



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, March 8, 2023

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed subdivision and development of vacant parcel for 12 residential lots. Each of the 12 lots to be 2,500 – 3,500 SF with 2 or 3 car garage on 4.05 acres located at 1501 Kelly Street.

Project Number: ADM23-00011

Assessor Parcel Number(s): 154-170-78-00

Contact Person: Brandon Soule

Email: BKSoule@gmail.com

Zoning: RE-B

Land Use: EB-R

Neighborhood Area: Fire Mountain D-FM

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed two similar but not identical, 8-story communities located in the remaining blocks of the One Mission Avenue 5-Blocks Entitlement. **Block 5** anticipated to have 170-185 residential units ranging from studio, one bedroom, and two bedroom units approximately 183,500 sf total. **Block 20** anticipated to have 170-180 residential units ranging from studio, one bedroom, and two bedroom units approximately 178,000 sf total. Both with associated parking. 10% will be affordable.

Project Number: ADM23-00010

Assessor Parcel Number(s): 147-370-07-00

Contact Person: Daniel Bertao

Email: Daniel.bertao@ryancompanies.com

Zoning: D-14, D-1

Land Use: DT

Neighborhood Area: Townsite (C-TS)

** 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



To be completed by City staff

Project Number: ADM 23 - 00011

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: 1501 Kelly StreetAssessor's Parcel Number: 154-170-78-00Lot Area (acres or SF): 4.05 acresExisting Use: Vacant Land

Brief Description of Proposal:

Subdivision of the parcel to 12 residential lots.

Property Owner & Applicant Information

Owner Name: William Chiu TsangPhone Number & E-Mail Address: 626-450-5089williamtsang02@yahoo.comApplicant Name: Brandon SoulePhone Number & E-Mail Address: 760-547-3941BKSoule@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:

DocuSigned by:
William Chiu Tsang
FE2B1F92517647E...

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: March 8th Time preference: 9:30 am 10:30 am either2nd choice date: March 8th 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 Geotechnical

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: March 8, 2023Time: 9:30 a.m.Assigned Project Planner: Nathalie Vazquez

February 21st, 2023

City of Oceanside
Development Services Department, Planning Division
300 N. Coast Highway
Oceanside, CA 92054

RE: Developers Conference- Letter of Authorization

I, the undersigned, hereby authorize Brandon Soule to submit a Developers Conference (Pre-Application) request form as the applicant for the property under my ownership. The property is located at 1501 Kelly Street Oceanside, CA 92054. Assessor parcel number 154-170-78-00.

Sincerely,

DocuSigned by:

FE2B1F92517647E...

