

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, June 22, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 06/21/2022.

1. 9:30 - 10:30 am

Proposed 19 lot Single Family residential subdivision with one affordable unit on a 3.4 acre site located at 1448 Avocado Rd . [ADM22-00052]

Zoning: RE-B

Land Use: EB-R

Neighborhood Area: Fire Mountain

Assessor Parcel Number(s): 151-222-05 & 03 & 04

Contact Person: Tom St. Clair

Email: tstclair@rincongrp.com

ITEM 1



To be completed by City staff

Project Number: ADM 22 - 00052



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: 1448 Avocado Oceanside CA

Assessor's Parcel Number: 151-222-03,-04 & -05 Lot Area (acres or SF): 3.42 acres

Existing Use: One rental dwelling unit

Brief Description of Proposal:
19 single family residential homes - (18 market rate homes, 1 affordable)

Property Owner & Applicant Information

Owner Name: Avocado Road Partners LLC

Phone Number & E-Mail Address: 415-810-4412 winmorgan23@gmail.com

Applicant Name: Tom St.Clair

Phone Number & E-Mail Address: 714-724-5647 tstclair@rincongrp.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.

DocuSigned by:
Win Morgan Hicks
13B3A60B71AD405
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: June 22 Time preference: 9:30 am 10:30 am either

2nd choice date: July 13 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: 06-22-2022 Time: 9:30 AM

Assigned Project Planner: Scott Nightingale

1448 Avocado St. Developers Conference

APN: 151-222-03, 04 & -05

3.42 acres

GP/Zoning: Residential Estate B / RE-B

Project Description

- We are planning a development of 19 single family homes utilizing a street that connects Avocado to French Court. 18 of the homes will be market rate and 1 home will be very low income affordable. The architecture will be coastal contemporary. We are planning on 2-3 different floor plans with multiple building elevations and layouts. The 18 market rate homes will be approximately 3,000 SF and the affordable will be approximately 2,200 SF.
- The lot sizes for the market rate homes will range between 5,000 and 8,325 SF. The affordable home lot size will likely be less than roughly 3,500 SF.

Proposed Density Bonus Summary

- Based on RE-B zoning density (4.35 du/ac), California Base Density zoning maximum as follows:
 - 151-222-03: .53 acres * 4.35 = 2.3055, rounded up to 3
 - 151-222-04: .50 acres * 4.35 = 2.175, rounded up to 3
 - 151-222-05: 2.39 acres * 4.35 = 10.396, rounded up to 11
 - Total base density = 17 units
- 5% Low Income affordable x 17 = .85 – round up to **1 Very Low affordable unit** required
- 20% density bonus 17 x .2 = 3.4 - round up to **4 bonus units**
- Total of 17+4=**21 total units** permitted for the site.
- Current design is calling for 19 homes, but we do have a site plan that we are considering that has 21 homes.
- Please note, we are taking each parcel to calculate the density and then rounding up. This is how City of Encinitas calculates their density. Additionally, California State Density Code states: “This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.”

Based on conceptual design, waivers will be needed for (but not limited to):

- Minimum Lot Area under 10,000 square feet – The lots will range between 5,000 sf and 8,325 sf for the market rate homes and the affordable lot size will be roughly 3,500 sf.
- Minimum Lot Width under 70 feet.
- Potentially a waiver on the rear yard setback on some of the homes
- Third car garage requirement for homes over 2500 sf. The homes will have two car garages and two parking spaces in the driveway.

Based on conceptual design, incentive will be needed for:

- We are requesting to NOT underground the utility poles on Avocado or any other utility poles requested by the City.
- Based upon the City's requirements for frontage improvements on all sides of the project, applicant may request an incentive for frontage improvements.

