



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto: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, October 26, 2022

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposing to redevelop existing Duplex/Single Family residence into mixed use. Proposing Commercial as well as 5 condo units, potentially more with density bonus. It is a 5000 square foot lot located at 1002 S. Tremont Street.

**Project Number:** ADM22-00070

**Assessor Parcel Number(s):** 152-011-21-00

**Contact Person:** Daniel Steele

**Email:** [Daniel.Steele@thermofisher.com](mailto:Daniel.Steele@thermofisher.com)

**Zoning:** C2

**Land Use:** C-GC

**Neighborhood Area:** Townsite C-TS

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**Meeting 2:** 10:30 a.m. – 11:30 a.m.

**Project Description:** Proposing to re-develop a portion of Mission Marketplace (Regal Cinemas) to build a 336-unit 41'-6" to 65'-6" in height, multifamily community. It is a .74 acre site located at 431 College Blvd at the northwest corner of College Blvd & State Route 76.

**Project Number:** ADM22-00072

**Assessor Parcel Number(s):** 157-101-05-00

**Contact Person:** Barret Bradley

**Email:** [bbradley@newmarkmerrill.com](mailto:bbradley@newmarkmerrill.com)

**Zoning:** CC

**Land Use:** CC

**Neighborhood Area:** San Luis Rey

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*\* 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





# 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: 1002 S Tremont St

Assessor's Parcel Number: 152-011-21-20

Lot Area (acres or SF): 5,000

Existing Use: Duplex/Single Family

Brief Description of Proposal:

Redevelop into mixed use (commercial as well as 5 condo units, potentially more with bonus density)

## Property Owner & Applicant Information

Owner Name: Daniel Steele

Phone Number & E-Mail Address: 858.386.9857

daniel.steele@lifetech.com

Applicant Name: Daniel Steele

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)

1<sup>st</sup> choice date: 9/14 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> 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 planning

### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto: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: October 26, 2022

Time: 9:30 a.m.

Assigned Project Planner: Delaney Carmen

# Tremont Mixed-Use Development



REVISIONS	BY

**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BARDEN WAY SUITE 105-d  
 ESCONTO, CA 92628  
 TEL : (760) 281-3760 FAX: (760) 294-3318

ABBREVIATIONS	CODES & GOVERN'G AGENCIES	PROJECT DATA	PROJECT PROPOSAL
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AC. ACOUSTIC ACT. ACTUAL AL. ALUMINUM ARCH. ARCHITECTURAL AVG. AVERAGE BLK. BLOCK BPL. BEARING PLATE BR. BRICK, BEDROOM CAR. CARPET CMU. CONCRETE MASONRY UNIT CFM. CFM. CL. CAST IRON CL. CENTERLINE CLO. CLOSET CONST. CONSTRUCTION CONC. CONCRETE CONT. CONTINUOUS CONT. CERAMIC TILE C.T.O.C. CENTER TO CENTER CW. COLD WATER DB. DOUBLE DET. DETAIL DIA. DIAMETER DIM. DIMENSION DN. DOWN DO. DITTO DR. DOOR DS. DOWN SPOUT DWG. DRAWING E. EXISTING EA. EACH EL. ELEVATIONS ELEV. ELEVATIONS EST. ESTIMATED EW. EACH WAY EXIST. EXISTING EXT. EXTERIOR FIN. FINISH FF. FINISH FLOOR FL. FLOOR FLASH. FLASHING F.O. FINISH OPENING GA. GAUGE GALV. GALVANIZED GI. GALVANIZED IRON GL. GLASS GYP. BD. GYPSUM BOARD HD. HOSE BIBB HDW. HARDWARE HM. HOLLOW METAL HORT. HORIZONTAL/URINAL HT. HEIGHT HW. HOT WATER ID. INSIDE DIMENSION ID. INTERIOR DESIGNER INSL. INSULATION INT. INTERIOR KIT. KITCHEN LAM. LAMINATED LAV. LAVATORY LR. LIVING ROOM LT. LIGHT MAR. MARBLE MATL. MATERIAL MAX. MAXIMUM MET. METAL MIN. MINIMUM ML&P. METAL LATH AND PLASTER M.O. MASONRY OPENING MULL. MULLION N. NEW NA. NOT APPLICABLE NAT. NATURAL NIC. NOT IN CONTRACT NO.# NUMBER NOM. NOMINAL NTS. NOT TO SCALE ON. ON CENTER O.P. OUTSIDE DIMENSION P. PAINT PL. PLASTER, PLATE PLYWD. PLYWOOD PSL. POLISHED PSI. POUNDS PER SQUARE INCH PSF. POUNDS PER SQUARE FOOT R. RISER, RANGE, RADIUS DIM. DIMENSION R/P. REFLECTED CEILING PLAN REPAR. REINFORCING BAR REFR. REFRIGERATOR REF. REFERENCE REV. REVISION RM., RMS. ROOM, ROOMS R/O. ROUGH OPENING SA. SUPPLY AIR SA.V. STAIN AND VARNISH SC. SOLID CORE SCR. SCREEN SCHED. SCHEDULE SEC. SECTION FIN. FINISH SHEET SHEET SPECIFICATIONS SPECIFICATIONS SQ. FT. SQUARE FEET STL. STEEL STR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED T. THREAD, THICKNESS TEMP. TEMPERED TH. THRESHOLD THK. THICKNESS TYP. TYPICAL UNLS. UNLESS NOTED OTHERWISE UR. URINAL VCT. VINYL COMPOSITION TILE VIF. VERIFY IN FIELD VERT. VERTICAL VEST. VESTIBULE VT. VINYL TILE W. WIDTH WC. WATER CLOSET WD. WOOD WDW. WINDOW WI. WROUGHT IRON WP. WATERPROOF	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA ENERGY CODE AMENDMENTS TO THE CITY OF OCEANSIDE ADMINISTRATIVE CODE FOR BUILDING REGULATION CHAPTER 6 BUILDING CODE & REGULATION HANDOUT 2019 CALIFORNIA CODE OF REGULATION (CCR) CODE FOR BUILDING REGULATIONS CITY OF OCEANSIDE CHAPTER 6 BUILDING CONSTRUCTION REGULATIONS MUNICIPAL CODE PER THE CITY OF OCEANSIDE 2019 BLDG CODES & REGULATIONS HANDOUT PER THE CHIEF BUILDING OFFICIAL, MUNICIPAL CODE	SCOPE ..... NEW MIXED USE COMMERCIAL / 3 CONDOMINIUM WITH ATTACHED CARPORT/GARAGES, PATIO & DECKS W/OPEN BUILDING ROOF VIEW DECK LEGAL DESCRIPTION ..... BLK 24 LOT 24 APN ..... 192-011-21 LOT SIZE ..... 5,000 SF LOT COVERAGE ..... 9726 SF/5,000 SF = 194.5% LEGAL OWNER ..... DJV DEVELOPMENT 14264 RIDGE CANYON RD VALLEY CENTER, CALIFORNIA 92082 SITE ADDRESS ..... 1002 S TREMONT OCEANSIDE, CALIFORNIA 92054 FIRE SPRINKLER ..... YES OCCUPANCY CLASSIFICATION ..... R2 TYPE OF CONSTRUCTION ..... VB SPRINKLERED, NFPA 13R BUILDING HEIGHT ..... 62'-0"
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VICINITY MAP	

SHEET INDEX	
T10 TITLE SHEET A10 SITE PLAN A20 1ST LEVEL FLOOR PLAN A21 2ND LEVEL FLOOR PLAN A22 3RD LEVEL FLOOR PLAN A23 4TH LEVEL FLOOR PLAN A24 5TH LEVEL ROOF-DECK PLAN A25 ROOF-DECK FLOOR PLAN A30 ROOF PLAN A40 EXTERIOR ELEVATIONS A41 EXTERIOR ELEVATIONS	T10 TITLE SHEET A10 SITE PLAN A20 1ST LEVEL FLOOR PLAN A21 2ND LEVEL FLOOR PLAN A22 3RD LEVEL FLOOR PLAN A23 4TH LEVEL FLOOR PLAN A24 5TH LEVEL ROOF-DECK PLAN A25 ROOF-DECK FLOOR PLAN A30 ROOF PLAN A40 EXTERIOR ELEVATIONS A41 EXTERIOR ELEVATIONS

PROJECT DATA	
SCOPE ..... NEW MIXED USE COMMERCIAL / 3 CONDOMINIUM WITH ATTACHED CARPORT/GARAGES, PATIO & DECKS W/OPEN BUILDING ROOF VIEW DECK LEGAL DESCRIPTION ..... BLK 24 LOT 24 APN ..... 192-011-21 LOT SIZE ..... 5,000 SF LOT COVERAGE ..... 9726 SF/5,000 SF = 194.5% LEGAL OWNER ..... DJV DEVELOPMENT 14264 RIDGE CANYON RD VALLEY CENTER, CALIFORNIA 92082 SITE ADDRESS ..... 1002 S TREMONT OCEANSIDE, CALIFORNIA 92054 FIRE SPRINKLER ..... YES OCCUPANCY CLASSIFICATION ..... R2 TYPE OF CONSTRUCTION ..... VB SPRINKLERED, NFPA 13R BUILDING HEIGHT ..... 62'-0"	LEVEL 1 COMMERCIAL TENANT 750 SF UNIT 1 860 SF COMMON AREA ENTRY 611 SF CARPORT/GARAGE 1464 SF SUBTOTAL 3585 SF LEVEL 2 LIVING UNIT # 2 1626 SF LIVING UNIT # 3 1344 SF DECKS 519 SF STAIRS/Common AREA 81 SF SUBTOTAL 3580 SF LEVEL 3 LIVING UNIT # 4 1626 SF LIVING UNIT # 5 1344 SF DECKS 519 SF COMMON AREA 286 SF SUBTOTAL 3785 SF LEVEL 4 LIVING UNIT # 6 1626 SF LIVING UNIT # 7 1344 SF DECKS 519 SF COMMON AREA 81 SF SUBTOTAL 3594 SF LEVEL 5 LIVING UNIT # 8 2500 SF DECKS 1266 SF COMMON AREA 128 SF SUBTOTAL 3894 SF ROOF DECK DECKS (UNITS 2 & 3) 1864 SF COMMON AREA 186 SF SUBTOTAL 2050 SF GRAND TOTAL 20514 SF

PROJECT PROPOSAL	
ADDRESS ..... 1002 S TREMONT OCEANSIDE, CALIFORNIA 92054 APN ..... 192-011-21 ZONING ..... B-COMMERCIAL R, RESIDENTIAL PROPOSED ZONING ..... NO CHANGE LOT SIZE ..... 5,000 SF (0.115) ACRES PROPOSED CONSTRUCTION: MIXED USE COMMERCIAL & 4 UNITS ARE PROPOSED WITH 6 CARPORT/ GARAGES 1ST FL COMMERCIAL 750 SF CARPORT/GARAGE 1464 SF COMMON AREA 611 SF UNIT 1 860 SF Total 750 SF 860 SF 1464 SF 611 SF 2ND FLOOR HABITABLE DECK COMMON AREA UNIT 2 1626 SF 252 SF UNIT 3 1344 SF 247 SF COMMON AREA 20 SF 81 SF Total 2980 SF 519 SF 286 SF 3RD FLOOR HABITABLE DECK COMMON AREA UNIT 4 1626 SF 252 SF UNIT 5 1344 SF 247 SF COMMON AREA 20 SF 81 SF Total 2980 SF 519 SF 286 SF 4TH FLOOR HABITABLE DECK COMMON AREA UNIT 6 1626 SF 252 SF UNIT 7 1344 SF 247 SF COMMON AREA 20 SF 81 SF Total 2980 SF 519 SF 286 SF 5TH FLOOR HABITABLE DECK COMMON AREA UNIT 8 2500 SF 1266 SF Total 3894 SF 128 SF ROOF DECK HABITABLE DECK COMMON AREA ROOF VIEW DECK 1864 SF COMMON AREA 186 SF Total 1864 SF 1864 SF 186 SF	PROPOSED COLORS AND MATERIAL: NON-CORROSIVE MATERIALS TO BE UTILIZED ON THE EXTERIOR TO PROLONG THE LIFE AND HAVE LOW MAINTENANCE FOR BEACH PROXIMITY. THE INTERIOR MATERIAL WILL BE SUPERIOR FOR EASE OF CARE AND DURABILITY AND LOW MAINTENANCE. THE FURNACE WILL BE HIGH EFFICIENCY AS REQUIRED BY THE STATE. WATER HEATER WILL BE TANK-LESS LIGHTS AND FANS WILL BE IN BATHROOMS WILL BE OCCUPANT INITIATED FOR CONVENIENCE. TOTAL COMMERCIAL HABITABLE CARPORT/GARAGES PATIO/DECK COMMON AREA TOTAL CONSTRUCTION 750 SF 12,300 SF 1,464 SF 4,687 SF 1,973 SF = 20,514 SF PARKING (6) CARPORT/GARAGES 3 SPACES OFF STREET PARKING SPACES ARCHITECT THE ARCHITECTURE IS BY TREVINO ARCHITECT, PETER TREVINO C28985 SCOPE OF WORK: DEMOLISH EXISTING 1 BEDROOM AND 1 BATH RESIDENCE AND A DETACHED GARAGE. NEW CONSTRUCTION WILL BE 4 CONDO UNITS