William Chiu Tsang

1501 Kelly Street

APN: 154-170-78

Zoning: Residential Estate RE-B

Project Description

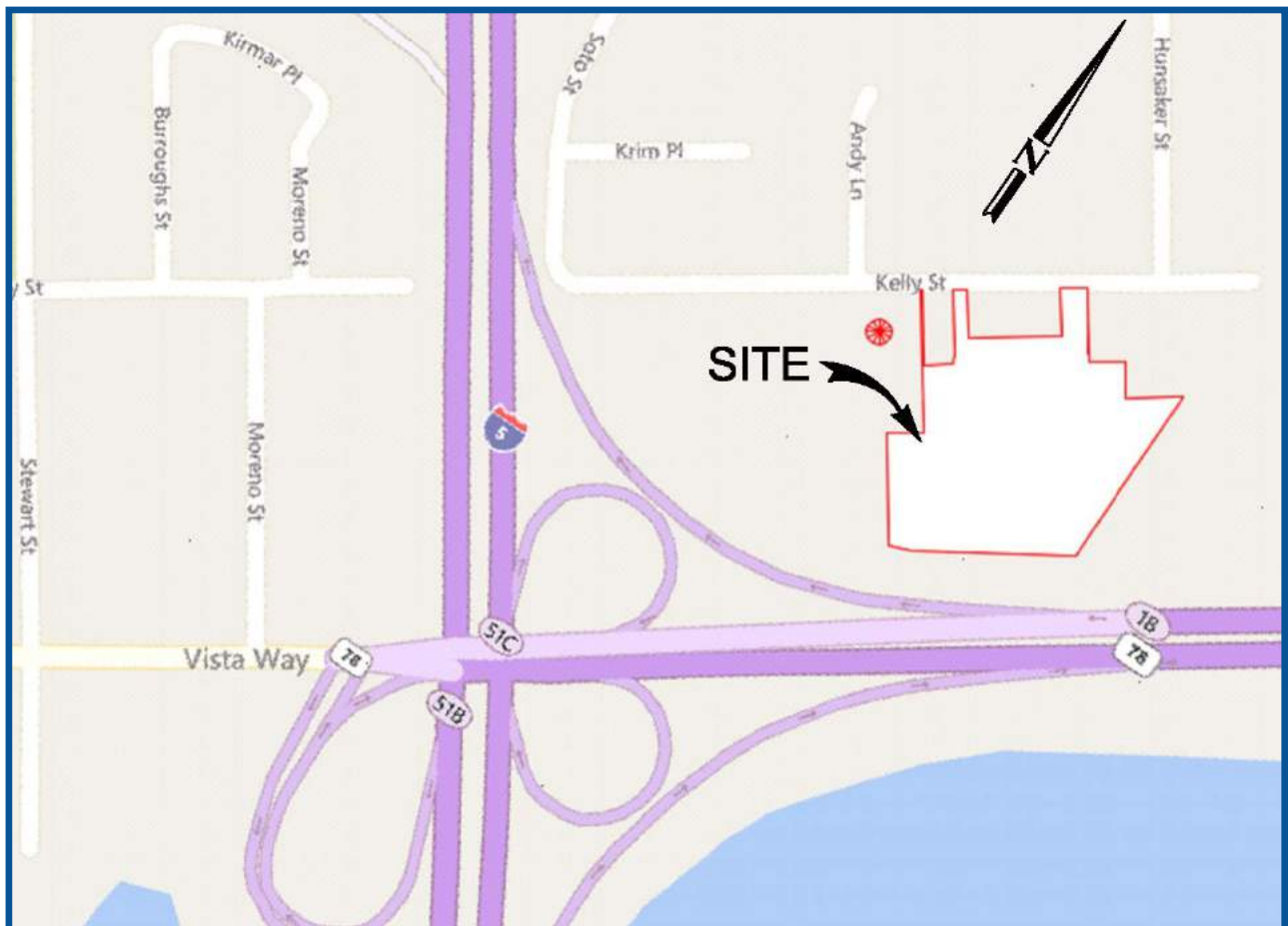
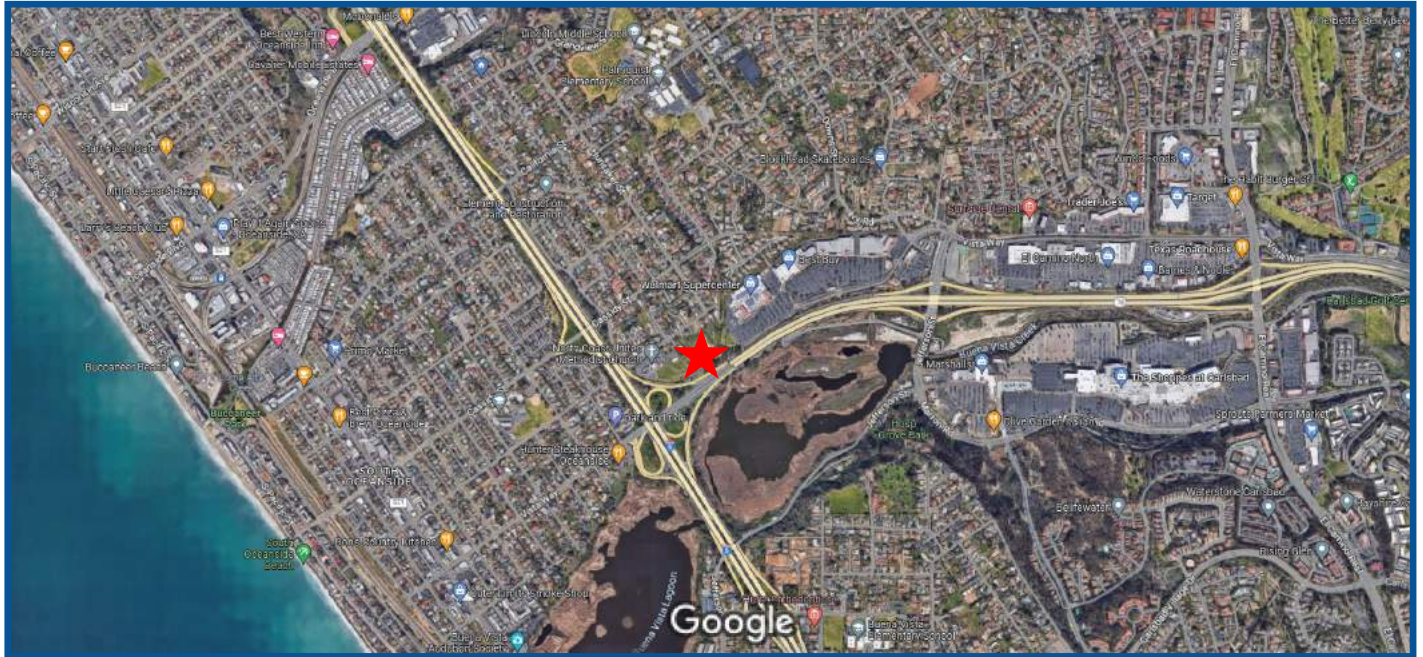
Development of the vacant parcel on Kelly Street for a residential subdivision. Tentative map for 12 lots, minimum 10,00 FT. Each unit to be approximately 2,500 - 3,500 SF with a 2 or 3 car garage. The architecture of the previously submitted plan will be redesigned to utilize a combination of individual styles including contemporary, mid century modern, coastal farmhouse, craftsman, mediterranean and spanish. The previously submitted tentative map may be modified to accommodate a potential reduction to the total length of the private street.

Questions

1. Maximum length of private street from public Kelly Street to require fire hydrant.
2. Specify preliminary requirements for undergrounding electrical utilities along Kelly Street. Street frontage on Kelly is only 50' at the main entrance. Developer to underground utilities on private streets to individual lots.
3. Please confirm minimum and maximum widths for private streets per city standards. Also for parking on one or both sides of the street.
4. Developer is not opposed to a public street. Please discuss options and differences from a city perspective. Including but not limited to public / private water and sewer main in the road.
5. Confirm maximum grade for private and public streets at main street station and cul-de-sac turn around.
6. Confirm maximum grade for driveways.
7. City sewer maps show an 8" PVC 2000 main at the south eastern boundary line. R-10457-003. Proposing connection to this main. Please advise on requirements to make a connection here.
8. Geotechnical. Requesting James Knowlton to be present for comments and questions. Geotechnical report calls out undocumented fill on the site. I have not been able to access review comments from the prior tentative map application in response to this report. Applicant to discuss options with staff.

9. Please advise if any of the following reports will be required. Phase 1 Environmental, Biology, Cultural Resource.
10. Please list all required reports for this proposed subdivision.
11. Will an Environmental Impact Report or Negative Declaration be required for the site.
12. Please confirm minimum water and sewer main sizes in the proposed private road. What sizes would be required if the road is public?
13. Verify the minimum lot width at the street frontage