Additional Questions

1. Does the City have any issue with applicant utilizing an incentive to not underground the utility poles on sides of the project?
2. Does the City have an issue with asking for a waiver to not provide the third car garage based upon 3,000 SF homes? Keep in mind, each home will have two covered parking spots and two parking spaces in a driveway.
3. Does the City have a minimum size they would like to see for the affordable unit?
4. Can the project utilize a 32 wide street and provide parking on one side of the street?
5. Does the City and/or fire department have any issue utilizing French Court as a connection street? Will the turning radius suffice for fire?
6. Are there any other code compliance items with the proposed design that may need waivers?
7. Will the city require a Phase I Environmental Assessment as part of the application?
8. Can you speak to whether this property would qualify for Categorical Infill Exemption as it relates to CEQA?
9. What frontage improvements would be required?
10. Does the City have any issue with applicant utilizing an incentive for frontage improvements?
11. Will a biological survey be required for this project?

LEGEND

PROPERTY BOUNDARY	———
RIGHT-OF-WAY	———
CENTERLINE OF ROAD	———
PROPOSED LOT LINES	———

ZONING INFORMATION

ZONING: RESIDENTIAL
 ZONING CODE: RE-B - RESIDENTIAL ESTATE B
 GROSS AREA = 3.43 AC

DENSITY CALCULATIONS

PARCEL SIZE (GROSS): 3.42 AC

TOTAL DENSITY BASED ON INDIVIDUAL PARCELS:

APNs:
 151-222-03: 0.53 AC * 4.35 = 2.3065 DU ==> 3.0 DU
 151-222-04: 0.50 AC * 4.35 = 2.175 DU ==> 3.0 DU
 151-222-05: 2.39 AC * 4.35 = 10.3965 DU ==> 11.0 DU

TOTAL DENSITY: 3.0 + 3.0 + 11.0 = 17.0 DU

VERY LOW INCOME DWELLING UNITS = 3.0

3.0 DU / 17.0 DU = 17.6%

17.6% > 15% = 50% DENSITY BONUS FOR 15% VERY LOW INCOME DWELLING UNITS

VERY LOW INCOME DENSITY BONUS:
 17.0 DU * 50% BONUS = 25.5 DU ==> 26.0 DU ALLOWED (3 AFFORDABLE, 23 MARKET RATE)

TOTAL DENSITY BASED ON GROSS AREA:

