Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, September 28, 2022

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed expansion of existing apartment complex by 248 units. All existing apartment buildings will remain while three (3) new products are proposed (Triplexes, Villas and Cabanas). Almost all will have their own attached one (1) car garage. It is a 37.9 acre site located at 4401 Mission Avenue.

Project Number: ADM22-00067

Assessor Parcel Number(s): 158-122-24-00
Contact Person: Michael Schrock
Email: michael@urbanarena.com
Zoning: RM-B
Land Use: MDB-R
Neighborhood Area: San Luis Rey

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed tenant improvement of an existing 2-story vacant restaurant building located on the Oceanside Municipal Fishing Pier. Improvements will include: new interior layouts for 1st & 2nd floors, upgraded kitchen, roof deck to capture additional existing roof area and upgrades to restrooms & elevator.

Project Number: ADM22-00068

Assessor Parcel Number(s): 147-074-14-00 (1 Oceanside Pier #1
Contact Person: Andy McCabe
Email: tecscapedesign@gmail.com
Zoning: D-15
Land Use: DT
Neighborhood Area: Townsite

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1

AVENIDA LAS BRISAS
OLD GROVE RD
MISSION AVE
AVENIDA DEL G
AVENIDA
VIA PELICANO
VIA PELICANO
ROYAL TERN WAY
AUKLET WAY
DULIN PL
VALLEY HEIGHTS
TWINS HAVEN RD
KITTIWAKE W

To be completed by City staff **Project Number**: ADM 22 - 00067

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: 4401 Mission Ave

Assessor's Parcel Number: 15181222400 Lot Area (acres or SF): 37.9 ac

Existing Use: Multiple Family Residential

Brief Description of Proposal:
Expand existing complex

Property Owner & Applicant Information

Owner Name: Rancho Presidio Fee Owner LLC

Phone Number & E-Mail Address: 424-325-2743 scollier@truamerica.com

Applicant Name: Michael Schrock

Phone Number & E-Mail Address: 949-278-1571 michael@urbanarena.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: 9/14 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: 9/28 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 _____

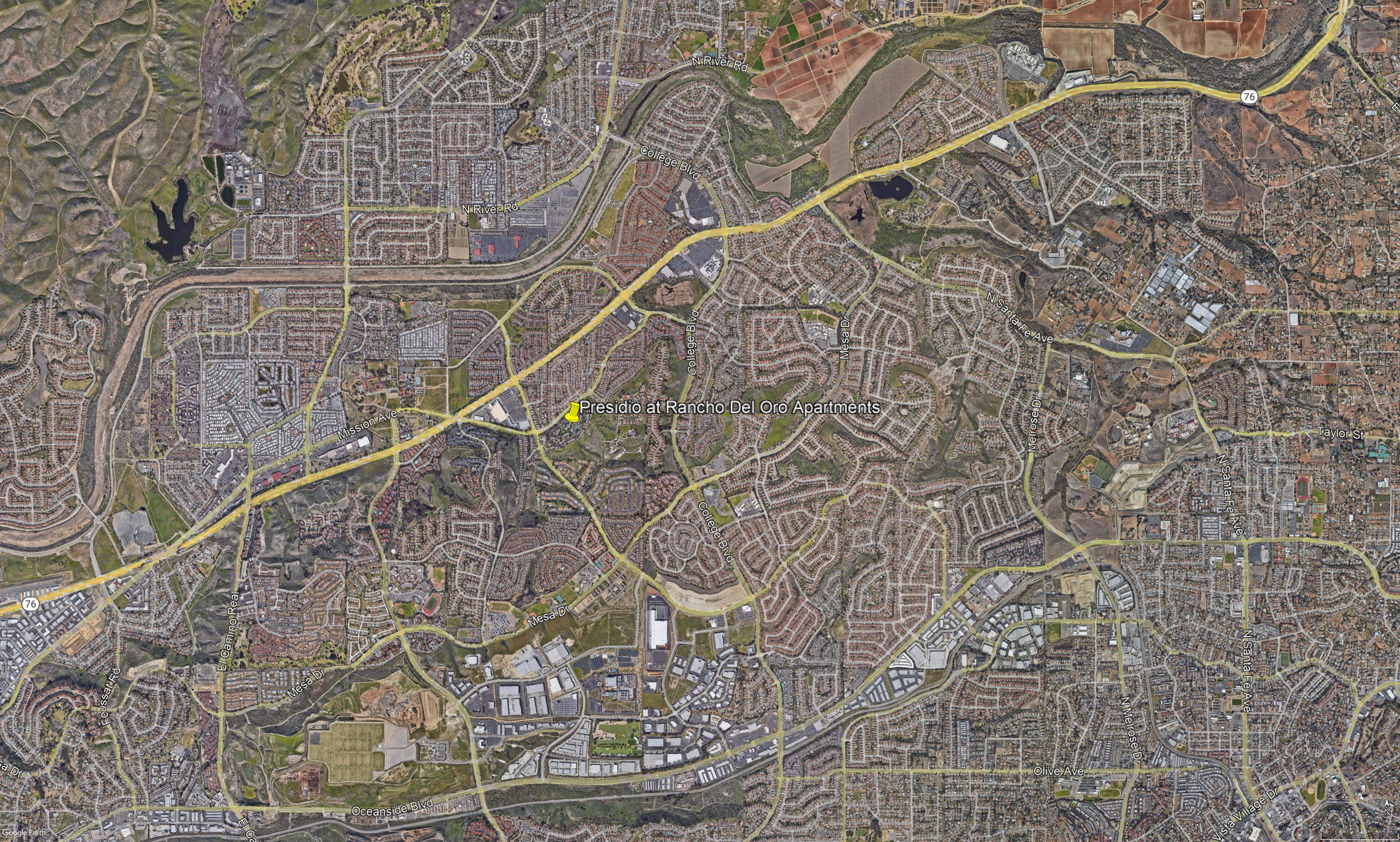
Email the following PDF documents to PlanningStaff@oceansideca.org:

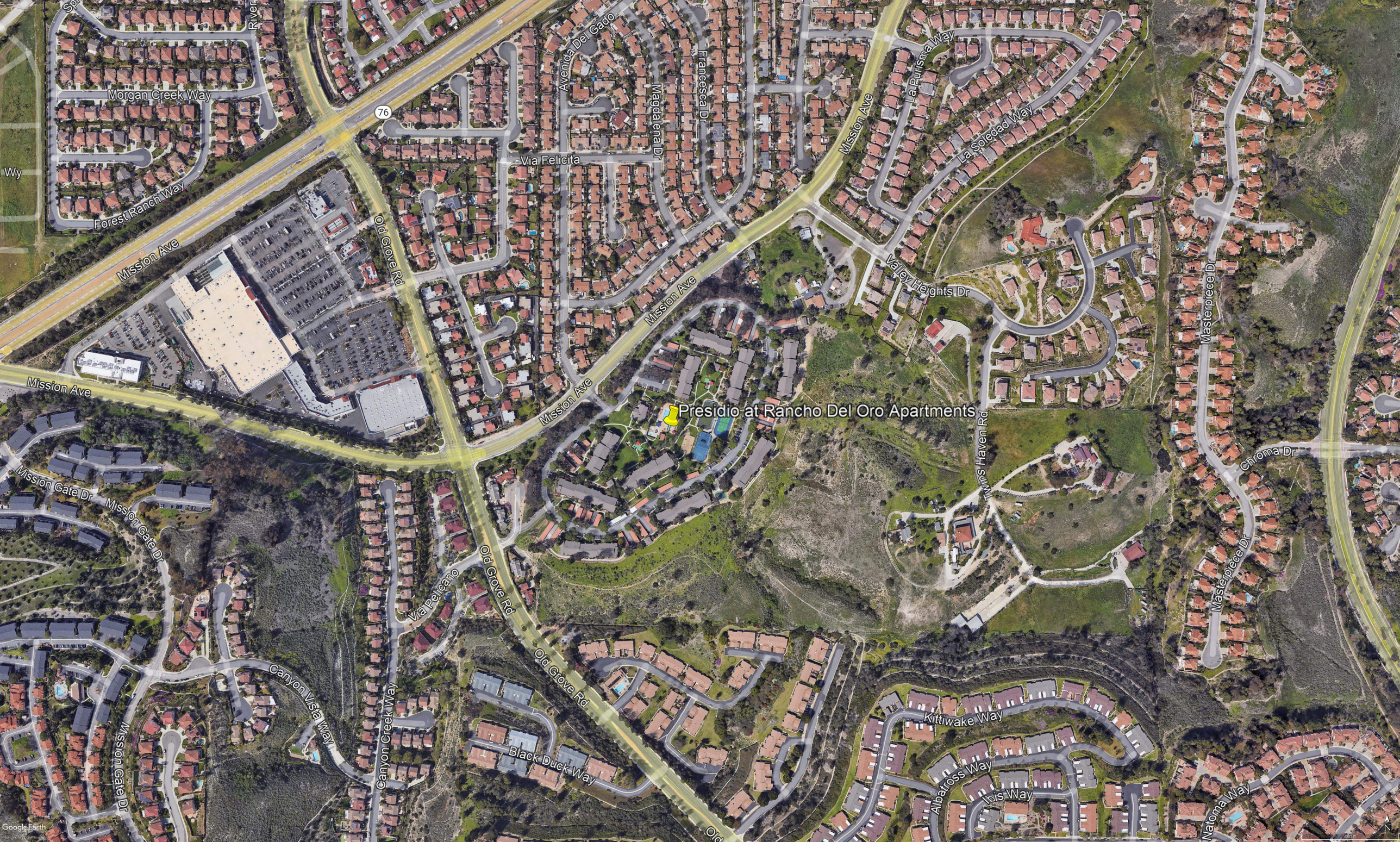
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: September 28, 2022 *Time:* 9:30 a.m.