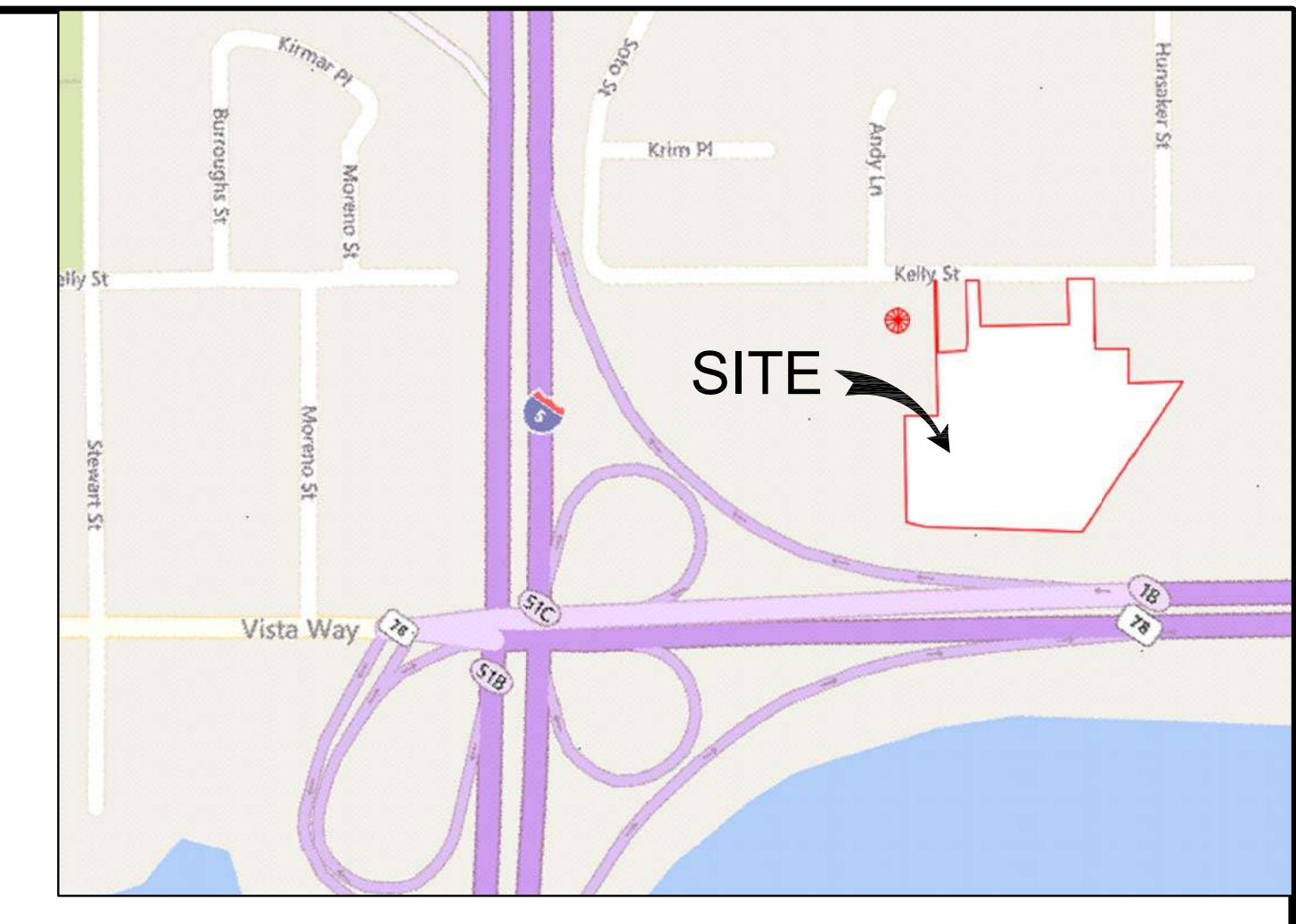
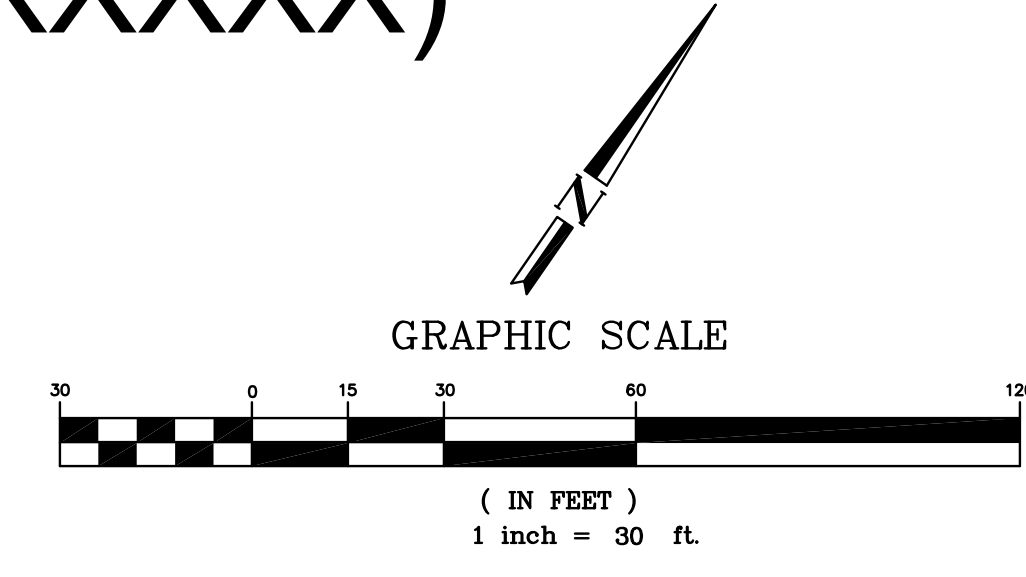
Vicinity Map



TENTATIVE SUBDIVISION MAP NO. (18-XXXXX)

CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

- SHEET INDEX**
- TENTATIVE TRACT MAP
 - TOPOGRAPHIC SURVEY MAP



W&W Land Design Consultants, Inc.
 Civil Engineering - Subdivision - Land Planning
 2325 OCEAN BLVD., SUITE 100, OCEANSIDE, CA 92054
 TEL: (609) 688-7118 - FAX: (609) 946-1137

