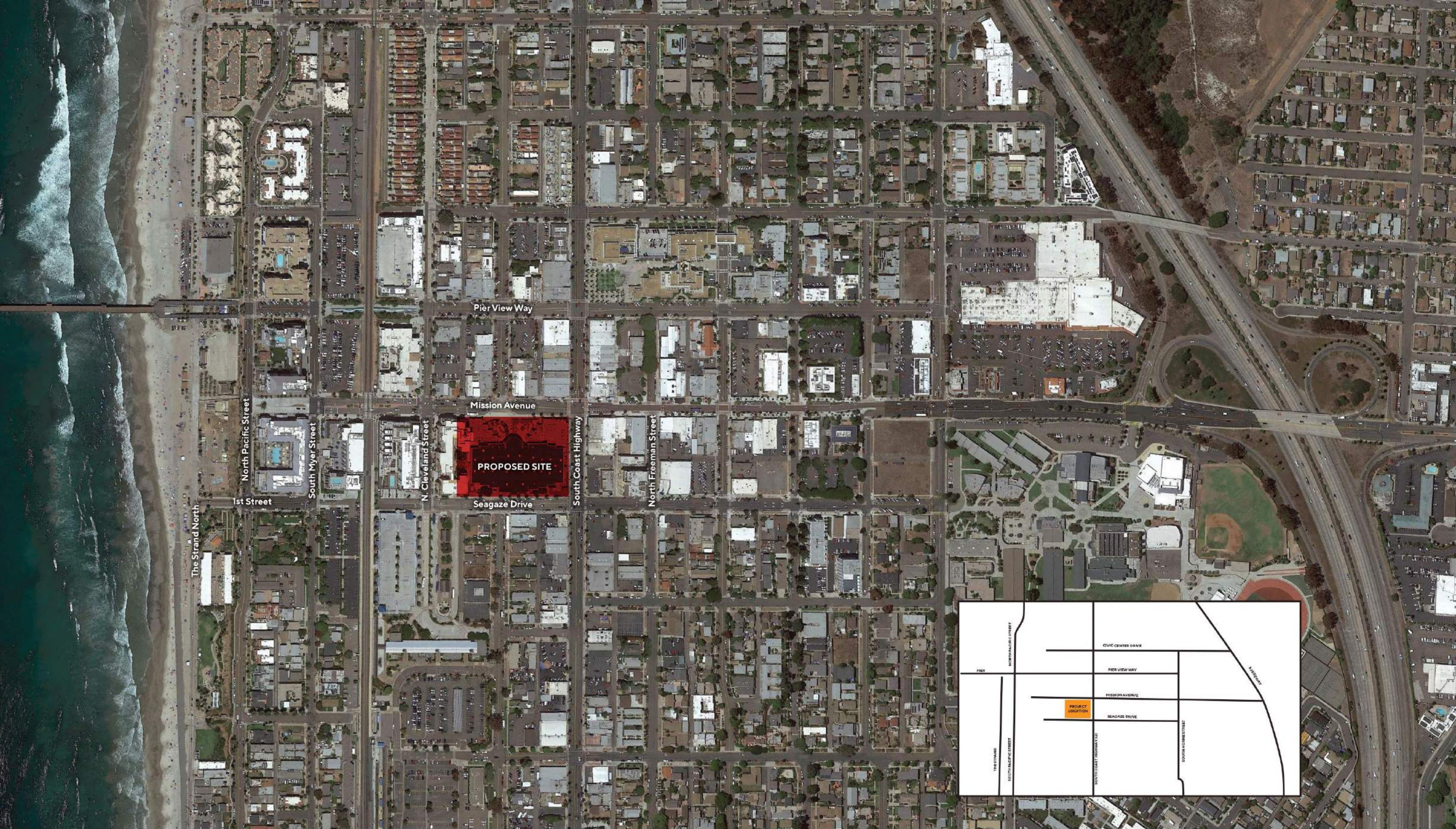
Oceanside, CA

JH Real Estate Partners, Inc.