Assigned Project Planner: Rob Dmohowski


Presidio at Rancho Del Oro Apartments
N River Rd
College Blvd
Mission Ave
Mesa Dr
El Camino Real
Foussat Rd
Oceanside Blvd
N Santa Fe Ave
Melrose Dr
Taylor St
Olive Ave
N Melrose Dr
Vista Village Dr
76
Google Earth


Presidio at Rancho Del Oro Apartments
Morgan Creek Way
Forest Ranch Way
Mission Ave
Old Grove Rd
Via Felicita
Avenida Del Cado
Magdalena Dr
Francesca Dr
La Purisma Way
La Soledad Way
Valley Heights Dr
Masterpiece Dr
Chroma Dr
Twins Haven Rd
Mission Gate Dr
Canyon Vista Way
Canyon Creek Way
Via Pelicano
Black Duck Way
Kittiwake Way
Albatross Way
Ibis Way
Natoma Way
76
Google Earth

SITE SUMMARY

Gross site area:	37.05 AC
Total units:	512 units
Net density:	13.82 du/ac
Parking required:	1024 spaces
Parking provided:	1024 spaces

UNIT SUMMARY

1 BR	208	41%
2 BR	226	44%
3 BR	78	15%
	512	**100%**

PARKING REQUIRED

		Required	
1 BR	0.5 spaces/unit	104	
Covered	1 spaces/unit	208	
2+ BR	1 spaces/unit	304	
Covered	1 spaces/unit	304	
Guest	1 space + 20% of total units	103	
		1024	(512 Covered)

PARKING PROVIDED

	Provided	
Uncovered		
Street	488	
Driveway	24	
Covered		
Garage	154	
Carport	358	
	1024	(512 Covered)

Plan Type	Net S.F.	Bed/Bath	Stories	Garage	Total	% of total	Total buildable SF
VILLA					19		
1A	620	1/1	1	1-car	38	15%	23,560
1B	700	1/1	1	1-car	38	15%	26,600
2B	950	2/2	1	1-car	38	15%	36,100
3A	1,140	3/2	1	1-car	38	15%	43,320
TRIPLEX					20		
1C	720	1/1	1	1-car	20	8%	14,400
2C	950	2/2	1	-	20	8%	19,000
3B	1,200	3/2.5	1	1-car	20	8%	24,000
CABANA					6		
2A	950	2/2	1	-	36	15%	34,200
					248	**100%**	**221,180**

PRESIDIO AT RANCHO DEL ORO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 7 | 25 | 22