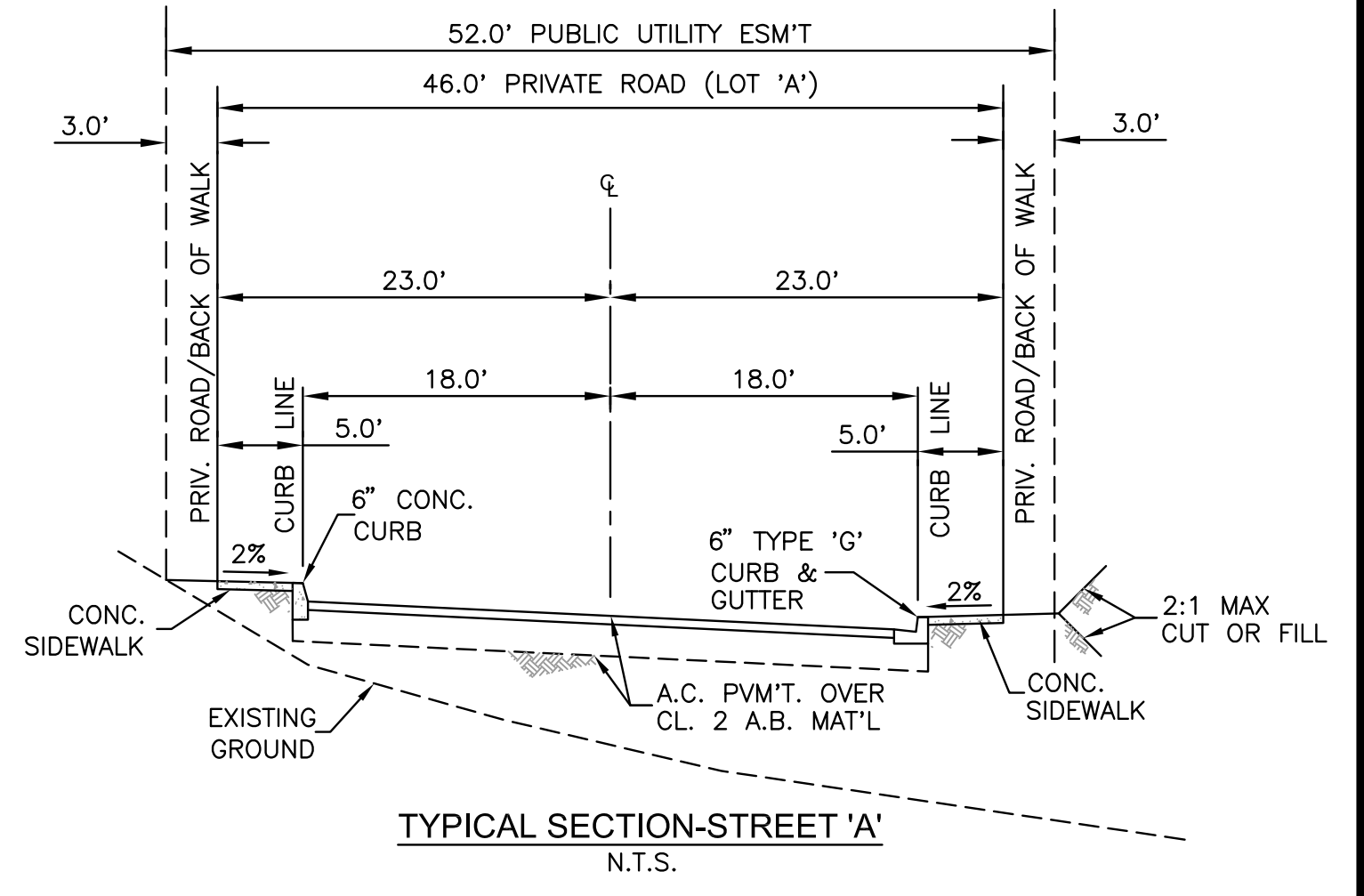
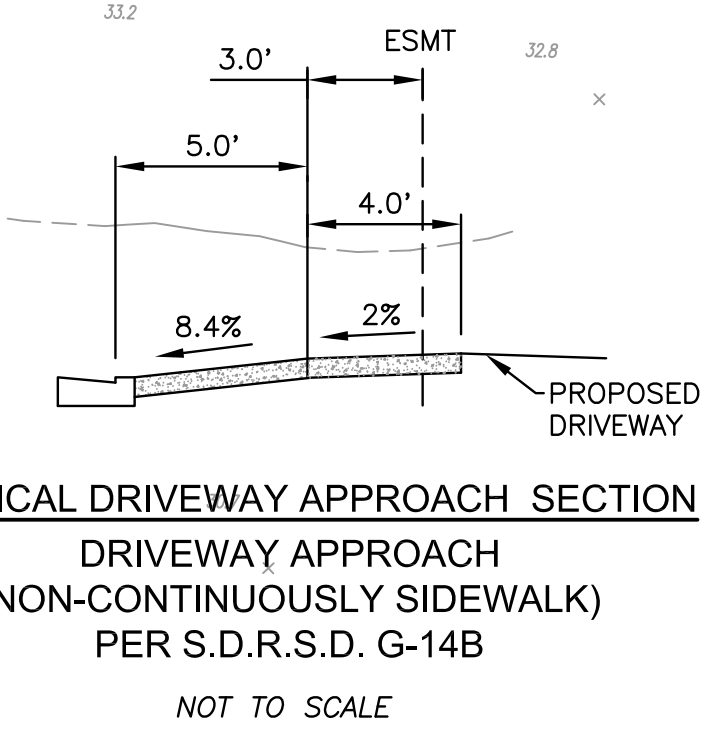
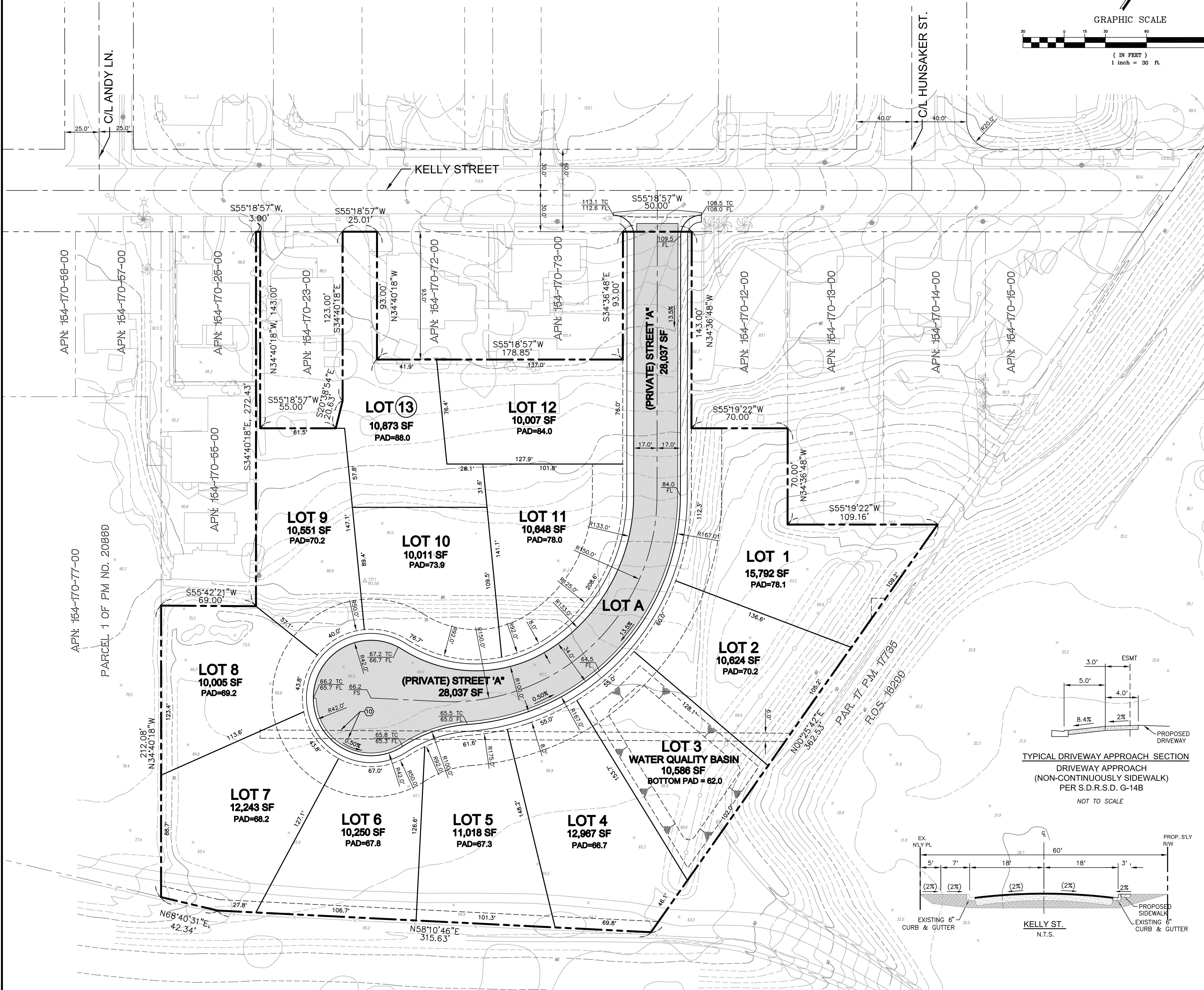
LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 20869, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2011 AS FILE NO. 2011-0175800 OF OFFICIAL RECORDS.