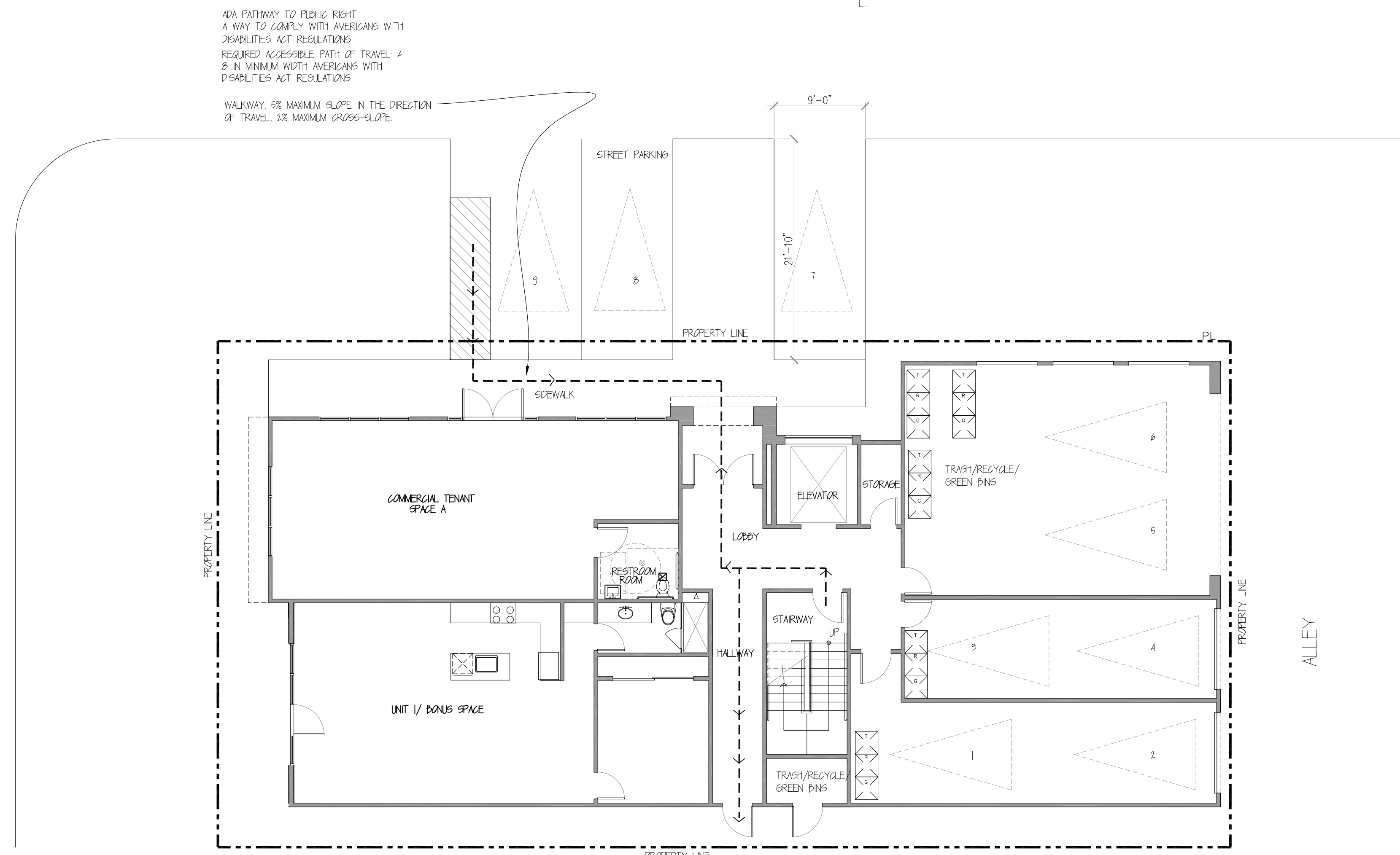
DEVELOPMENT STANDARD	
ARCHITECTURAL STYLE- CALIFORNIA CONTEMPORARY- SIMPLICITY, SUBTLE SOPHISTICATION, DELIBERATE USE OF TEXTURE, AND CLEAN LINES PERTINENT DEFINITION (PER OCEANSIDE CITY ORDINANCE) SECTION 224: GRADE: GRADE MEANS THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING SECTION 211: BUILDING HEIGHT: "BUILDING HEIGHT" MEANS THAT THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY SECTION 9203: HEIGHT OF BUILDING: BUILDING HEIGHT LIMIT IS TO 35 FEET UNLESS WE REQUESTED VARIANCE PER ARTICLE 15. PROPOSED CONSTRUCTION: DEMOLISH EXISTING 1 BEDROOM AND 1 BATH RESIDENCE AND A DETACHED GARAGE. BONUS DENSITY SUBMITTAL: NEW CONSTRUCTION WILL BE MIXED USE COMMERCIAL / 3 CONDO STYLE (1 LOW INCOME UNIT)	ARCHITECTURAL STYLE- CALIFORNIA CONTEMPORARY- SIMPLICITY, SUBTLE SOPHISTICATION, DELIBERATE USE OF TEXTURE, AND CLEAN LINES PERTINENT DEFINITION (PER OCEANSIDE CITY ORDINANCE) SECTION 224: GRADE: GRADE MEANS THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING SECTION 211: BUILDING HEIGHT: "BUILDING HEIGHT" MEANS THAT THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY SECTION 9203: HEIGHT OF BUILDING: BUILDING HEIGHT LIMIT IS TO 35 FEET UNLESS WE REQUESTED VARIANCE PER ARTICLE 15. PROPOSED CONSTRUCTION: DEMOLISH EXISTING 1 BEDROOM AND 1 BATH RESIDENCE AND A DETACHED GARAGE. BONUS DENSITY SUBMITTAL: NEW CONSTRUCTION WILL BE MIXED USE COMMERCIAL / 3 CONDO STYLE (1 LOW INCOME UNIT)

COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:  
 CHECKED BY:  
 DATE: 10.12.2022  
 SCALE:  
 JOB NO.  
 SHEET  
**T1.0**  
 COVER SHEET  
 NO. 1 OF 11 SHEETS

TREVINOS & ASSOCIATES RESERVE THEIR COMMON LAW COPYRIGHT AND THESE PROPERTY RIGHTS IN THESE PLANS, ALL IDEAS, DESIGNS, AND PLANS REPRESENTED BY THESE PLANS ARE THE EXCLUSIVE PROPERTY OF TREVINOS & ASSOCIATES AND WILL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF TREVINOS & ASSOCIATES. ANY UNAUTHORIZED REUSE OF THESE PLANS OTHER THAN FOR THE PROJECT AND LOCATION SHOWN IS PROHIBITED.

S. TREMONT ST.



ADA PATHWAY TO PUBLIC RIGHT  
 A WAY TO COMPLY WITH AMERICANS WITH DISABILITIES ACT REGULATIONS  
 REQUIRED ACCESSIBLE PATH OF TRAVEL 4  
 8 IN MINIMUM WIDTH AMERICANS WITH DISABILITIES ACT REGULATIONS

WALKWAY, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE

1 Site Plan  
 Scale: 1/8"=1'-0"

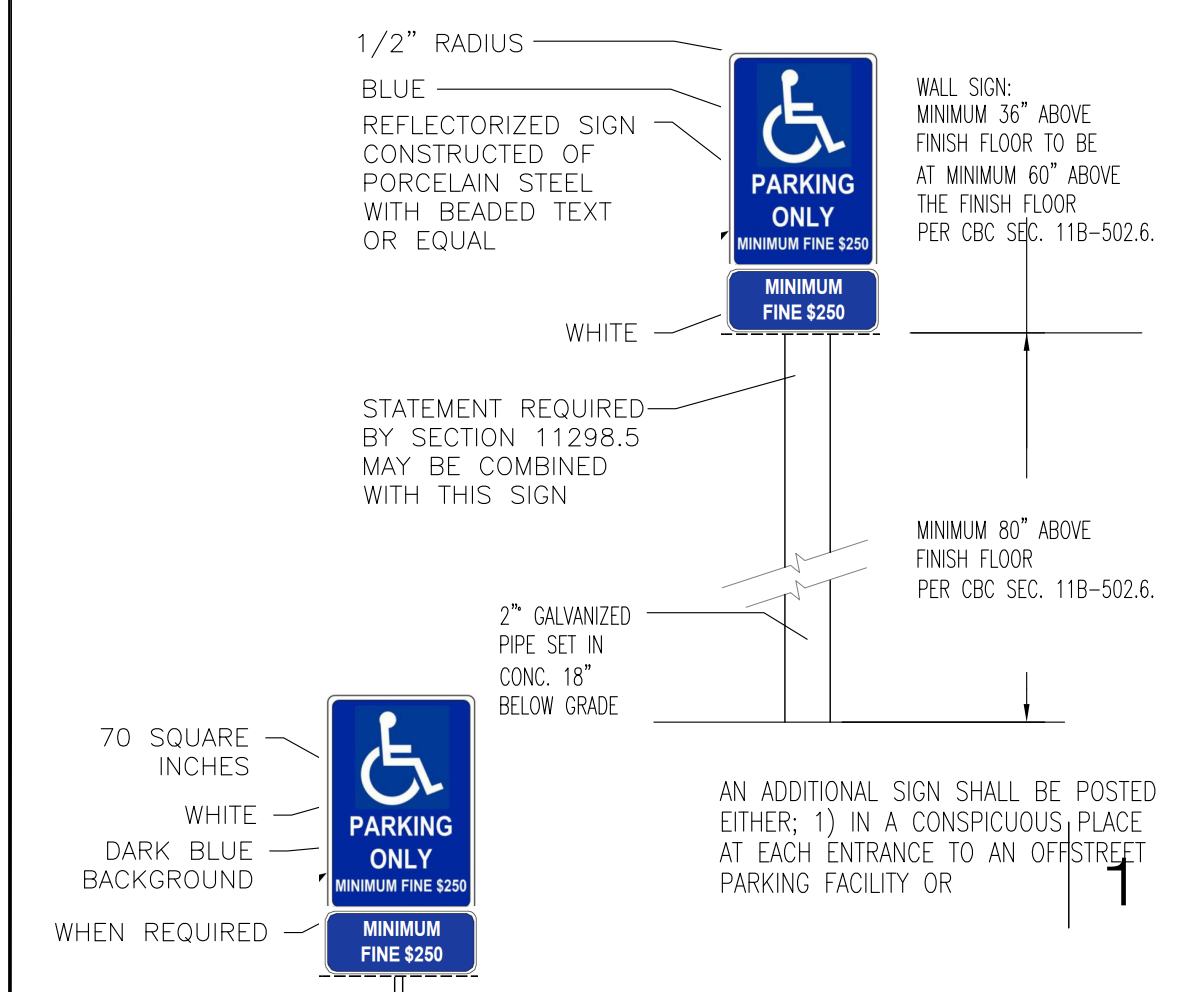
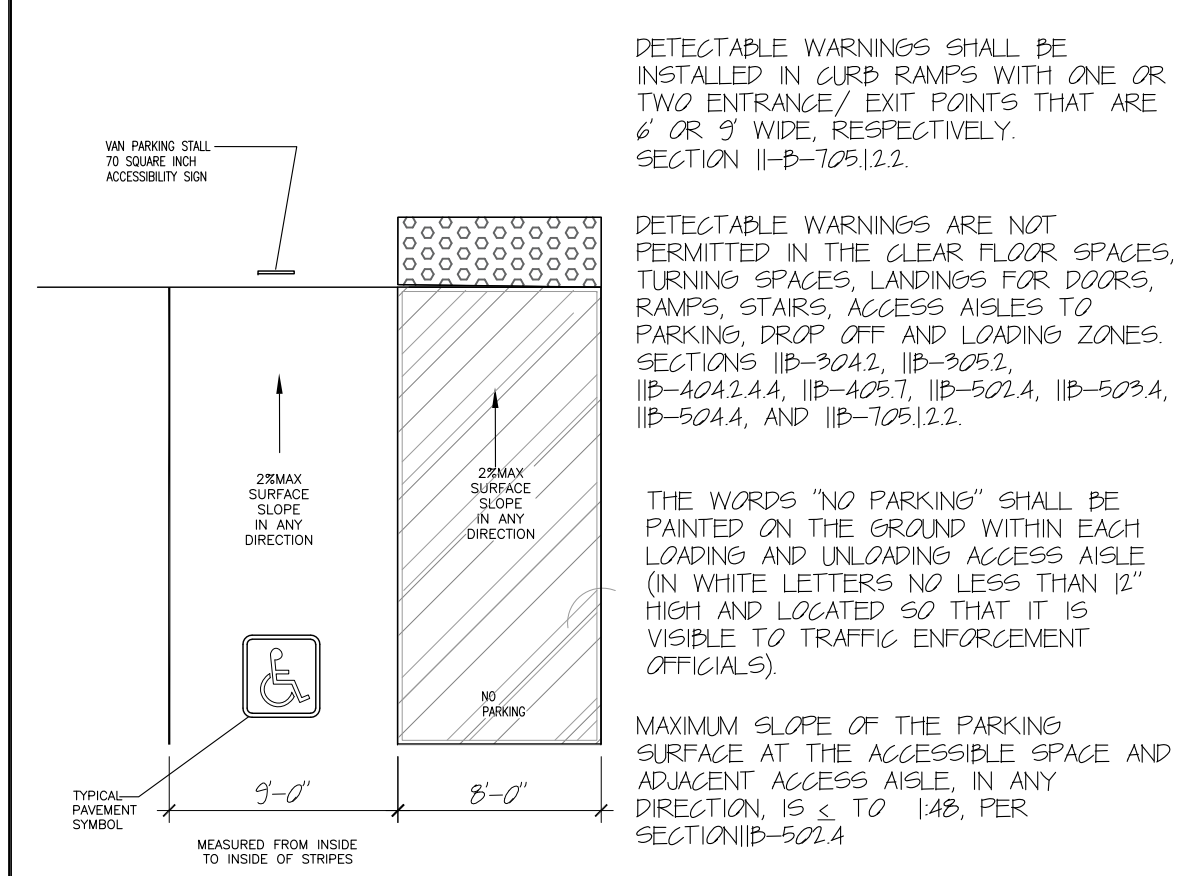
HANDICAP ACCESSIBILITY 3