1"=60'-0" SCALE NORTH

0 60 120

PROPOSED SITE PLAN - OPTION 2 | S3

URBAN ARENA

EXISTING CONDITIONS

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

URBAN ARENA

EXISTING CONDITIONS

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

URBAN ARENA

OPTION 1 (EXISTING COLORS)

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

URBAN ARENA

OPTION 2

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

URBAN ARENA

OPTION 3

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

URBAN ARENA

6 PLEX - OPTION 1 (EXISTING COLORS)

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

PRESIDIO AT RANCHO DEL ORO | PAINT SCHEMES

URBAN ARENA

6 PLEX - OPTION 2

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

PRESIDIO AT RANCHO DEL ORO | PAINT SCHEMES

URBAN ARENA

6 PLEX - OPTION 3

PRESIDIO APARTMENTS

OCEANSIDE | CA

TRUAMERICA | 22-066

DATE 8 | 03 | 22

PRESIDIO AT RANCHO DEL ORO | PAINT SCHEMES

URBAN ARENA

URBAN ARENA

OC SD OAK
3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714 754 4500

PROJECT DESCRIPTION LETTER

PROJECT ADDRESS: 4401 Mission Ave, Oceanside CA 920057

APN: 1581222400

The proposed project is the expansion of an existing apartment community in Oceanside, California. All existing apartment buildings will remain while three new products are proposed—Triplexes, Villas, and Cabanas. Almost all new units will include their own attached one car garage. All proposed buildings will have smaller footprints than the existing apartment buildings to accommodate for the natural topography of the site. The proposed site plan utilizes the existing entrances to the site off Mission Ave and Via Pelicano and revises parking within the site to conform to Oceanside code requirements. 248 new units are proposed, bringing the total units on the site to 512. The net density of the proposed plan is 13.8 du/ac, remaining within the maximum density of 15 du/ac permitted in the RM-B zone.

PRODUCT DESCRIPTIONS

Triplex: 3-story building consisting of (1) 1-bedroom unit, (1) 2-bedroom unit, and (1) three-bedroom unit. 20 buildings proposed. These buildings are primarily located primarily along the property line to reflect the single-family housing development bordering the project site on the east and west.

Villa: 3-story building consisting of (4) 1-bedroom units, (2) 2-bedroom units, and (2) 3-bedroom units. 19 buildings proposed. The product is designed to resemble a single-family residence with similar building footprints as the surrounding residential development. As the Villas have a larger footprint, they have been located more centrally within the project site to create a flow in terms of size from the existing apartment building to the triplexes. Villas are also proposed along Mission Ave facing the street at the main site entrance. These units will showcase the updated apartment community as they will be the most visible to the public.

Cabana: 2-story building consisting of (6) 2-bedroom units. 6 buildings proposed. Although these units are proposed without buildings or driveways, most of them are located adjacent to existing carports and will still be easily accessible to residents. Of the new buildings proposed, the Cabanas are located most central within the project site area and reflect the two-story construction of the adjacent existing apartment buildings.

ITEM 2

JUNIOR SEAU BEACH
COMMUNITY CENTER
Community
Center
PIER VIEW
N MYERS ST
METROLINK
N PACIFIC ST
OCEANSIDE
LIFEGUARD
SERVICES
OCEANSIDE
PIER
PIER
AMPHITHEATER
THE STRAND N
BETTY'S
LOT
SEAGAZE DR
STRAND
BEACH
PARK
Southern
California
Beach
Club
Ruby's
Diner

To be completed by City staff **Project Number**: ADM 22 - 00068

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: 1 Oceanside Pier #1, Oceanside, CA 92054

Assessor's Parcel Number: 1621207800 Lot Area (acres or SF): 9500 SF

Existing Use: Restaurant (vacant)

Brief Description of Proposal:
Tenant Improvement of existing restaurant building for new restaurant.