APN: 154-170-78-00

EASEMENTS

- AS PER WFG NATIONAL TITLE COMPANY PRELIMINARY REPORT, FILE NO. SD1000288-JD DATED FEBRUARY 27, 2017
- AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CARLSBAD MUTUAL WATER COMPANY
 PURPOSE: PIPELINES
 RECORDED: FEBRUARY 4, 1953 IN BOOK 4738 PAGE 85 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY INGRESS AND EGRESS
 RECORDED: MAY 25, 1960 AS INSTRUMENT NO. 108741 OFFICIAL RECORDS
 AFFECTS: THE SOUTHEASTERLY 6.0 FEET OF THE HEREIN DESCRIBED PROPERTY
 - THE EFFECT OF A QUITCLAIM DEED EXECUTED BY SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 31, 2008, AS INSTRUMENT NO. 08-570448 OFFICIAL RECORDS.
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
 PURPOSE: AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES
 RECORDED: JULY 21, 1960 AS INSTRUMENT NO. 147880 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: MARIE HENRIETTA MC INTOSH
 PURPOSE: INGRESS AND EGRESS FOR SEWER PIPE LINE
 RECORDED: JULY 15, 1963 AS INSTRUMENT NO. 122594 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: FRED E. LOWRY, ET UX
 PURPOSE: ROAD
 RECORDED: DECEMBER 11, 1967 AS INSTRUMENT NO. 193995 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
 PURPOSE: SANITARY SEWER PIPE LINE
 RECORDED: AUGUST 15, 1966 AS INSTRUMENT NO. 132022 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
 PURPOSE: SANITARY SEWER PIPELINE
 RECORDED: SEPTEMBER 23, 1968 AS INSTRUMENT NO. 164624 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
 PURPOSE: SANITARY SEWER PIPE LINE
 RECORDED: SEPTEMBER 26, 1968 AS INSTRUMENT NO. 167122 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: STATE OF CALIFORNIA
 PURPOSE: RETAINING WALL FOOTING
 RECORDED: OCTOBER 25, 1973 AS INSTRUMENT NO. 73-300056 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: STATE OF CALIFORNIA
 PURPOSE: RETAINING WALL FOOTING
 RECORDED: MARCH 22, 1974 AS INSTRUMENT NO. 74-072422 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT



- LEGEND:**
- PROPERTY BOUNDARY
 - LOT LINE
 - CENTERLINE
 - OFFSITE R/W
 - EASEMENT LINE
 - STORM DRAIN
 - SEWER LINE
 - WATER LINE
 - EXISTING DRAINAGE PATTERN
 - PROPOSED 2:1 FILL SLOPE
 - PROPOSED AC PAVEMENT
 - INDICATES RETAINING WALL

GENERAL NOTES:

PROJECT LOCATION: SOUTH SIDE OF KELLY STREET, OCEANSIDE, CA 92057

ASSESSORS PARCEL NUMBER: 154-170-78-00

EXISTING AND PROPOSED ZONING DESIGNATION: RE-B---RESIDENTIAL ESTATE B

PLAN DESIGNATION: RE-B

DENSITY: X.X DU/AC.

PROPOSED PARKING: XX

SUBDIVISION ACREAGE: 4.05 ACRES/176,418 S.F. GROSS

SUITE A: 4.05 ACRES/176,418 S.F. NET

DATE MAP PREPARED: JUNE, 2017

NUMBERED LOTS/DWELLING UNITS: 12 LOTS

OWNER/SUBDIVIDER:

CAPITAL LAND CORPORATION
 2115 HUNTINGTON DRIVE
 SAN MARINO, CA 91108
 (626) 450-5089

SOURCE OF TOPOGRAPHY:

INLAND AERIAL SURVEYS, IN 7117 ARLINGTON AVE., RIVERSIDE, CA 92503
 JUNE, 2017
 (951) 687-4252

ENGINEER:

W&W LAND DESIGN CONSULTANTS, INC
 2335 W. FOOTHILL BLVD., SUITE 1
 UPLAND, CA 91786
 CONTACT: WINSTON LIU, PE
 (909)608-7118

BUILDING SETBACK:

FRONT YARD: XX FEET
 SIDE YARD: XX FEET
 REAR YARD: XX FEET
 SIDE YARD ADJACENT TO KELLY STREET: XX FEET

UTILITY PURVEYORS:

ELECTRICITY:
 SOUTHERN CALIFORNIA EDISON CO.