3.42 AC * 4.35 = 14.877 DU ==> 15.0 DU

TOTAL DENSITY: 15.0 DU

VERY LOW INCOME DWELLING UNITS = 3.0

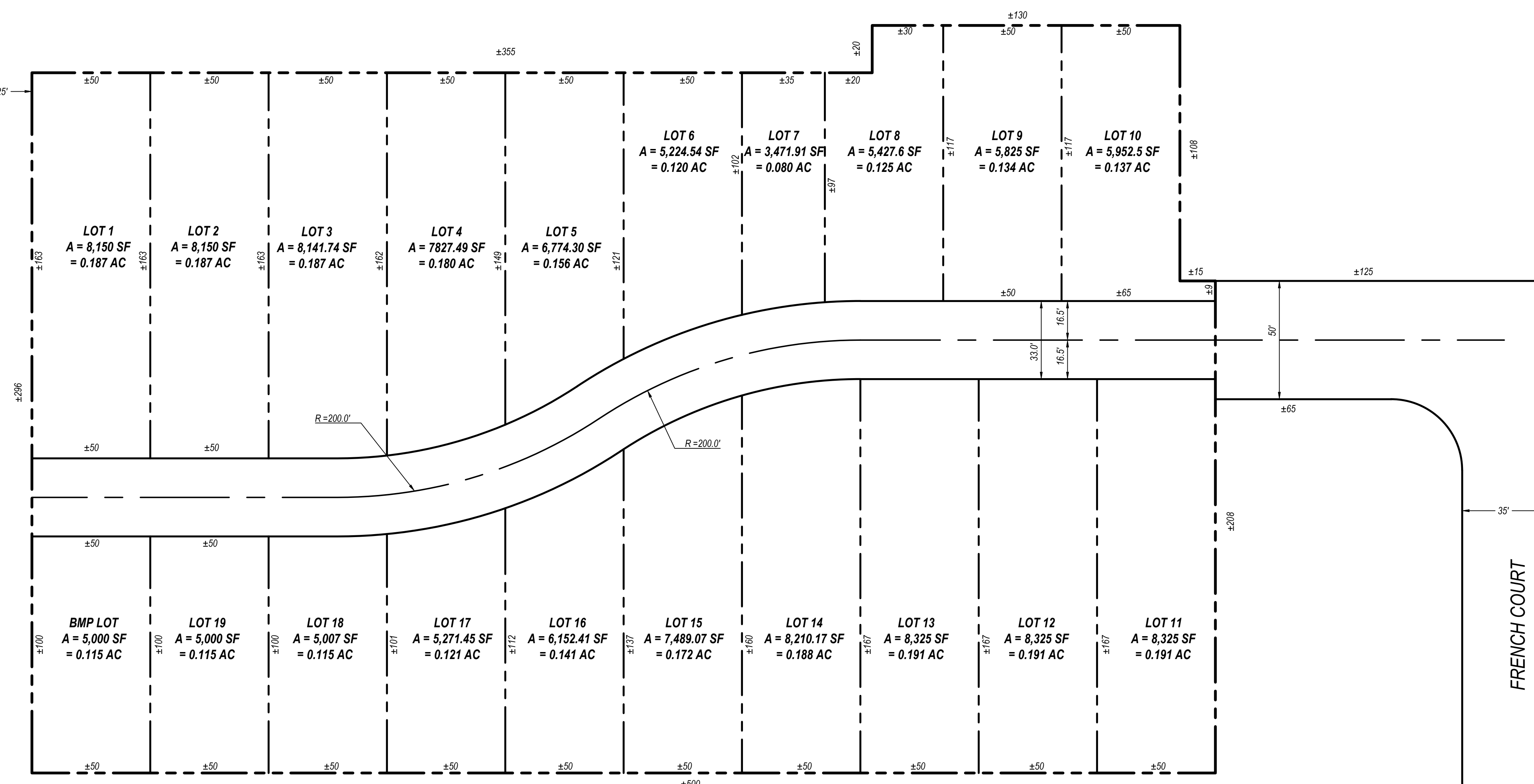
3.0 DU / 15.0 DU = 20.0%

20.0% > 15% = 50% DENSITY BONUS FOR 15% VERY LOW INCOME DWELLING UNITS

VERY LOW INCOME DENSITY BONUS:
 15.0 DU * 50% BONUS = 22.5 DU ==> 23.0 DU ALLOWED (3 AFFORDABLE, 20 MARKET RATE)