Property Owner & Applicant Information

Owner Name: City of Oceanside

Phone Number & E-Mail Address: 760-435-4500 customercare@oceansideca.org

Applicant Name: Andy McCabe

Phone Number & E-Mail Address: 619-677-5600 tecscapedesign@gmail.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: 09/28/22 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: 10/12/22 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 _____

Email the following PDF documents to PlanningStaff@oceansideca.org:

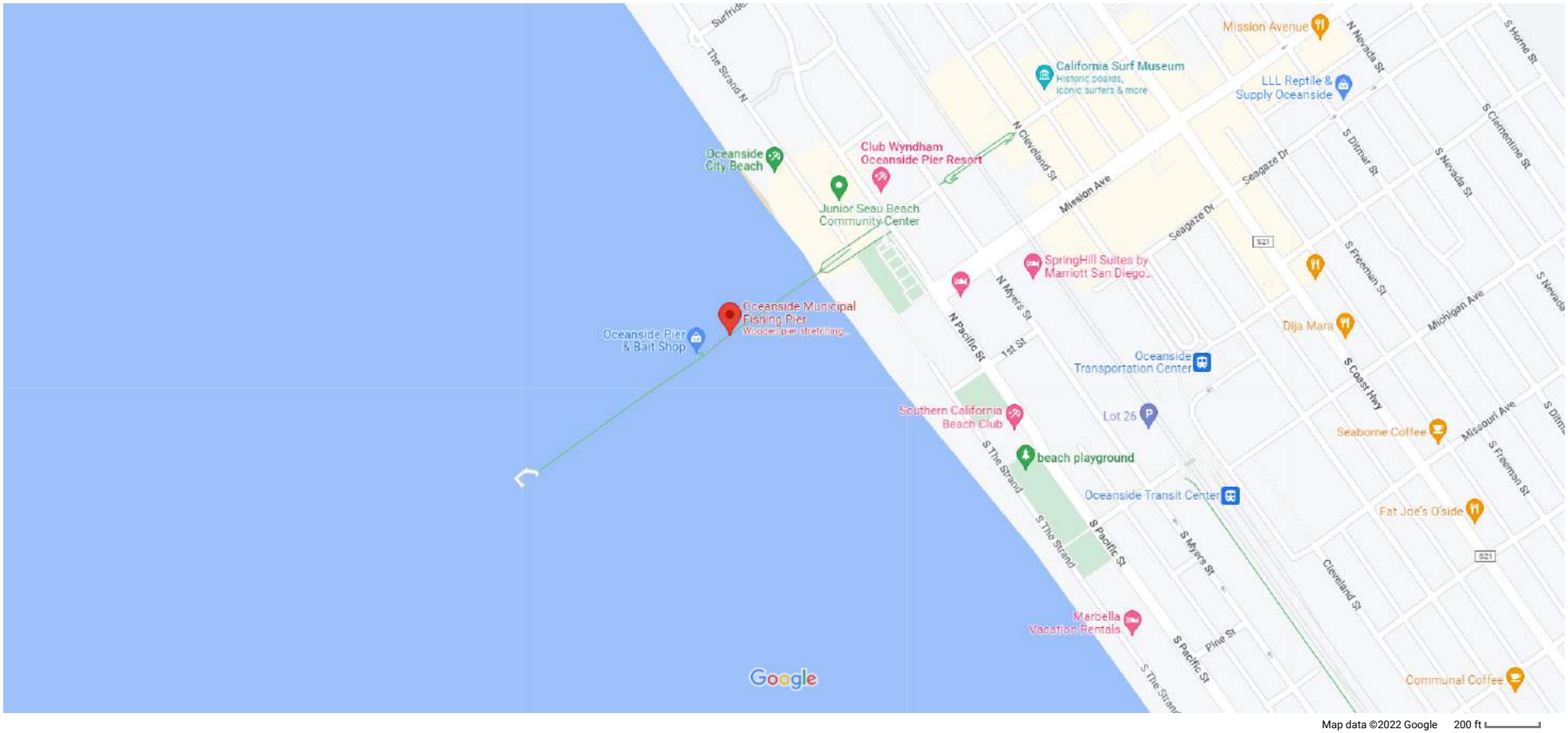
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