GAS:
 SOUTHERN CALIFORNIA GAS CO.

SEWER & WATER:
 CITY OF OCEANSIDE
 300 NORTH COAST HIGHWAY,
 OCEANSIDE, CA 92054
 760-435-5800

WATER:
 CITY OF OCEANSIDE
 300 NORTH COAST HIGHWAY,
 OCEANSIDE, CA 92054
 760-435-5800

TRASH:
 CITY OF OCEANSIDE
 300 NORTH COAST HIGHWAY,
 OCEANSIDE, CA 92054
 760-435-4500

12 LOTS RESIDENTIAL SUBDIVISION
SOUTH SIDE OF KELLY STREET
OCEANSIDE, CA 92057

DRAWING NAME: TENTATIVE SUBDIVISION MAP

ISSUE: 06/02/17

DATE: 06/02/17

CHECKED: WL DRAWN: WL

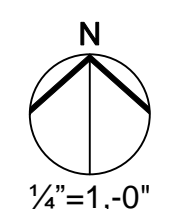
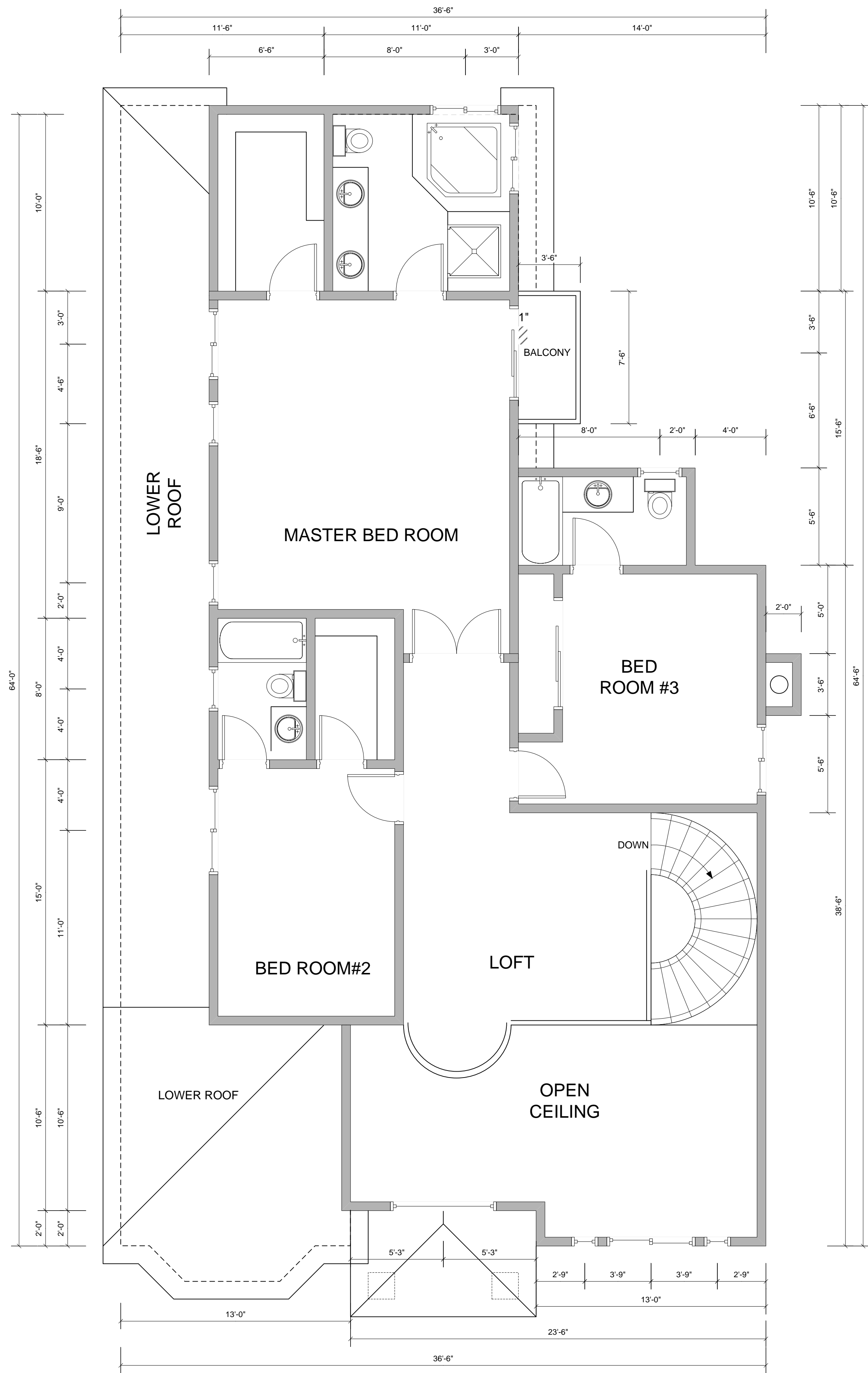
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PROJECT NO: 1711