AVOCADO ROAD

FRENCH COURT

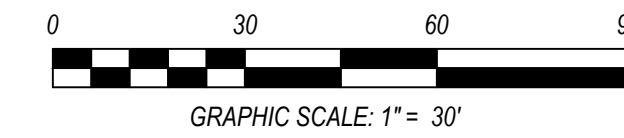


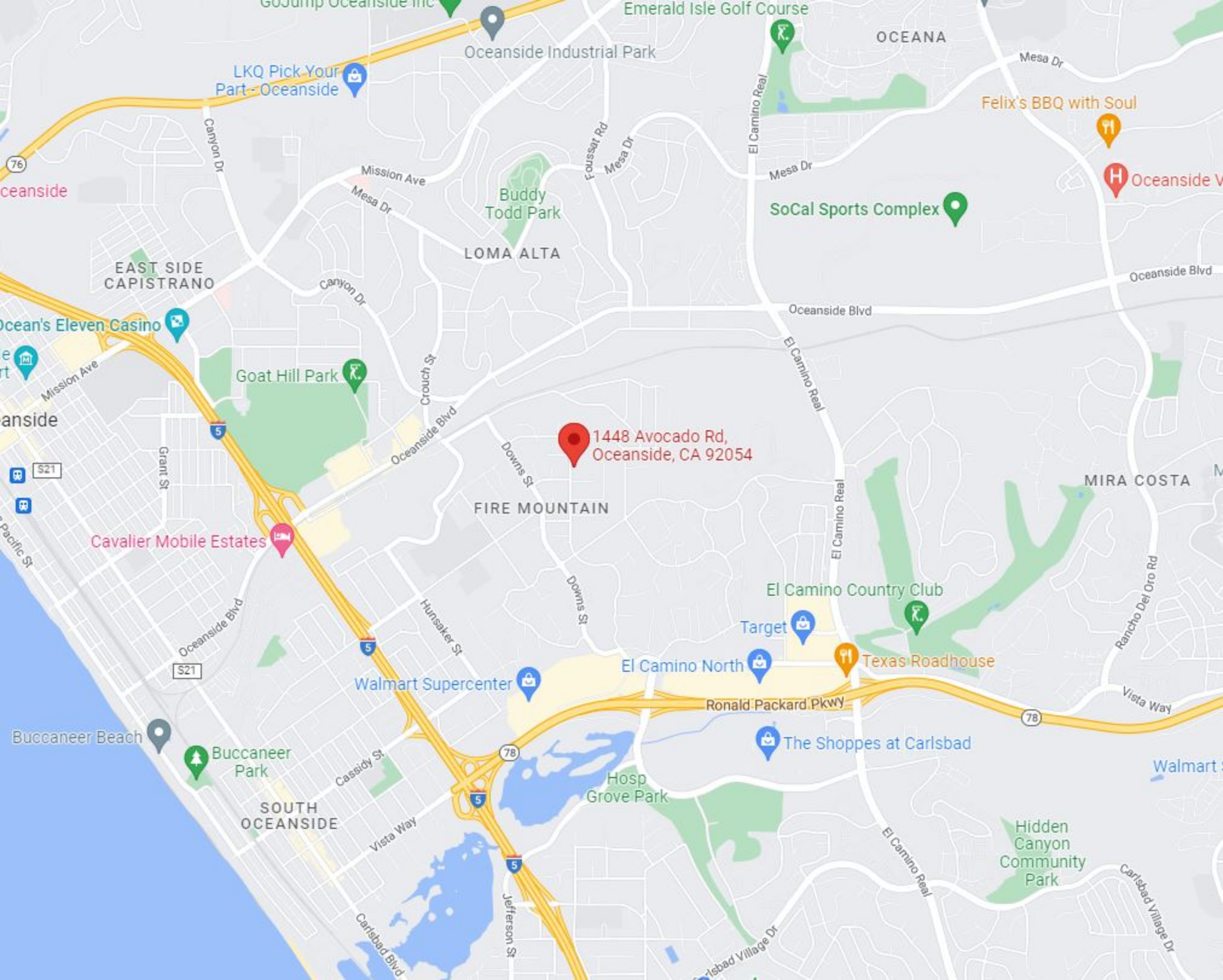
PLAN VIEW - LOT LAYOUT
 SCALE: 1" = 30'

LOT LAYOUT EXHIBIT

1448 AVOCADO ROAD
 OCEANSIDE, CA 92054

PREPARED BY:
PASCO LARET SUITER
 & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com