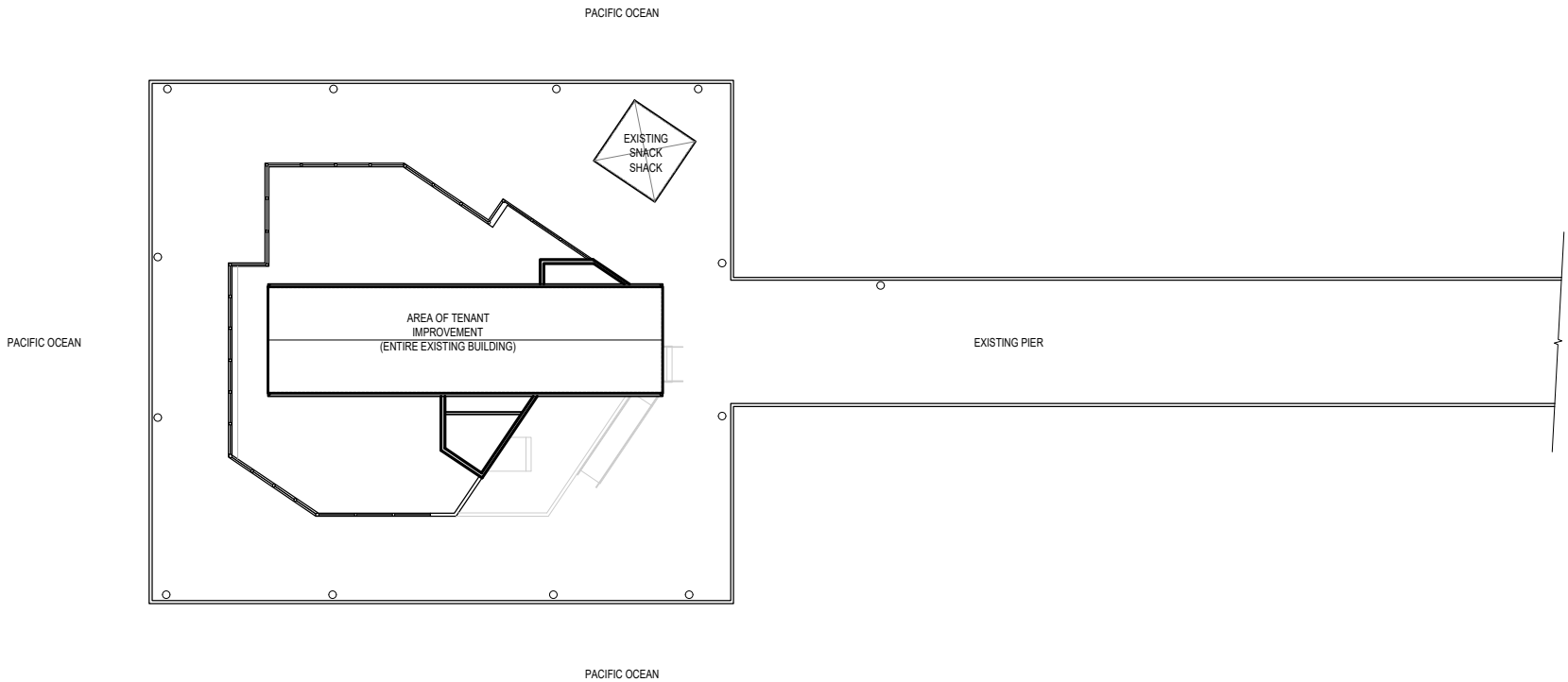
Assigned meeting date: September 28, 2022 *Time:* 10:30 A.M.

Assigned Project Planner: Shannon Vitale

Oceanside Municipal Fishing Pier



Map data ©2022 Google 200 ft



SITE PLAN
OCEANSIDE PIER RESTAURANT

tecscape DESIGN

September 8, 2022

Re: Oceanside Pier Restaurant Remodel
1 Oceanside Pier #1, Oceanside, CA 92054

To Whom It May Concern:

The project is a tenant improvement of an existing 2-story vacant restaurant building located on the Oceanside Municipal Fishing Pier. Improvements will include new interior layouts for the first & second floors, including upgraded kitchen. Also proposed are improvements to the existing roof deck to capture additional existing roof area. Accessibility upgrades will be made to the restrooms and elevator.

Sincerely,

Andy McCabe
Principal
Tecscape Design
619.677.5600