- SEE SITE PLAN FOR THE HANDICAP ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC RIGHT OF WAY AND THE HANDICAP PARKING SPACE TO THE ENTRANCE OF THE BUILDING WITH A SERIES OF LINE AND ARROWS. SEE NOTE ON PLANS. NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
- PATH OF TRAVEL SIGNAGE SHOW LOCATION OF EACH REQUIRED SIGN ALONG THE EXTERIOR HANDICAP ACCESSIBLE PATH OF TRAVEL. SHOW SIGNAGE AT THE PUBLIC SIDEWALK ADJACENT TO THE ACCESSIBLE PATH OF TRAVEL. SHOW AT EVERY MAJOR JUNCTION ALONG THE PATH OF TRAVEL.
- TRUNCATED DOME:
  - IF A WALK, CROSSWALK OR ADJACENT A VEHICULAR, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY CONTINUOUS DETECTABLE WARNING WHICH IS 3/4" INCHES WIDE, COMPLYING THE CBC 1209.

ENTRANCES/EXIT 2

- ENTRANCES/EXIT:
  - SIGNAGE AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES.
  - TACTILE SIGNAGE TACTILE EXIT SIGNAGE (CBC SECTION 1019 AND SECTION 1117B5) TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    - AT ANY TIME BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED. PROVIDE EXIT ILLUMINATION THAT HAS A MINIMUM INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL (CBC 1006.5). POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. WHEN 2 EXITS ARE REQUIRED, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUM) AT THE WALKING SURFACE LEVEL (CBC 1006.2). IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE EGRESS SYSTEM (CBC 1006.2.2). WHEN THE OCCUPANCY EXCEEDS 100, EMERGENCY POWER SHALL BE PROVIDED.
    - PROVIDE 24-HOUR ILLUMINATED LIGHT FIXTURES AS REQUIRED BY CODE AND STANDARDIZED IN BUILDING. INDICATE LOCATIONS AND QUANTITY ON ELECTRICAL DRAWINGS.
    - EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXITS SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF THE EGRESS TRAVEL AND SUCH THAT NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
    - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL POWER SYSTEM (STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET) OR AN APPROVED SELF-ILLUMINATING SYSTEM THAT PROVIDES CONTINUOUS ILLUMINATION INDEPENDENT OF THE EXTERNAL POWER SOURCE TO ENSURE THAT THE EXIT SIGNS ARE ILLUMINATED AT ALL TIMES.
    - PROVIDE EXIT SIGNS AND EXIT ILLUMINATION AS REQUIRED PER CBC SECTION 1011 & 1006.

ADA VAN PARKING DETAIL 1



GENERAL REQUIREMENTS

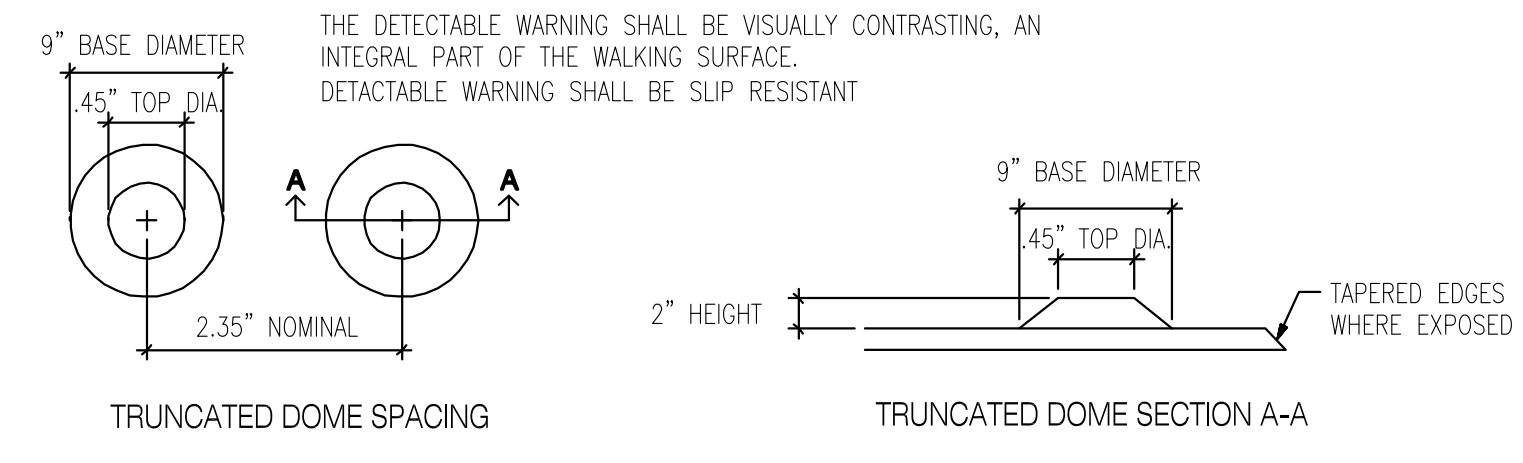
ADA PARKING AND LANDINGS TO COMPLY WITH AMERICANS WITH DISABILITIES ACT

AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE SECTION 11B-502.8. THE SIGN SHALL BE 17" X 22" WITH LETTERING NOT 1" IN HEIGHT. THE REQUIRED WORDING IS AS FOLLOWS ESCONDIDO ES-021-3638 12/19/2021

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_ BLANK SPACES SHALL BE FILLED SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN

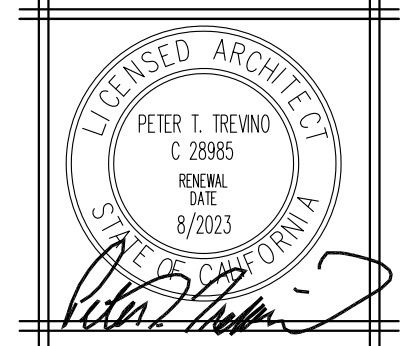
THIS MAIN ENTRY/EGRESS DOOR EQUIPPED WITH A KEY OPERATED LOCKING DEVICE SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL HAVE A ONE-INCH HIGH LETTERS ON A CONTRASTING BACKGROUND. (SEC 1008.19.3)

TRUNCATED DOME DETAIL



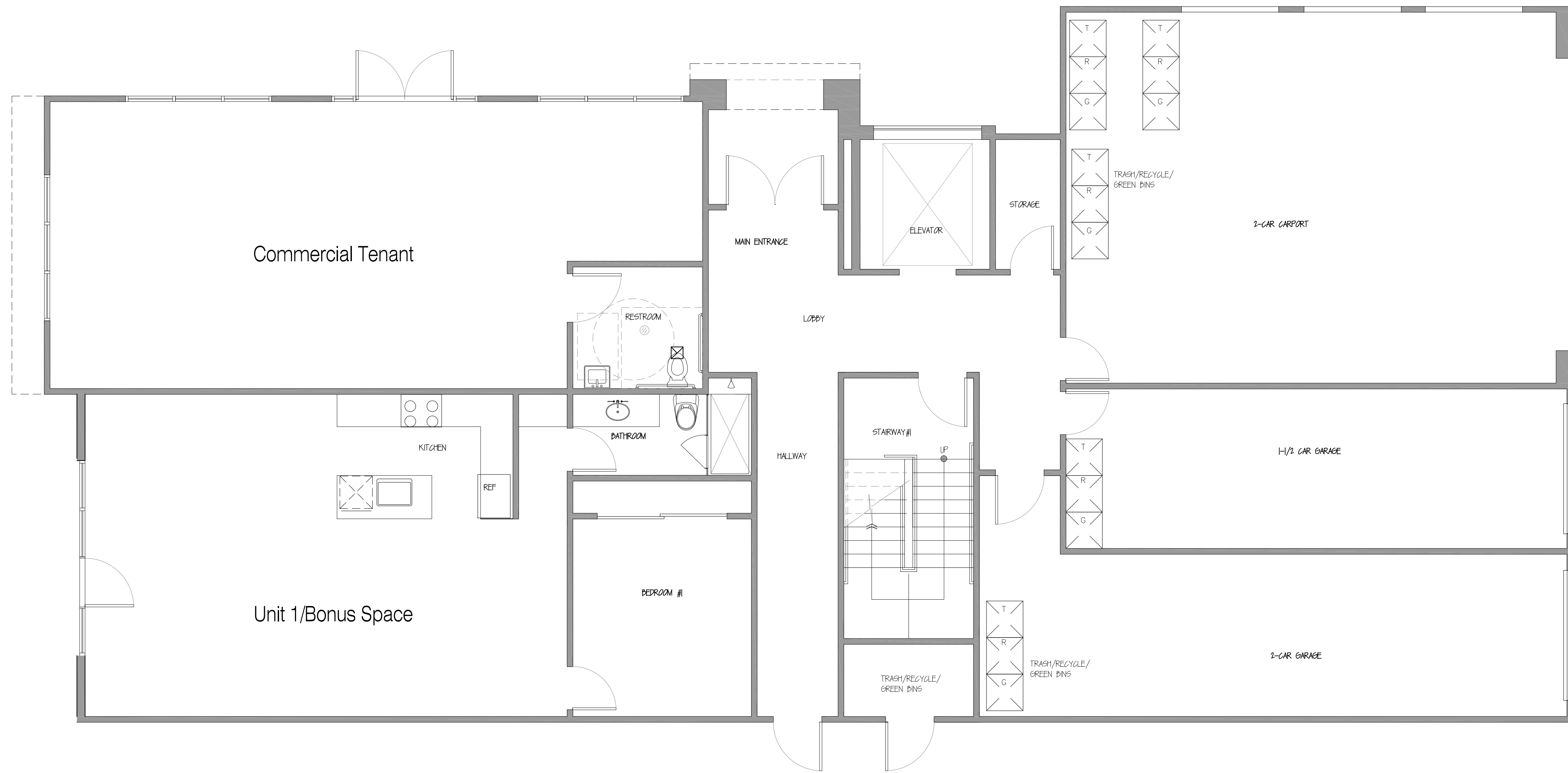
REVISIONS	BY
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TREVINO ARCHITECT  
 ARCHITECTURE & PLANNING  
 1081 BROADWAY SUITE 105-d  
 ESCONDIDO, CA 92026  
 TEL.: (760) 798-3100 FAX: (760) 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