01

Job No: 2022-124
Date: 04-08-2022



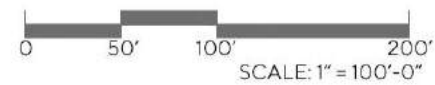
401 Mission Avenue Mixed Use

Oceanside, CA

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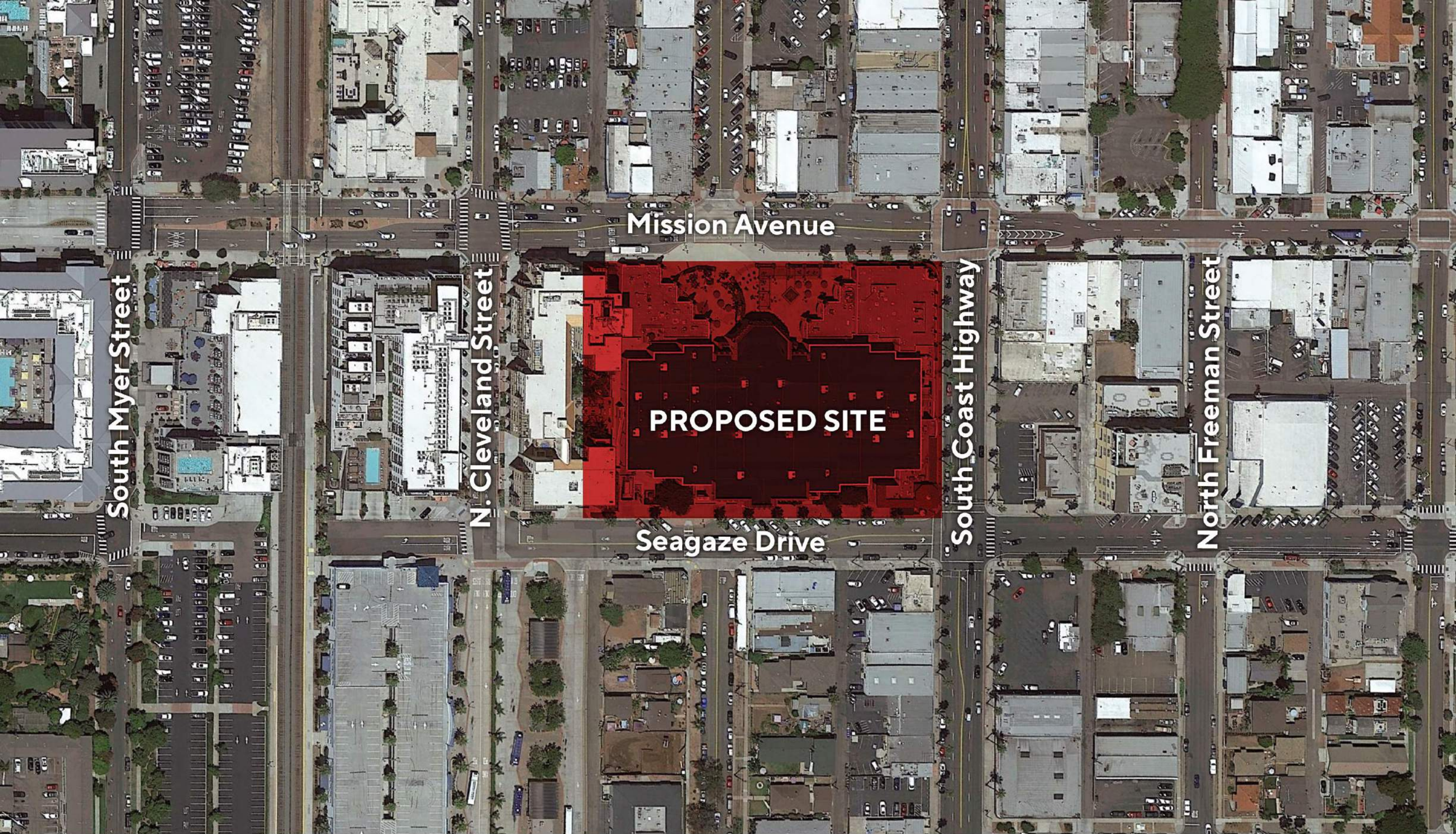


CONTEXTUAL SITE PLAN
Site Plan



01

Job No. 0022-124
Date 2022-05-11



Mission Avenue

PROPOSED SITE

Seagaze Drive

South Myer Street

N. Cleveland Street

South Coast Highway

North Freeman Street

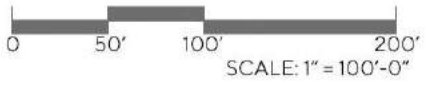
401 Mission Avenue Mixed Use

Oceanside, CA

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CONTEXTUAL SITE PLAN

Site Plan





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