

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, June 8, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 6/7/2022.

1. 9:30 - 10:30 am

Proposed Project would include construction of a 70,000-SF industrial building on a 4.74-acre parcel (APN 162-121-01). The development would include 73 parking spaces, 12 trailer parking spaces @ 12' x 50', bio-basin, underground stormwater storage, crib retaining wall, and 40'-wide entrance from Ord Way. The proposed use includes manufacturing, office, and warehouse. [ADM22-00049]

Zoning: IL
Land Use: LI
Neighborhood Area: Peacock
Assessor Parcel Number(s): 162-121-01
Contact Person: Erin Crouthers
Email: erin@hamannco.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: 0 Ord Way, Oceanside, CA 92056

Assessor's Parcel Number: 162-121-01 Lot Area (acres or SF): 4.74

Existing Use: Land Use: LI (Light Industrial) / Zoning: IL (Limited Industrial)

Brief Description of Proposal:

Development of ~56,000-SF building with a proposed use of light manufacturing, office, and warehouse.

Property Owner & Applicant Information

Owner Name: JJB CRC Properties LLC

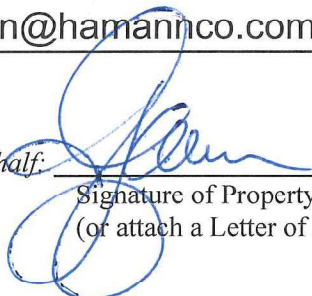
Phone Number & E-Mail Address: 619-440-7424 gregg@hamannco.com

Applicant Name: Erin Crouthers

Phone Number & E-Mail Address: 818-292-3901 erin@hamannco.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: June 8, 2022 Time: 9:30 am

Assigned Project Planner: Richard Greenbauer

BentallGreenOak Industrial Project

Date: May 11, 2022

Owner: BentallGreenOak, 600 California St., Suite 560, San Francisco, CA 94108

Project Address: 0 Ord Way, Oceanside, CA 92054

APN: 162-121-01-00

Land Use / Zoning: Light Industrial (LI) / Limited Industrial (IL)

Project Description

The BentallGreenOak Industrial Project (Proposed Project) is an industrial development located in the City of Oceanside, California. The Proposed Project would include construction of a 70,000-SF industrial building on a 4.74-acre parcel (APN 162-121-01). The development would include 73 parking spaces, 12 trailer parking spaces @ 12' x 50', bio-basin, underground stormwater storage, crib retaining wall, and 40'-wide entrance from Ord Way. The proposed use includes manufacturing, office, and warehouse.

There are two existing SDG&E easements on the project site. One easement is a 12-ft SDG&E access easement along the northern property line, of which 6-ft is within the project site, while the remaining 6-ft is on the adjacent parcel. The northwestern portion of the parcel includes a 30-ft SDG&E Gas Easement buffer of the parcel line for approximately 250-LFt.

The current City of Oceanside land use designation is Light Industrial (LI). The existing zoning is Limited Industrial (IL). Per the City's Zoning Ordinance, the proposed project us would be light manufacturing, warehouse, distribution, and office consistent with the intent of Article 13 of the City of Oceanside Zoning Ordinance:

IL Limited Industrial District. To provide areas appropriate for a wide range of (1) moderate to low-intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail uses or general industrial uses. (Article 13 of the City of Oceanside Zoning Ordinance).

Project Location and Setting

The 4.74-acre Project site is located within the Oceanside Gateway Business Park (PM19400) on Ord Way in the City of Oceanside (Figure 1). The site is situated east-southeast of Oceanside Boulevard and north-northwest of the Sprinter Rail Line. The site is located within the northeastern quarter of the San Luis Rey 7.5' USGS quadrangle and mapped in Township 11 South, Range 4 West, Sections 23.

The Proposed Project site is vacant and considered Urban/Developed within the City of Oceanside GIS map viewer (Figure 2). The Proposed Project area is surrounded by industrial park and businesses to the north and west and the Sprinter Rail Line to the south and east. The Loma Alta Creek runs south of the Sprinter Rail Line and single-family residences are further south.