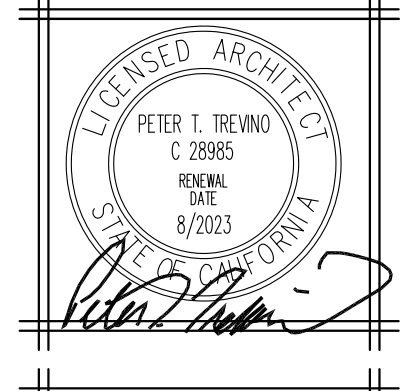
DRAWN BY:	
CHECKED BY:	
DATE:	10.12.2022
SCALE:	
JOB NO.	
SHEET	A1.0
SITE PLAN	
NO. 2 OF 11 SHEETS	



1 First Level Floor Plan  
 Scale: 1/4"=1'-0"

REVISIONS	BY
A	
B	
C	
D	
E	
F	

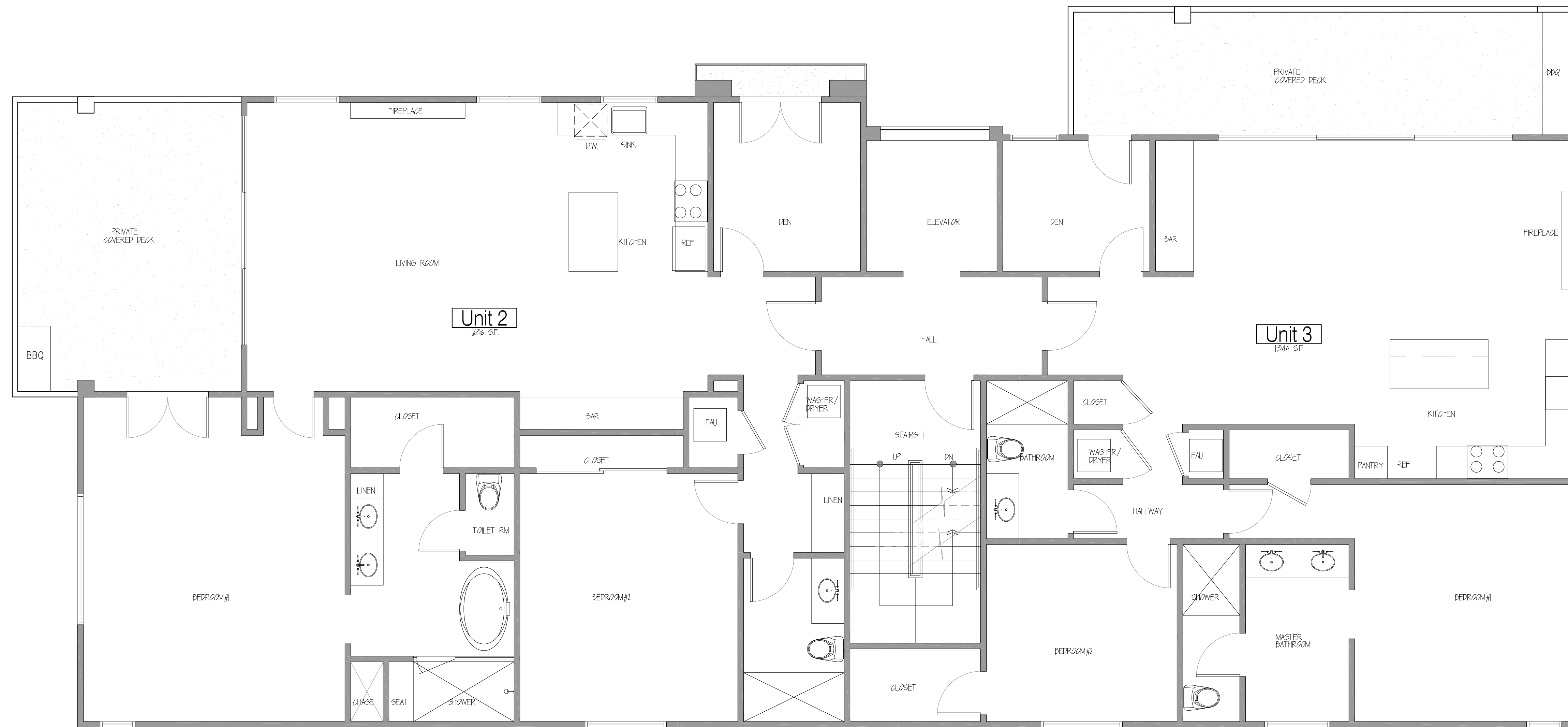
**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BUCKNER BERRY PARKWAY, SUITE 105-D  
 ESCROW, CALIFORNIA 92024  
 TEL.: (760) 284-3100 FAX: (760) 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.:
SHEET <b>A2.0</b>
1ST LEVEL FLOOR PLAN
NO. 3 OF 11 SHEETS

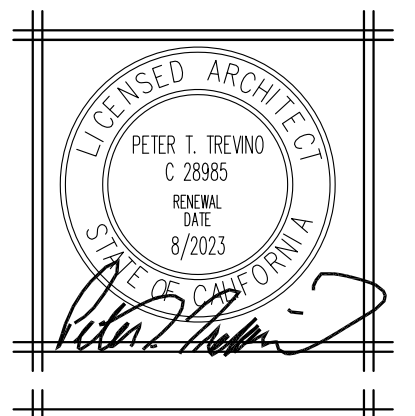
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1 Second Level Floor Plan  
 Scale: 1/4"=1'-0"

REVISIONS	BY
A	
B	
C	
D	
E	
F	

**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BORDEN BLVD SUITE 105-d  
 ESCONCIDO, CA 92028  
 TEL : (760) 294-3760 FAX: 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A2.1</b>
2ND LEVEL FLOOR PLAN
NO. 4 OF 11 SHEETS

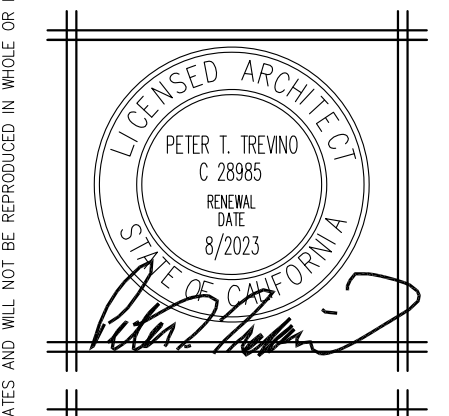
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1 Third Level Floor Plan  
 Scale: 1/4"=1'-0"

REVISIONS	BY
A	
B	
C	
D	
E	
F	

**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BORDEN BLVD SUITE 105-d  
 ESCONCIDO, CA 92028  
 TEL : (760) 294-3760 FAX: 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A2.2</b>
3RD LEVEL FLOOR PLAN
NO. 5 OF 11 SHEETS

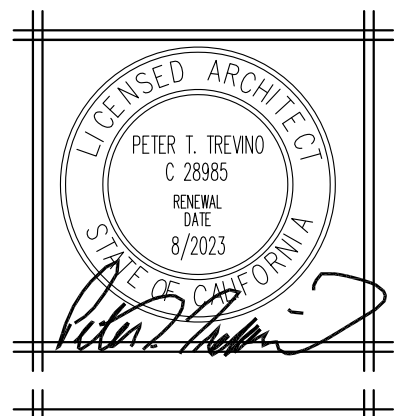
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1 Fourth Level Floor Plan  
 Scale: 1/4"=1'-0"

REVISIONS	BY
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**TREVINO ARCHITECT**  
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 1081 BARDEN BOY #SUITE 105-d  
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COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

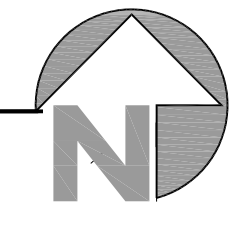
DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A2.3</b> 4TH LEVEL
NO. 6 OF 11 SHEETS

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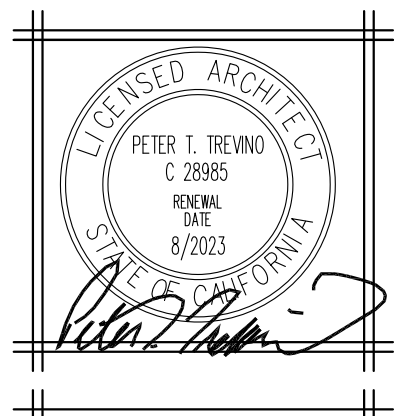
Unit 8  
3,600 SF

1 Fifth Level Floor Plan  
Scale: 1/4"=1'-0"



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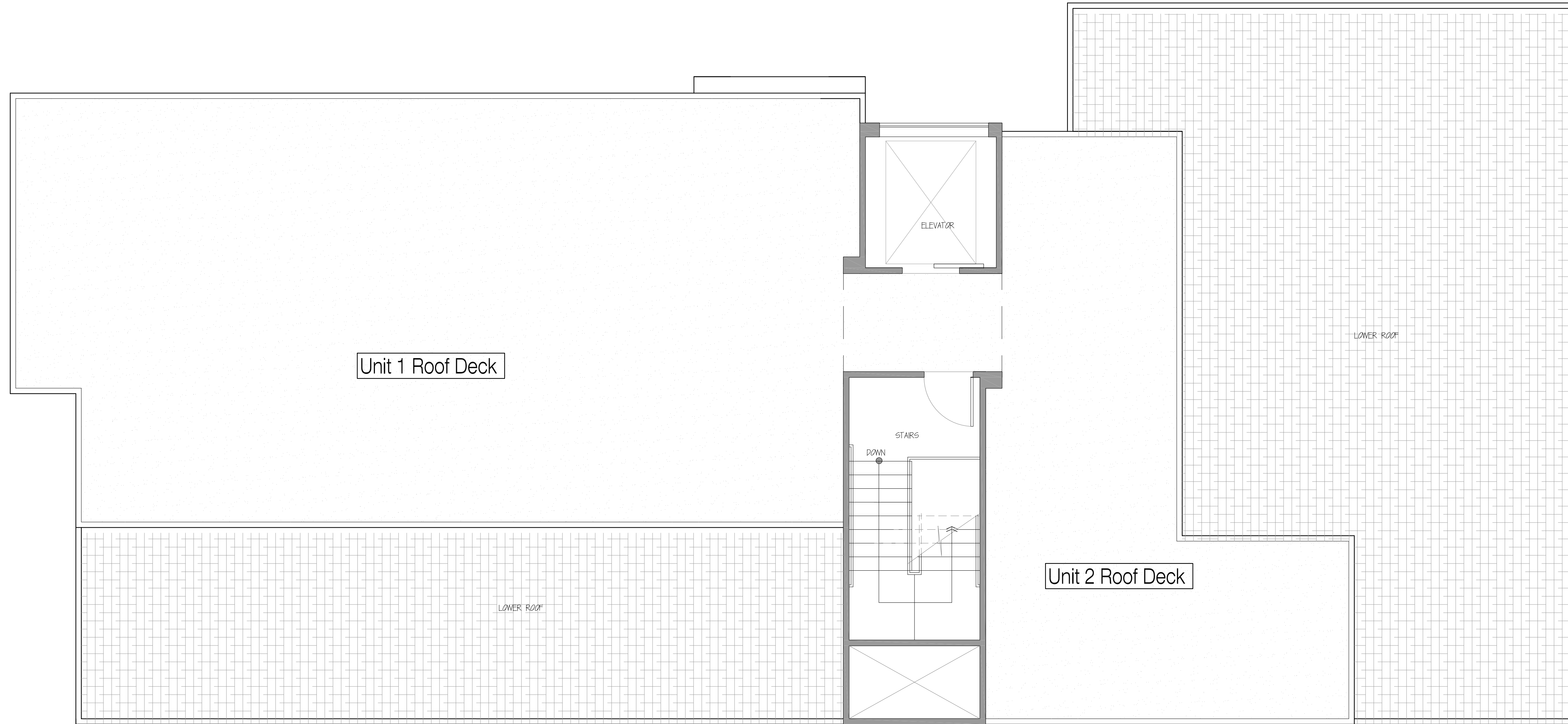
**TREVINO ARCHITECT**  
ARCHITECTURE & PLANNING  
1081 BARDEN BLVD SUITE 105-d  
ESCONDIDO, CA 92038  
TEL : (760) 281-3760 FAX: 3760) 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
1002 S TREMONT  
OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A2.4</b> 5TH LEVEL
NO. 7 OF 11 SHEETS