SHEET NUMBER: 1

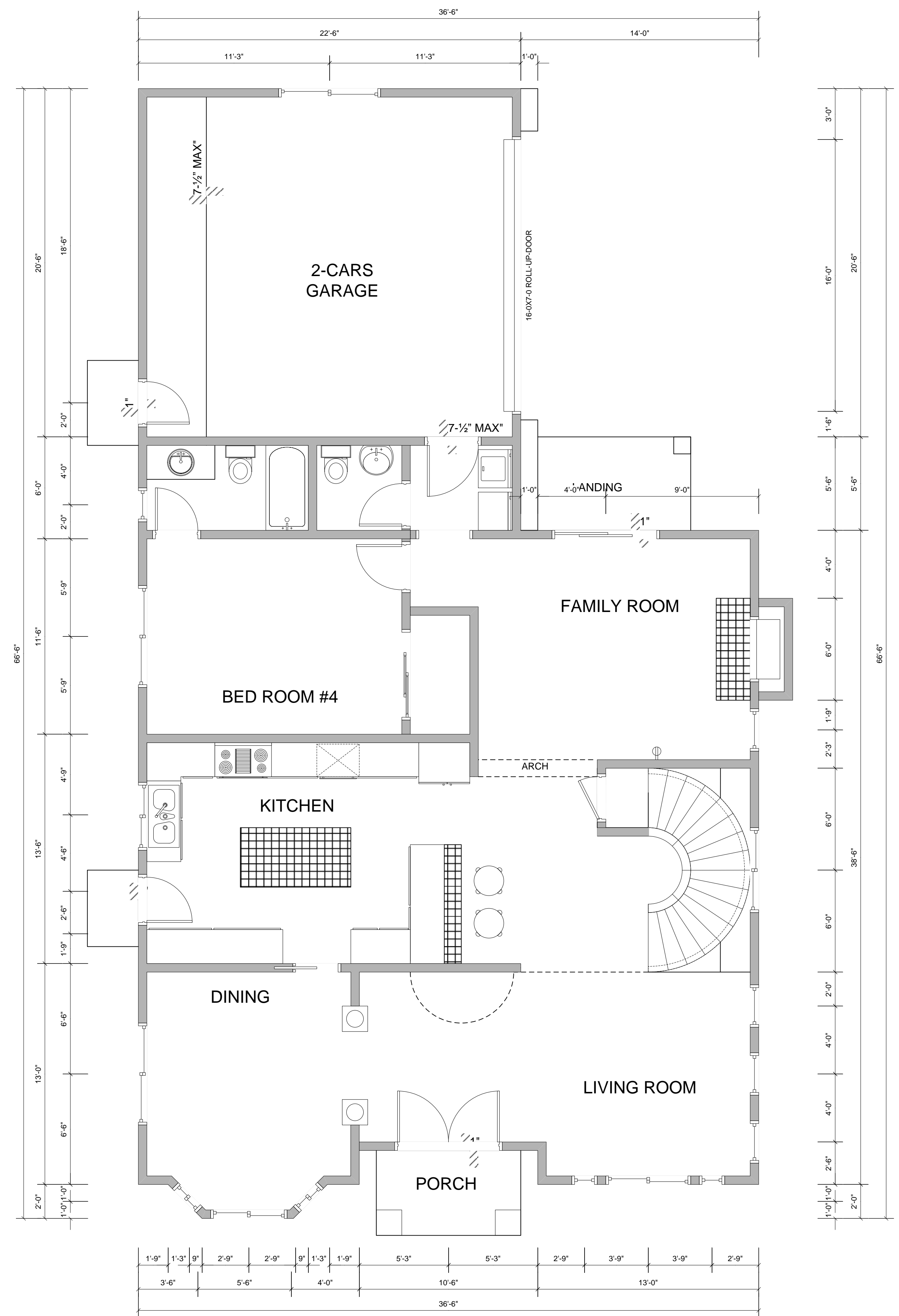
OF 2 SHEETS

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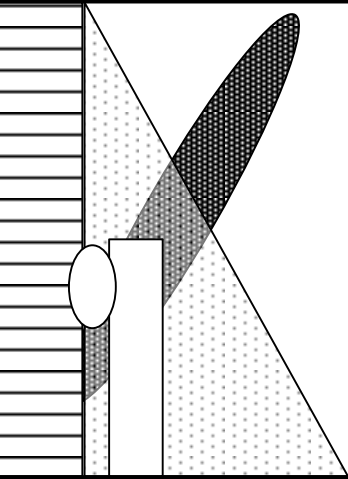