1448 Avocado Rd,
Oceanside, CA 92054

LKQ Pick Your Part - Oceanside

Oceanside Industrial Park

OCEANA

Mesa Dr

Felix's BBQ with Soul



Oceanside

SoCal Sports Complex



Oceanside Blvd

EAST SIDE
CAPISTRANO

LOMA ALTA

Oceanside Blvd

Goat Hill Park



1448 Avocado Rd,
Oceanside, CA 92054

FIRE MOUNTAIN

MIRA COSTA

Cavalier Mobile Estates



El Camino Country Club



Target



Texas Roadhouse



El Camino North



Walmart Supercenter



Ronald Packard Pkwy

The Shoppes at Carlsbad



Buccaneer Beach



Buccaneer Park

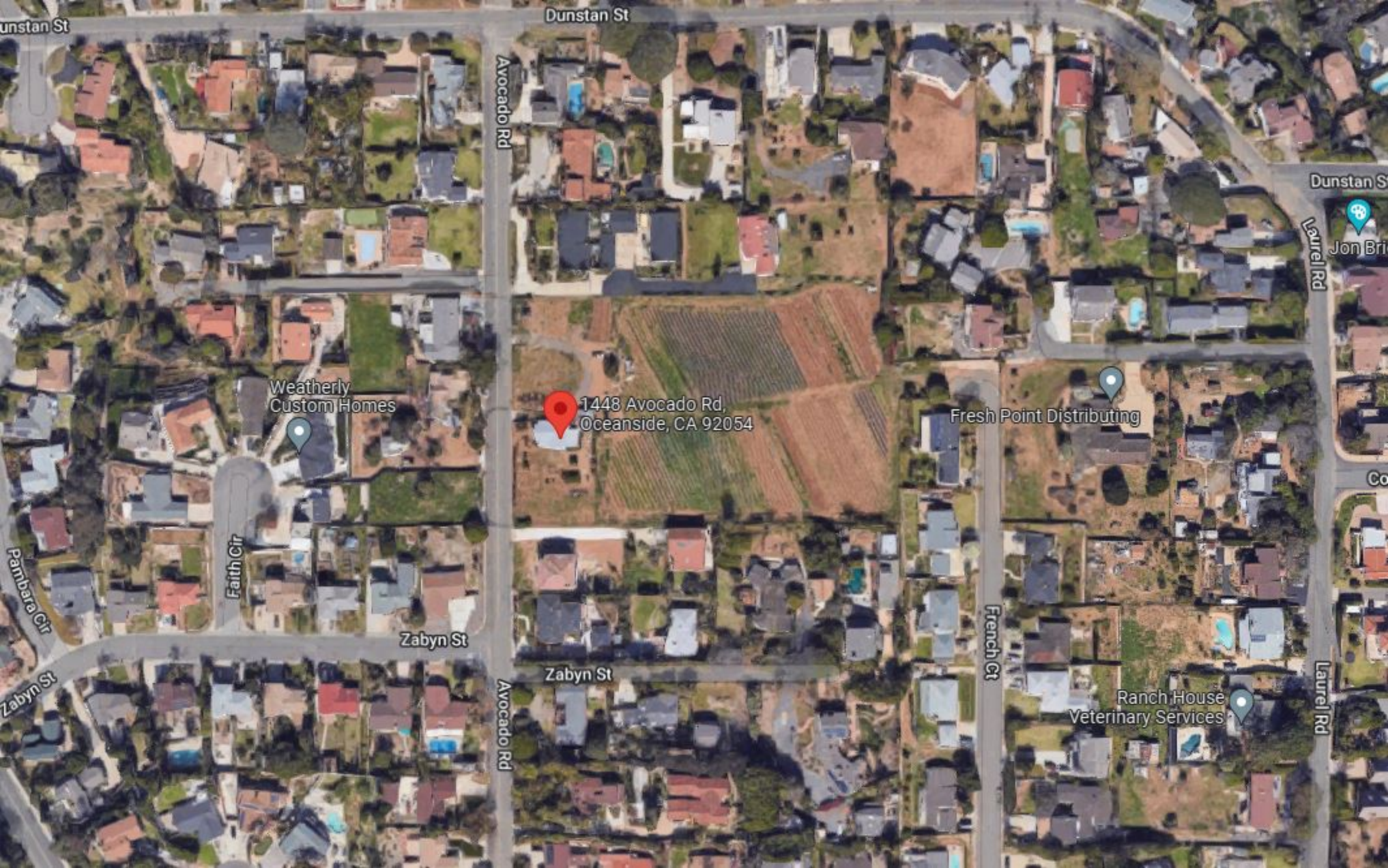


SOUTH
OCEANSIDE

Hosp Grove Park

Hidden Canyon
Community Park

Carlsbad Village Dr



1448 Avocado Rd,
Oceanside, CA 92054

Weatherly
Custom Homes

Fresh Point Distributing

Ranch House
Veterinary Services

Dunstan St

Dunstan St

Avocado Rd

Dunstan St

Laurel Rd

Jon Bri

Faith Cir

Zabyrn St

Zabyrn St

Co

Pambara Cir

Zabyrn St

French Ct

Laurel Rd