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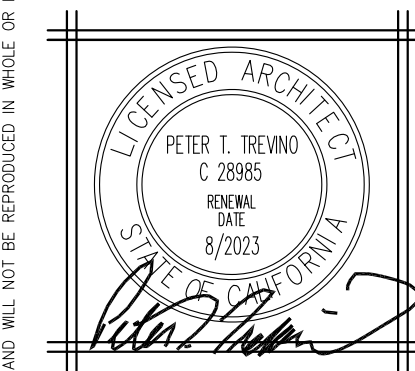


1 Roof Deck Plan  
 Scale: 1/4"=1'-0"



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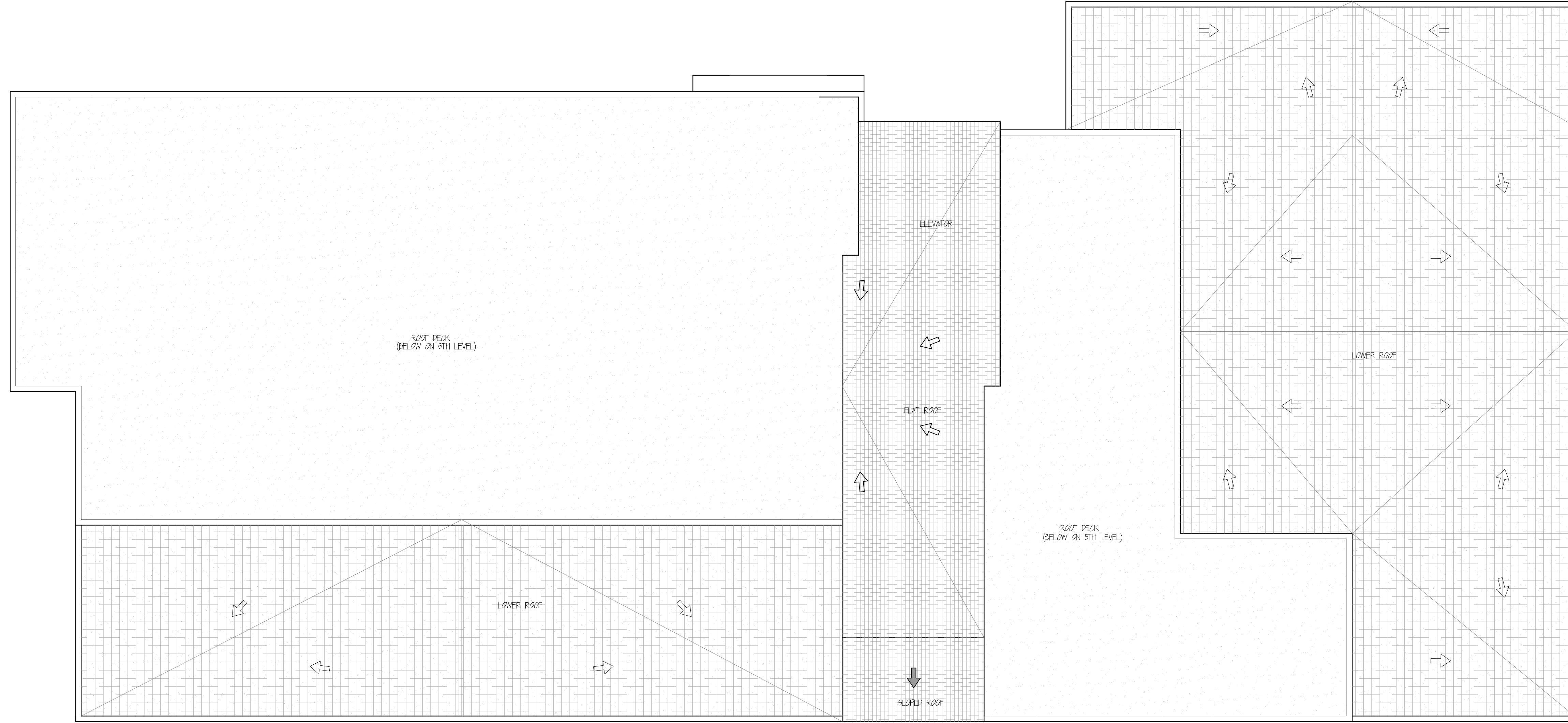
**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BARDEN WAY, SUITE 105-d  
 ESCONCIDO, CA 92038  
 TEL : (760) 281-3760 FAX: 3760) 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A2.5</b>
ROOF DECK PLAN
NO. 8 OF 11 SHEETS

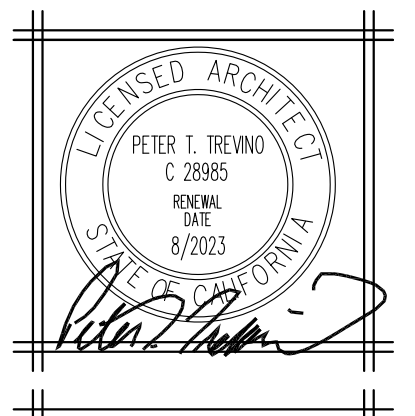
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1 Roof Plan  
 Scale: 1/4"=1'-0"

REVISIONS	BY
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**TREVINO ARCHITECT**  
 ARCHITECTURE & PLANNING  
 1081 BARDEN BLVD SUITE 105-d  
 ESCONCIDO, CA 92028  
 TEL : (760) 294-3160 FAX: 294-3318



COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
 1002 S TREMONT  
 OCEANSIDE, CALIFORNIA 92054

DRAWN BY:
CHECKED BY:
DATE: 10.12.2022
SCALE:
JOB NO.
SHEET <b>A3.0</b> ROOF PLAN
NO. 9 OF 11 SHEETS

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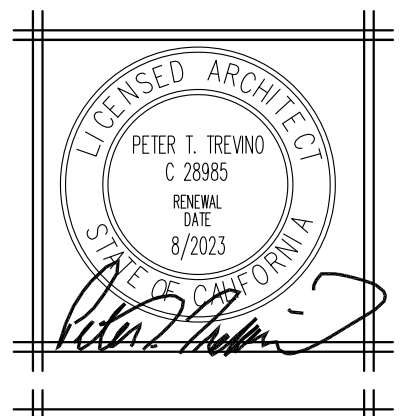
1 South Exterior Elevation  
Scale: 3/16"=1'-0"



2 East Exterior Elevation  
Scale: 3/16"=1'-0"

REVISIONS	BY
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△	
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**TREVINO ARCHITECT**  
ARCHITECTURE & PLANNING  
1081 BARDEN HWY SUITE 105-d  
ESCONDIDO, CA 92038  
TEL : (760) 281-3760 FAX: 3760 / 294-3318

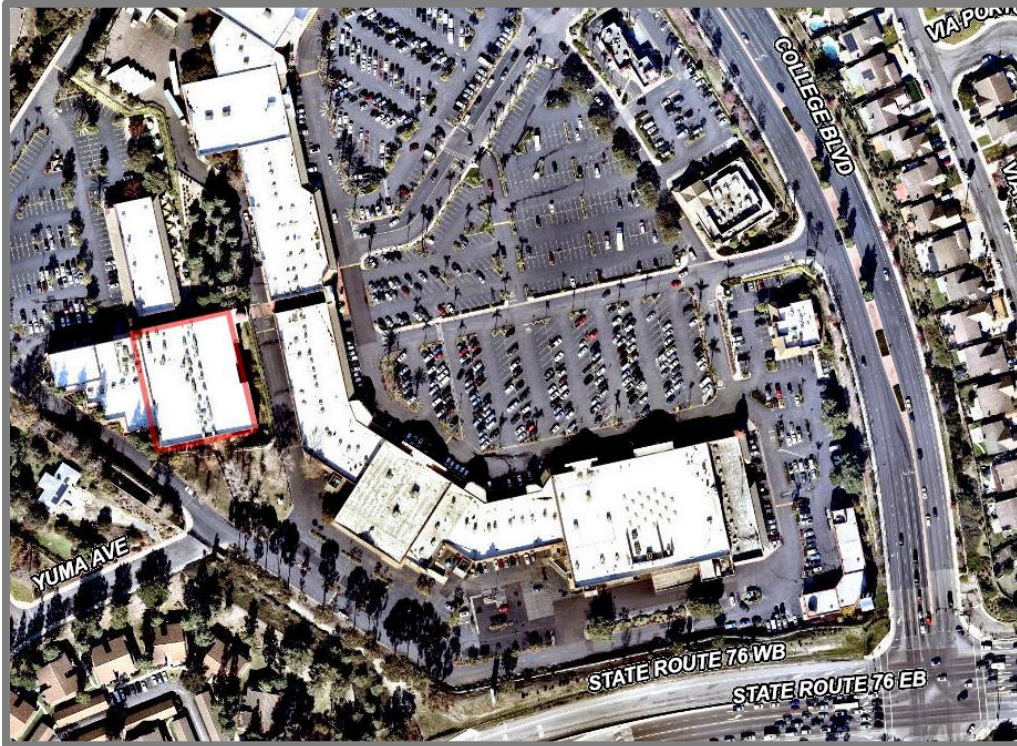


COMMERCIAL/RESIDENTIAL MIXED USE:  
**TREMONT PROJECT**  
1002 S TREMONT  
OCEANSIDE, CALIFORNIA 92054

DRAWN BY:	
CHECKED BY:	
DATE:	10.12.2022
SCALE:	
JOB NO.	
SHEET	A4.1
EXTERIOR ELEVATIONS	
NO. OF SHEETS	11 OF 11

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# 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)

1<sup>st</sup> choice date:                      Time preference:      9:30 am      10:30 am      either

2<sup>nd</sup> 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](mailto: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:

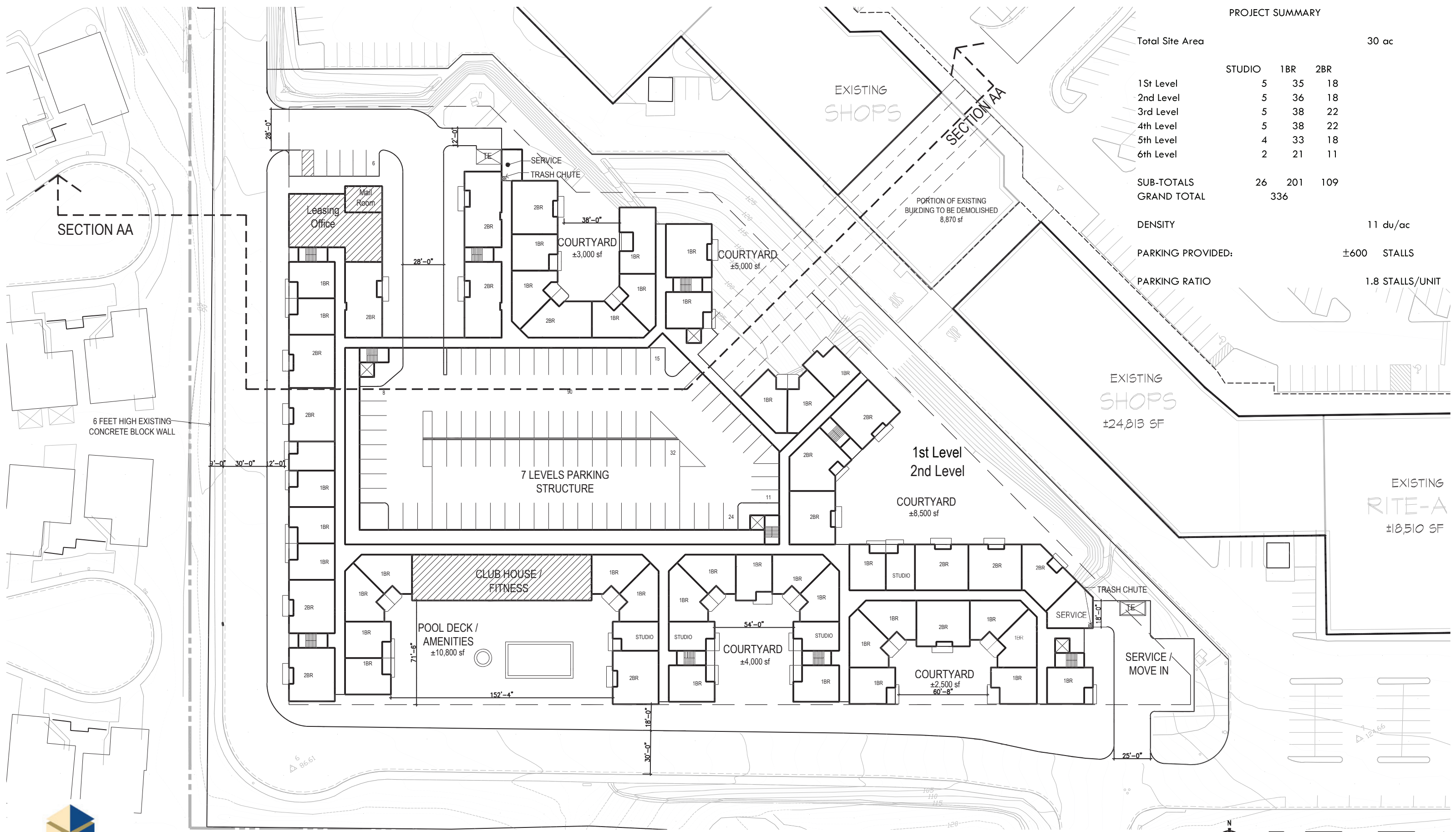
Assigned meeting date:

Time:

Assigned Project Planner:

PROJECT SUMMARY

Total Site Area	30 ac		
	STUDIO	1BR	2BR
1st Level	5	35	18
2nd Level	5	36	18
3rd Level	5	38	22
4th Level	5	38	22
5th Level	4	33	18
6th Level	2	21	11
SUB-TOTALS	26	201	109
GRAND TOTAL	336		
DENSITY	11 du/ac		
PARKING PROVIDED:	±600 STALLS		
PARKING RATIO	1.8 STALLS/UNIT		

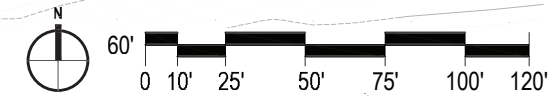


**MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL**

Oceanside, California

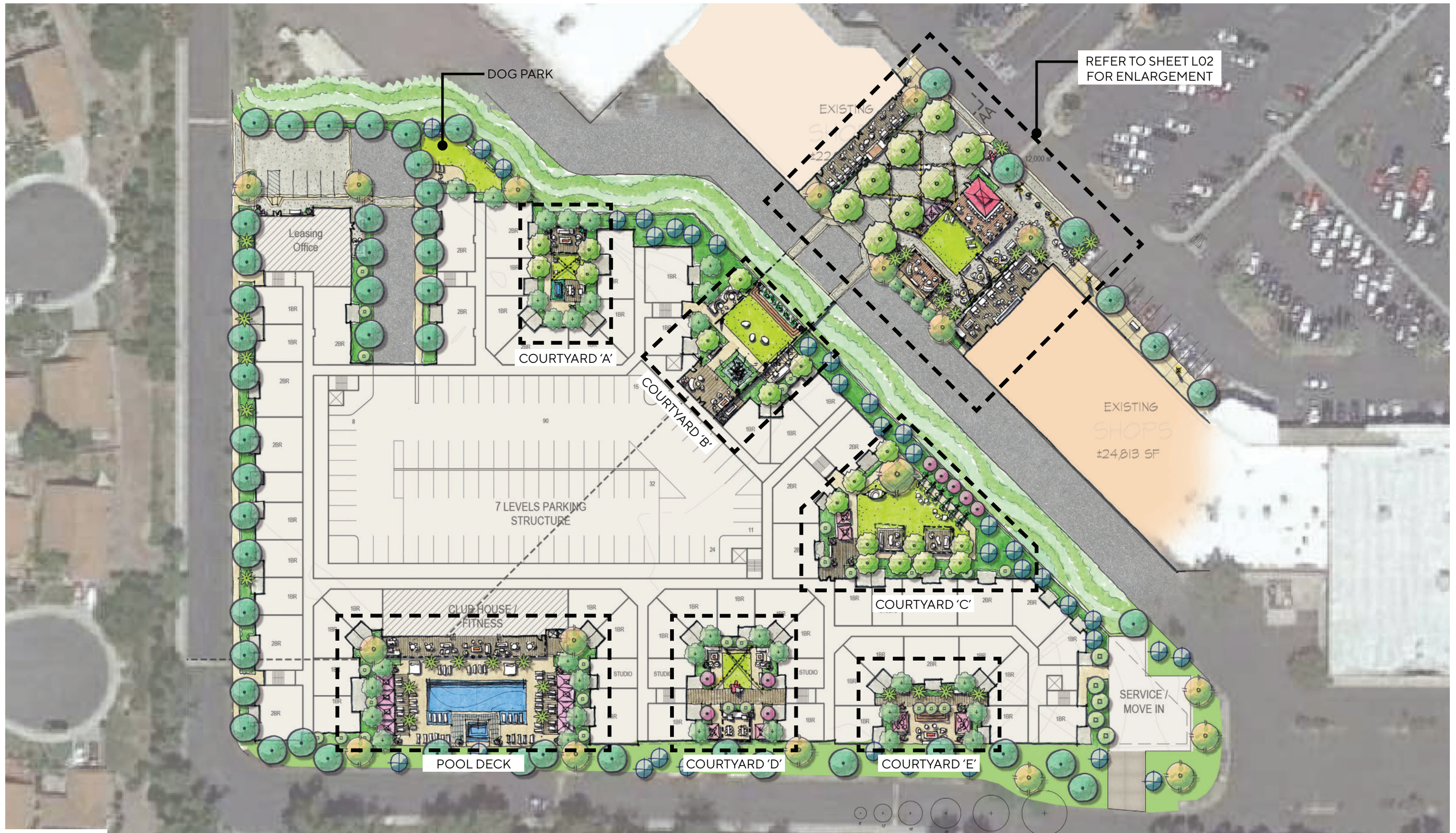


**SITE PLAN**  
1ST & 2ND LEVELS



**01**

Scale: 1" = 60'  
Job No.: 2022-361  
Date: 2022-08-18



REFER TO SHEET L02 FOR ENLARGEMENT

DOG PARK

Leasing Office

COURTYARD 'A'

COURTYARD 'B'

7 LEVELS PARKING STRUCTURE

CLUB HOUSE / FITNESS

POOL DECK

COURTYARD 'D'

COURTYARD 'C'

COURTYARD 'E'

EXISTING SHOPS  
±24,813 SF

SERVICE / MOVE IN



# MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL

Oceanside, California

## CONCEPTUAL LANDSCAPE OVERALL



SCALE 1" = 60'



02

Scale Job No. Date 2022-361 2022-08-18



0" CURB CONDITION FOR OPTIONAL STREET CLOSURE AT COMMUNITY EVENTS

LARGE FIRE PLACE

COVERED TENANT PATIO

FESTOON LIGHTING

SHADED SEATING

DECORATIVE POTTERY - TYP.

COVERED SEATING AREA

ENHANCED PAVING AT PEDESTRIAN CROSSING

VEHICULAR BRIDGE TO RESIDENTIAL

PROPOSED ART INSTALLATION

DROP OFF AREA

RETAIL PAVILLION WITH COVERED SEATING

MULTI-FUNCTIONAL LAWN

COVERED TENANT PATIO

SHADE SAILS

FIRE PIT WITH LOUNGE SEATING

BENCH SEATING

LIGHT STANDARD



# MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL

Oceanside, California

## CONCEPTUAL LANDSCAPE ENLARGED PLAZA



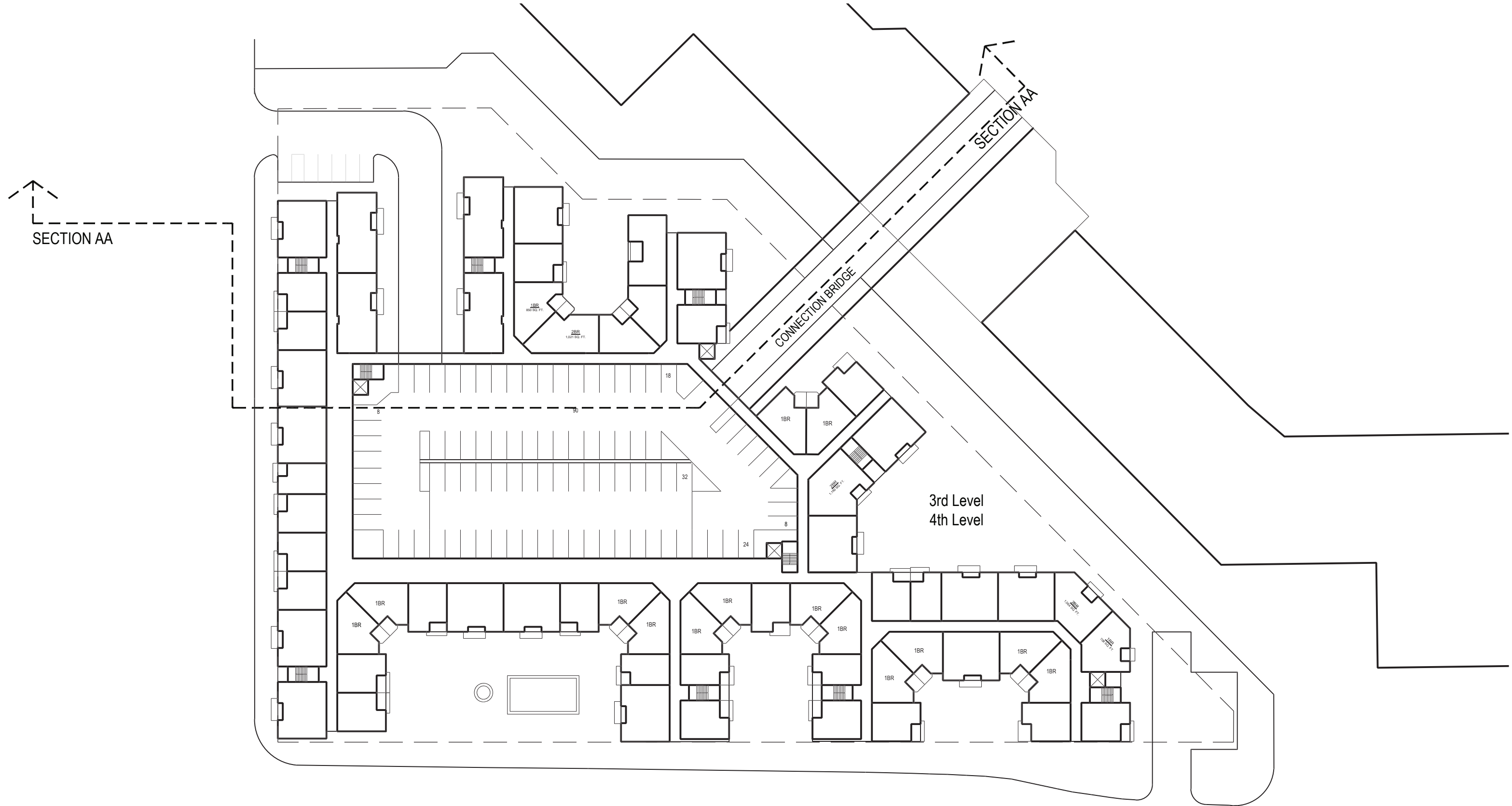
SCALE 1" = 30'