The Project site is comprised of gentle sloping terrain towards the southwest with the elevation ranges from 340 feet Above Mean Sea Level (AMSL), along the northeastern corner of the property to 306 feet AMSL in the southwestern portion of the Project site. Geologically, the project site is underlain by Las Flores loamy fine sand and hydrologic soil group D (SANGIS, 2022).



Project Vicinity

BENTALL GREEN OAKS



FIGURE 1



A. Photograph looking towards the southeast from Ord Way (Google, 2021).



B. Photograph looking towards the southeast from Ord Way (Google, 2021).

Site Photos

BENTALL GREEN OAKS

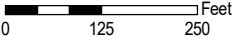


FIGURE 2

May 2022

**REPRESENTATIVE
CONCEPTUAL ELEVATIONS**



**REPRESENTATIVE
CONCEPTUAL ELEVATIONS**



**REPRESENTATIVE
CONCEPTUAL ELEVATIONS**



**REPRESENTATIVE
CONCEPTUAL ELEVATIONS**



Ord Way
City of Oceanside Developer Conference Meeting Agenda

Meeting Objective: For the project team to have a clear understanding of the City of Oceanside’s objectives and expectations for the proposed project to ensure a smooth, collaborative, and efficient entitlement process.

Project Team Attendees

Matt Traino – IDS (Development Manager)
Shane Isdaner – IDS
Chris Maurer – IDS
Alastair Townsend – BentallGreenOak (Partner / Owner)
Michael Chukwueke – BentallGreenOak
Rayan Bezri – BentallGreenOak
ARCHITECT A – TBD (Architect)
ENGINEER A – TBD (Civil Engineer)
Gregg Hamann – Hamann Construction (General Contractor)
Erin Crouthers – Hamann Construction
Matthew Sanders – Hamann Construction
Paul Giese – Hamann Construction

Meeting Outline

- I. Zoning Clarifications
 - a. Limited industrial v. general industrial zoning
 - i. Limitations on limited industrial designation
 - ii. Requirements for change to general industrial
 1. Process / timeline expectation

- II. Entitlement Overview / Process
 - a. General outline of City of Oceanside review/approval process?
 - i. Administrative review or any discretionary component?
 - ii. Any design review board (or similar)?
 - iii. Timeline expectation
 - b. Required technical studies
 - i. Traffic (VMT, LOS)
 - ii. Biology
 - iii. Paleo
 - iv. Noise
 - v. Fire Protection
 - vi. AQ / GHG
 - vii. Other
 - c. Does the City require or recommend any community outreach?
 - d. Any known community opposition?
 - i. Any labor issues or considerations?

**Ord Way
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- e. CEQA compliance
 - i. Was a prior environmental document completed for site?
 - ii. What is needed for this project?

- III. Fees
 - a. Is a complete fee estimate available from the City?
 - i. Discretionary
 - ii. Plan review/check
 - iii. Permit
 - iv. Impact
 - v. School
 - vi. Other
 - b. Timing of payment of fees?

- IV. Design Considerations
 - a. Building façade “modulation” requirements
 - i. Required? At what interval?
 - ii. Any other applicable architectural guideline, requirements?
 - b. Will City require screening of truck court?
 - i. If so, what type (wall height, landscaping, etc.)
 - c. Clarify parking requirements (warehouse, office, manufacturing, etc.)
 - d. Setback clarification
 - i. Front, Rear, Side
 - e. Any NCTD special considerations?
 - f. Retaining Walls
 - i. Maximum height?
 - ii. Are there any setback restrictions?
 - iii. Type of wall (plantable or stepped wall)

- V. Public Works
 - a. Right of Way / Off-site Improvements?
 - i. Expectations for improvement on Ord Way (a private road).
 - 1. Sidewalks, streetlights, etc.
 - ii. Any restrictions on truck traffic on Ord Way?
 - iii. Ord Way driveway(s)
 - 1. Relocation of exiting driveway (relinquishment, remandment?)
 - 2. Multiple driveways?
 - 3. Driveway width requirements?

- VI. Utilities
 - a. What is the process for bringing utilities into the site? Other approvals required?
 - b. Storm Drain
 - i. Process for stormwater design?
 - ii. Requirement to treat and detain?
 - iii. Any restrictions on utilizing a single basin for the site?
 - c. SDGE Easement / Coordination
 - i. Any requirements to be aware of?