**AO** Architecture. Design. Relationships.

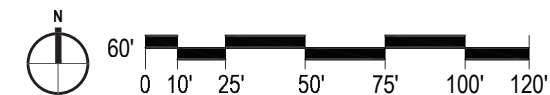
03

Scale Job No. Date 2022-361 2022-08-18



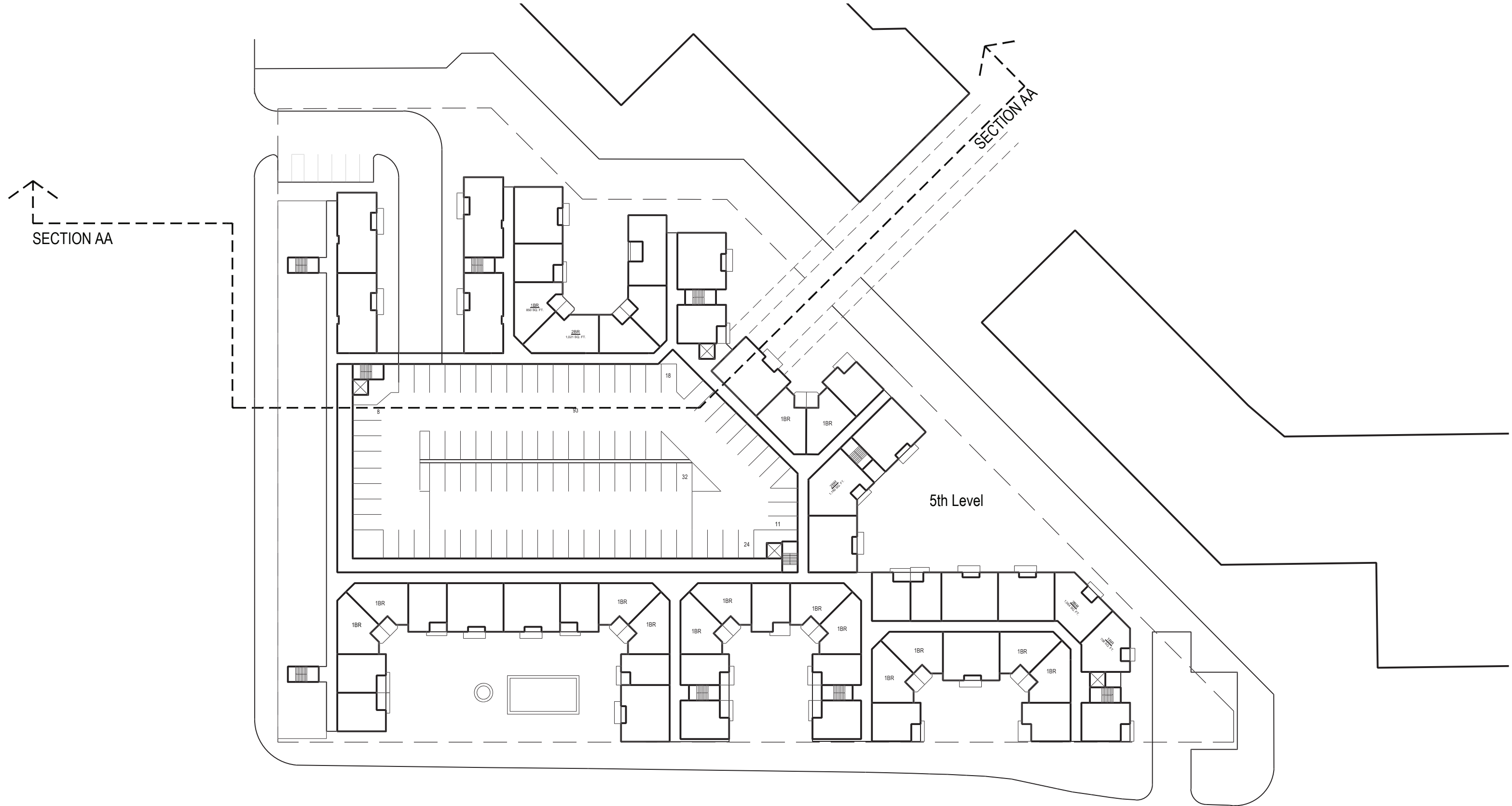
**MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL**  
 Oceanside, California

**SITE PLAN**  
 3RD & 4TH LEVELS



**04**

Scale: 1" = 60'  
 Job No.: 2022-361  
 Date: 2022-08-18



**MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL**

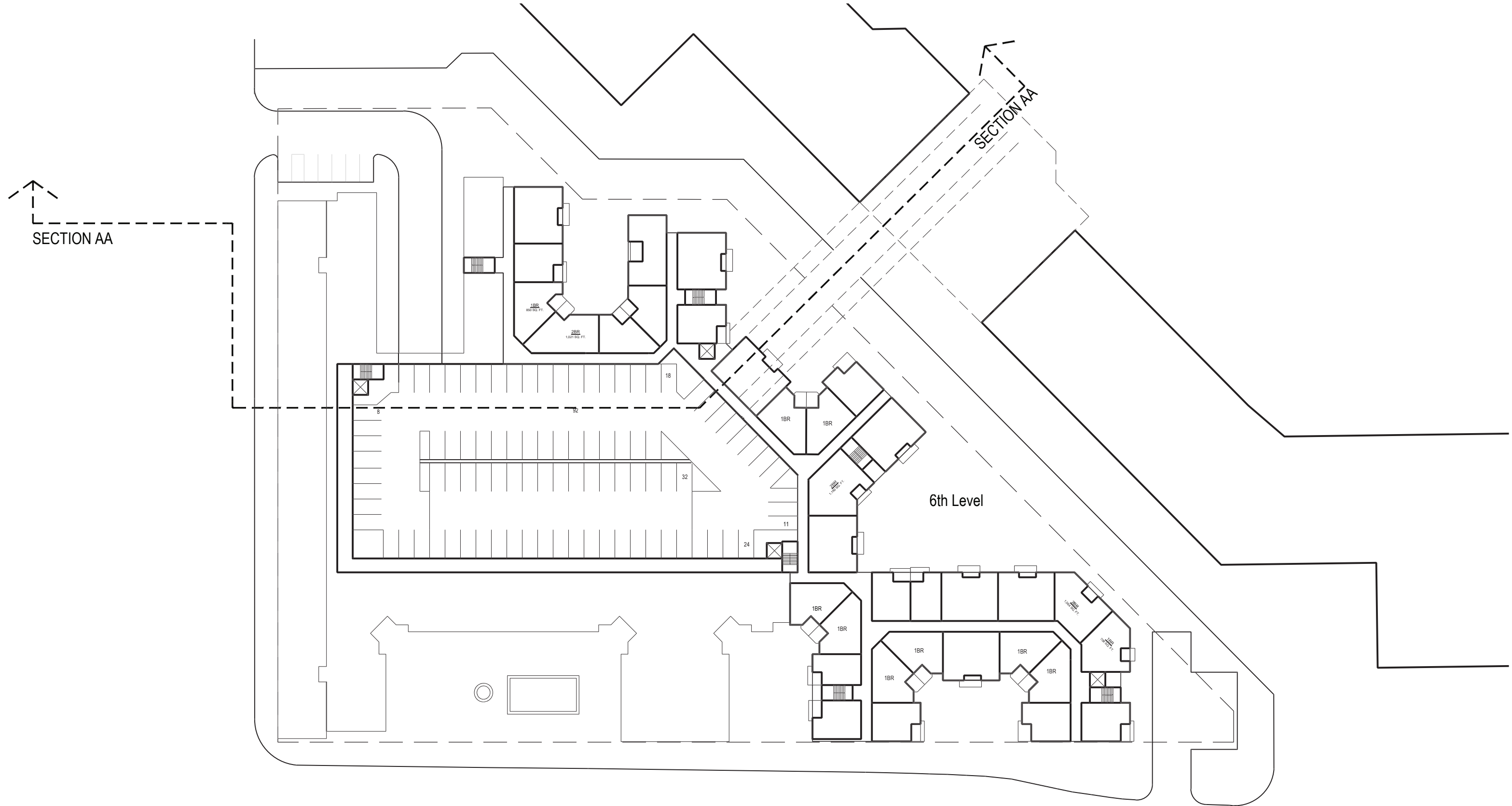
Oceanside, California

**SITE PLAN  
5TH LEVEL**



**05**

Scale 1" = 60'  
Job No. 2022-361  
Date 2022-08-18



**MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL**

Oceanside, California

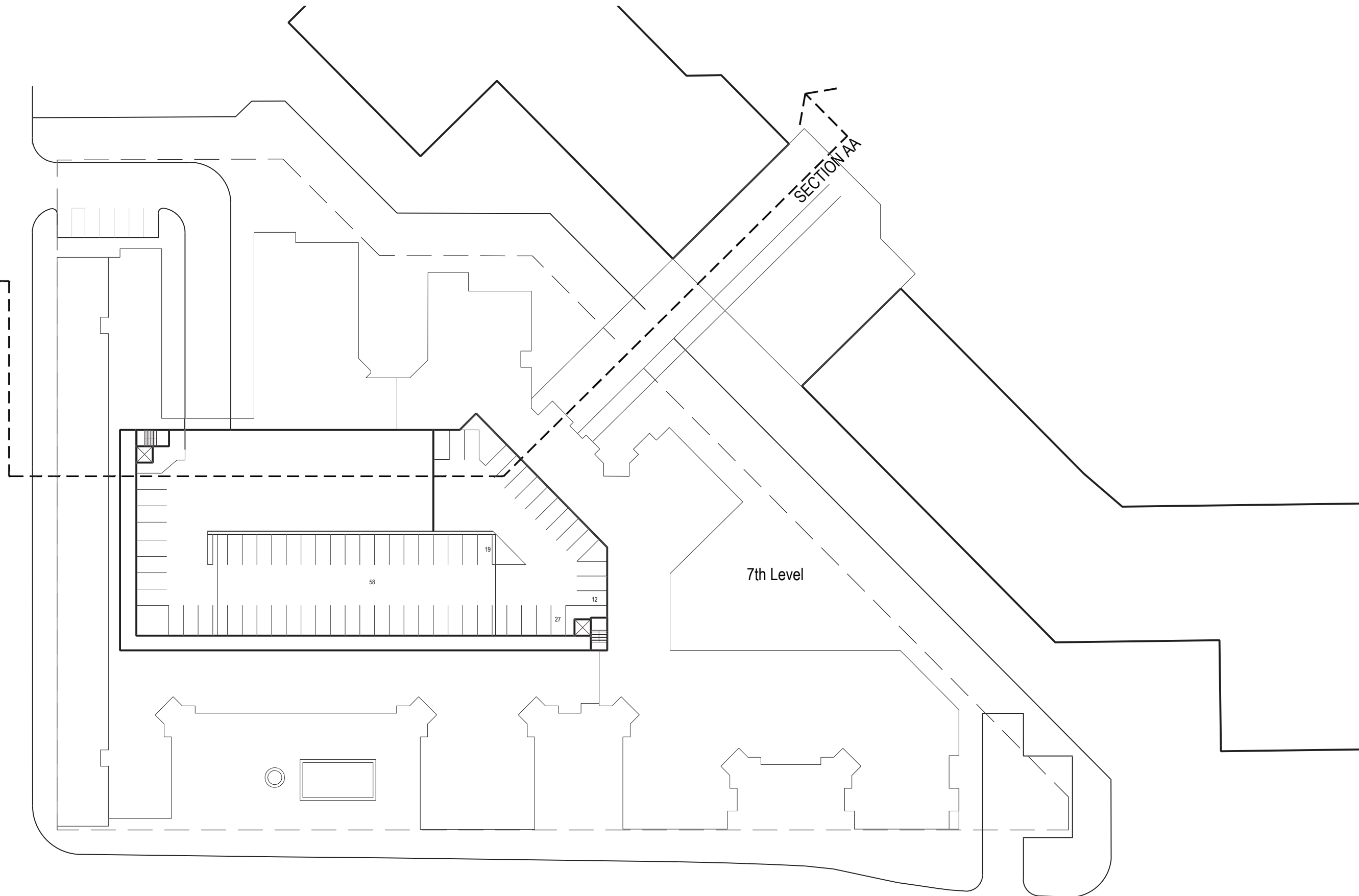
**SITE PLAN  
6TH LEVEL**



**06**

Scale  
Job No. 2022-361  
Date 2022-08-18

SECTION AA



# MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL

Oceanside, California

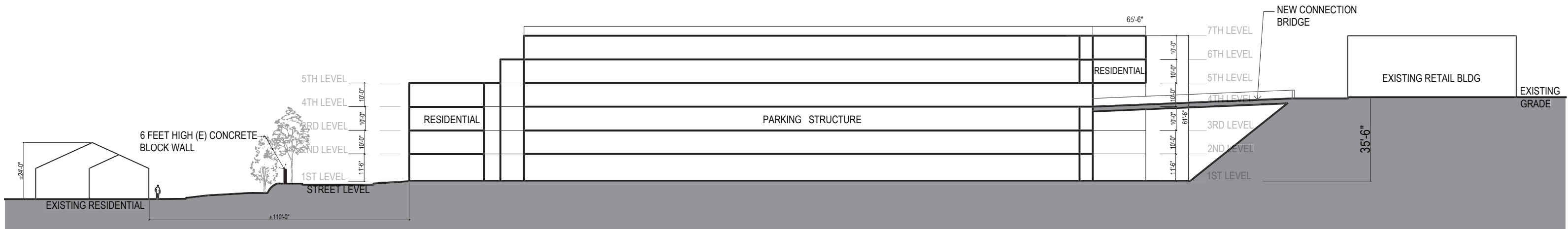
SITE PLAN  
7TH LEVEL



**AO** Architecture.  
Design.  
Relationships.

**07**

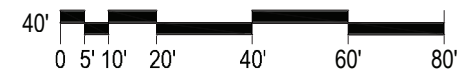
Scale  
Job No. 2022-361  
Date 2022-08-18



# MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL

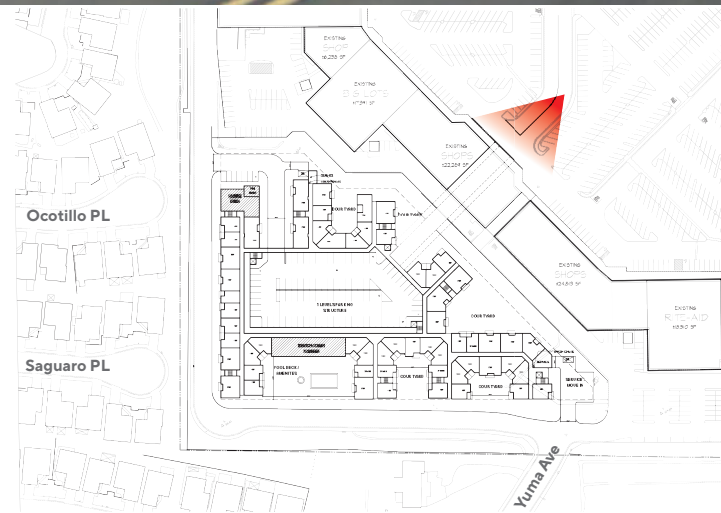
Oceanside, California

SITE SECTION AA



08

Scale  
Job No. 2022-361  
Date 2022-08-18



KEY PLAN NOT TO SCALE



**MISSION MARKET PLACE MULTI-FAMILY RESIDENTIAL**  
Oceanside, California

**SITE PERSPECTIVE VIEW**  
FROM EXISTING SHOPPING CENTER



### **Mission Marketplace Residential Development Project Description:**

The applicant seeks to re-develop a portion of Mission Marketplace, a popular grocery-anchored shopping center anchored by Target, Sprouts, Ross and others, located at the NWC of Highway 76 and College Boulevard. The re-development plan envisions the demolition of the existing Regal Cinemas building and the adjacent multi-tenant office building (a total of 54,953 square feet of commercial space to be demolished in this portion the center) in order to make way for a 336-unit multifamily community. Additionally, approximately 8,870 square feet of retail space on the main, upper level of the shopping center would be demolished in order to create a new vehicular access point for the multifamily project, new tenant patio areas, and a new amenity-filled plaza for community events, concerts, and activities.

Given significant headwinds in the theater business, Regal Cinemas has recently declared bankruptcy, causing the applicant to anticipate the theater closing, and a sizable portion of the center thus becoming unproductive. The proposed project would not only provide a substantial number of new housing units for the City of Oceanside, but would re-invigorate a soon-to-be obsolete portion of an otherwise successful retail center, while building in a base of customers to further support the success and longevity of the other existing merchants.

The property will include one new construction residential wrap building, including a seven-level parking structure containing approximately 604 parking spaces, and six stories of living space. The building will be architecturally enhanced on all sides, and will include 26 studio units, 201 one-bedroom units, and 109 two-bedroom units. The building will range from 41'-6" to 65'-6" in height, with the height of the building starting lower where the building is closest to the adjacent neighborhood of single-family residential homes, and stepping up higher as the building approaches the existing retail center buildings.

The residential building will include a combination of modern building materials and have an emphasis on resident amenities and well-programmed spaces including a dedicated leasing office, a package center and mail room, a first-floor pool area complete with cabanas and a barbeque grill, a clubhouse and fitness center, and 4-5 other landscaped courtyard areas for resident enjoyment and relaxation. The building will also contain a freight elevator for resident move-in, two trash chutes and service areas for the building's maintenance staff, and several elevators and stairwells for easy access between floors.

In the upper portion of the project, the demolition of an underperforming stretch of retail shop space will allow the project to deliver a dynamic event-centric public plaza and amenity area for all of Oceanside to enjoy. The new plaza will create a true arrival experience and presence for the new residential community, as well as opportunities to re-format and enhance the shop space that remains, including potentially adding new storefronts and patios situated around the plaza. A new drive lane would also be added adjacent to the new plaza, allowing for direct access via a new vehicular bridge into the residential parking garage on level four. Access to the residential parking area will be restricted to residents only and managed with automated parking access technology and infrastructure.

## MEMORANDUM

*To:* Barret Bradley  
Vice President of Acquisitions & Development,  
Newmark Merrill Companies – San Diego Division

*From:* Trevor Briggs, P.E.

*Date:* April 22, 2022

*Subject:* *Traffic Due Diligence Memorandum for the Mission Marketplace Redevelopment Project in the City of Oceanside*

---

Kimley-Horn and Associates, Inc. has prepared a traffic due diligence memorandum for the proposed Mission Marketplace redevelopment project located in the City of Oceanside. This memorandum has been prepared to evaluate the trip generating characteristic for the proposed redevelopment within the existing Mission Marketplace shopping center.

## PROJECT OVERVIEW

The proposed project is located within the Mission Marketplace shopping center, which is located at the northwest corner of Highway 76 and College Boulevard in the City of Oceanside. The project applicant proposes to demolish the following existing buildings within the Mission Marketplace shopping center:

- 43,940 square-foot (SF) movie theater (1,411 total seats)
- 2,651 square-foot (SF) property management office
- 600 square-foot (SF) residential real estate sales office
- 7,762 square-foot (SF) day care facility

The applicant proposes to construct a multi-family residential community. For comparison purposes, the trip generation for the proposed residential community was evaluated based on the following three unit density scenarios:

- 200 dwelling units (Scenario 1)
- 300 dwelling units (Scenario 2)
- 400 dwelling units (Scenario 3)

The project site plan is provided on Figure 1.

## TRIP GENERATION COMPARISON

A trip generation analysis has been prepared to evaluate the trip generating characteristics for the proposed uses compared to the existing uses. Trip generation estimates for the existing and proposed land uses are based on the San Diego Association of Governments (SANDAG) [Brief Guide of Vehicular Traffic Generation Rates for San Diego Region](#) (2002).

Trip generation rates and the resulting trip generation estimates for the existing and proposed uses are summarized in Table 1. The following are the forecasted trip generation estimates for each proposed scenario:

- Scenario 1 (200 dwelling units): Compared to the existing uses, the proposed Scenario 1 (200 DUs) is expected to generate 2,026 fewer trips on a daily basis, 19 fewer trips (-42 inbound and 23 outbound) during the morning peak hour, and 215 fewer trips (-104 inbound and -112 outbound) during the evening peak hour.
- Scenario 2 (300 dwelling units): Compared to the existing use, the proposed Scenario 2 (300 DUs) is expected to generate 1,426 fewer trips on a daily basis, 29 net new trips (-32 inbound and 61 outbound) during the morning peak hour, and 161 (-66 inbound and -95 outbound) fewer trips during the evening peak hour.
- Scenario 3 (400 dwelling units): Compared to the existing use, the proposed Scenario 3 (400 DUs) is expected to generate 826 fewer trips on a daily basis, 77 net new trips (-23 inbound and 100 outbound) during the morning peak hour, and 107 fewer trips (-28 inbound and -79 outbound) during the evening peak hour.

## JURISDICTIONAL REQUIREMENTS

The City of Oceanside *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment*' (dated August 2020) states the following on page 6 of the City's guidelines regarding the need for a Level of Service (LOS) analysis:

- "A Local Transportation Study (LTS) will be required if a project exceeds 1,000 ADT and is consistent with the adopted General Plan. If a project is inconsistent with the adopted General Plan, an LTS will be required if the project exceeds 500 ADT."
- "A Local Transportation Assessment (LTA) will be required to analyze the following scenarios based on the thresholds identified for the project's ADT.
  - A project that generates between 200-500 ADT will be required to analyze existing conditions and existing conditions plus project.
  - A project that generates between 500-1,000 ADT will be required to analyze existing conditions, existing conditions plus project, existing conditions plus near-term cumulative projects, and existing conditions plus near-term cumulative projects plus project."

It should be noted that the City's guidelines do not specify whether the ADT, or daily trips, generated by the project includes a reduction in project ADT based on existing use credits. Based on Table 1, if existing use credits are not applied to the project ADT, all three proposed scenarios would meet the requirement for a Local Transportation Study (LTS) as the project would exceed 1,000 ADT in each proposed scenario. If existing use credits are applied to the project ADT, a Level of Service analysis would not be required for any of the three proposed scenarios.

It should also be noted that page 22 of the City's guidelines states the following:

- "All signalized intersections and signalized project driveways shall be analyzed if the project will add 50 or more peak hour (final cumulative) trips in either direction."

Based on the City's guidelines, if existing use trip credits are applied to the proposed project, Scenario 2 (61 outbound trips in the AM peak hour) and Scenario 3 (100 outbound trips in the AM peak hour) are anticipated to meet this requirement. As a result, based on the peak hour trip criteria noted above, a Level of Service analysis may be required for Scenario 2 (300 DUs) and Scenario 3 (400 DUs).

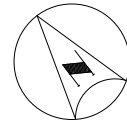
Please contact me if you have any questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Trevor Briggs, P.E.  
Project Engineer



NOT TO SCALE



FIGURE 1  
PROPOSED SITE PLAN

**TABLE 1**  
**SUMMARY OF PROJECT TRIP GENERATION**  
**OCEANSIDE MISSION MARKETPLACE**

Land Use	SANDAG Code	Unit	Trip Generation Rates <sup>1</sup>						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Apartments	-	DU	6.000	0.096	0.384	0.480	0.378	0.162	0.540
Theaters <sup>2</sup>	-	SEAT	1.800	0.00	0.00	0.00	0.086	0.058	0.144
Standard Commercial Office	-	KSF	20.000	2.520	0.280	2.800	0.520	2.080	2.600
Day Care Center	-	KSF	80.000	6.800	6.800	13.600	7.200	7.200	14.400
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>EXISTING USE</b>									
Movie Theater	1,411	SEAT	2,540	0	0	0	122	81	203
Standard Commercial Office	2.651	KSF	53	7	1	7	1	6	7
Standard Commercial Office	0.600	KSF	12	2	0	2	0	1	2
Day Care Center	7.765	KSF	621	53	53	106	56	56	112
Total Existing Trips			3,226	61	54	115	180	144	323
<b>PROPOSED USE</b>									
<b>Scenario 1 - (200 Dwelling Units)</b>									
Apartments	200	DU	1,200	19	77	96	76	32	108
Net Difference (Scenario 1 Minus Existing)			-2,026	-42	23	-19	-104	-112	-215
<b>Scenario 2 - (300 Dwelling Units)</b>									
Apartments	300	DU	1,800	29	115	144	113	49	162
Net Difference (Scenario 2 Minus Existing)			-1,426	-32	61	29	-66	-95	-161
<b>Scenario 3 - (400 Dwelling Units)</b>									
Apartments	400	DU	2,400	38	154	192	151	65	216
Net Difference (Scenario 3 Minus Existing)			-826	-23	100	77	-28	-79	-107
<sup>1</sup> Source: SANDAG Brief Guide of Vehicular Traffic Generation rates for the San Diego Region									
<sup>2</sup> The movie theater is not open during the AM peak hour.									