SECOND FLOOR PLAN

**PLAN 1
2826 SF**



FIRST FLOOR PLAN



HINH XA DESIGN
9423 GUESS ST.
ROSEMEAD, CA. 91770
TEL:626-625-8793

12 SINGLE FAMILY HOMES DEVELOPMENT
PLAN 1
FOR
CAPITAL LAND COMPANY
KELLY STREET, OCEANSIDE, CA
APN 154-170-78-00

15110 NUBIA
FLOOR PLANS
DOOR SCHEDULE

A-2.1



1

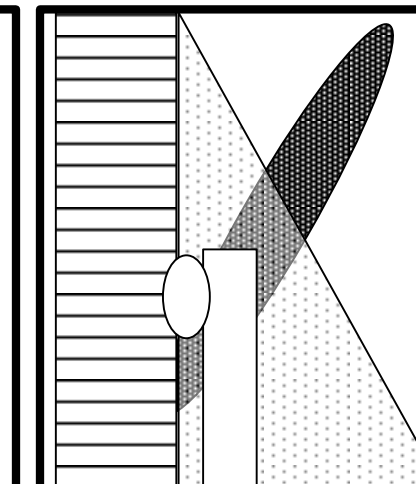


2

PLAN 1

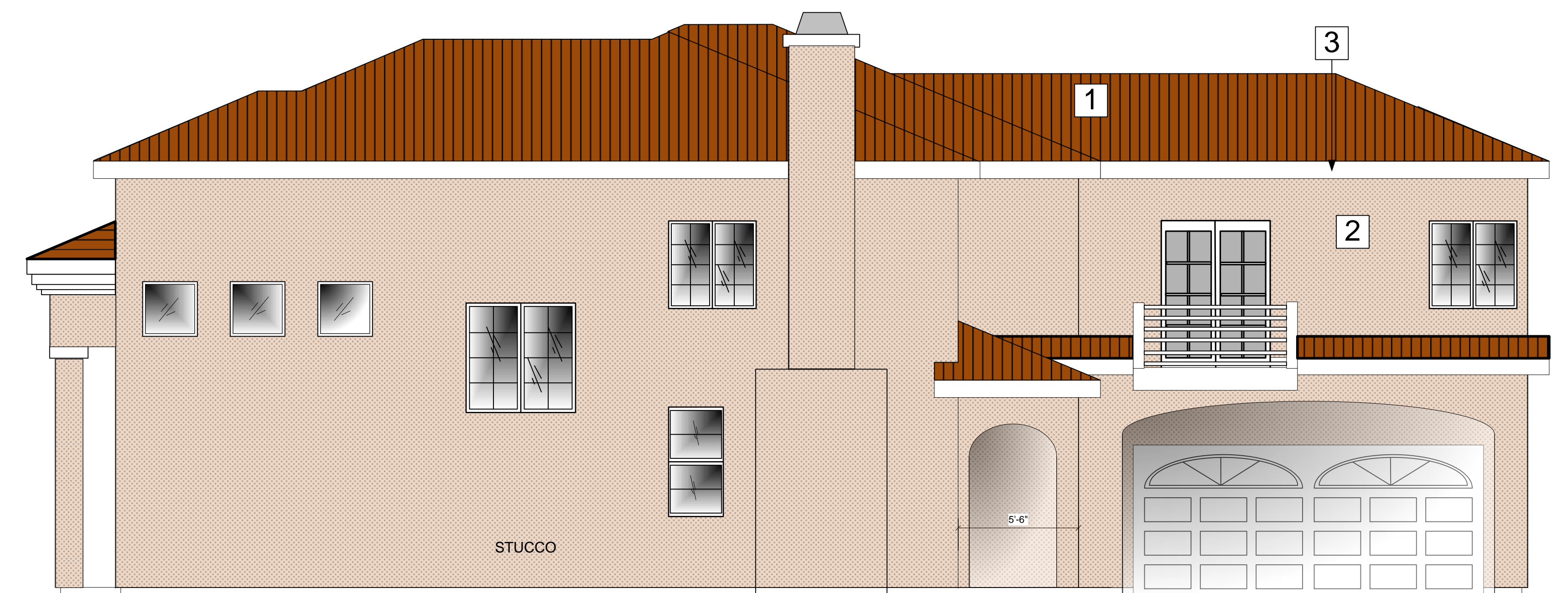
MATERIAL SCHEDULE

- 1 EAGLE CONCRETE TILE ROOF
CAPISTRANO LMC 8709 EL MORADO BLEND
- 2 STUCCO
CAL DORADO STUCCO
AZTECA G-33
- 3 PAINTED WOOD TRIM



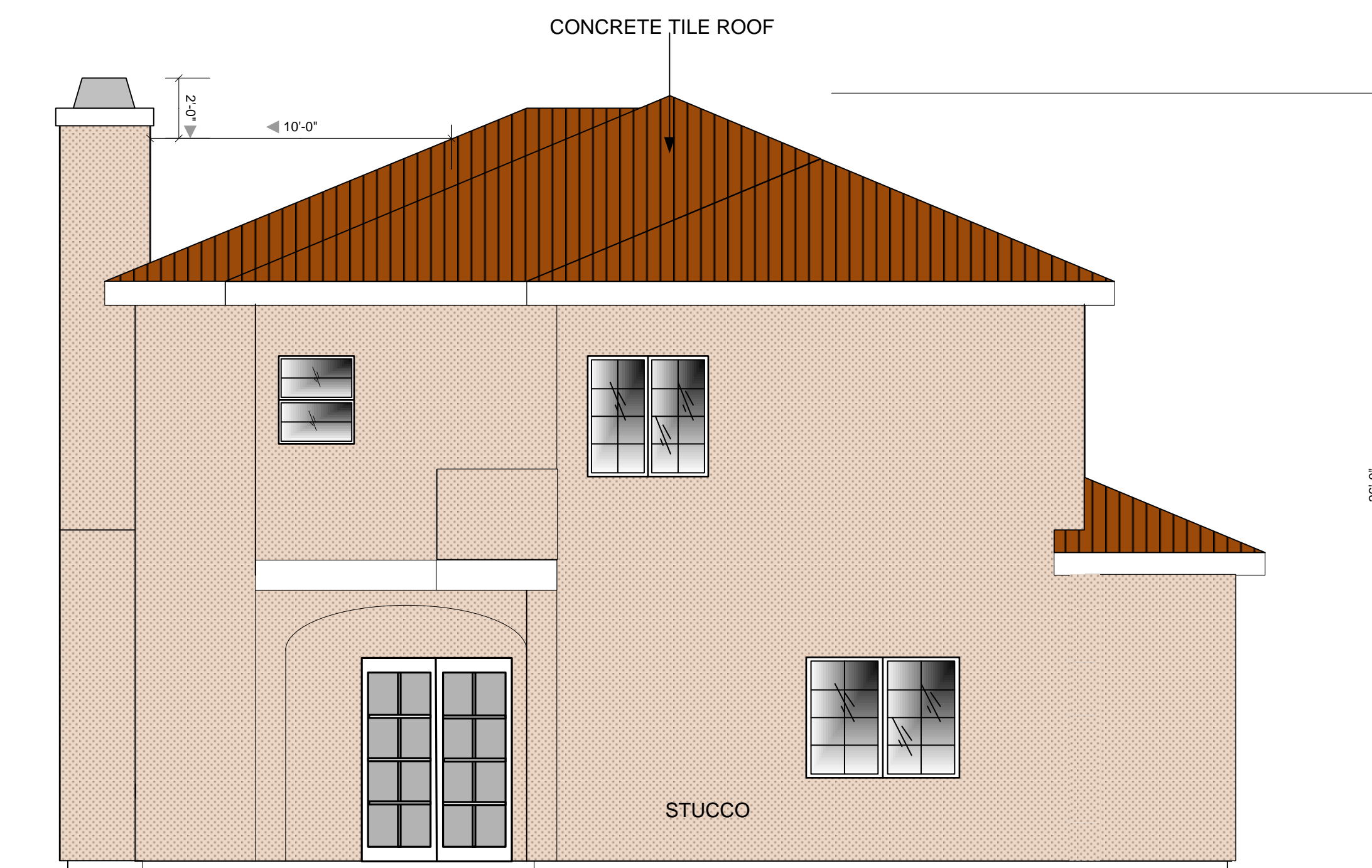
HINH XA DESIGN
9423 GUESS ST.
ROSEMEAD, CA. 91770
TEL: 626-625-8793

12 SINGLE FAMILY HOMES DEVELOPMENT
PLAN 1
FOR
CAPITAL LAND COMPANY
KELLY STREET, OCEANSIDE, CA



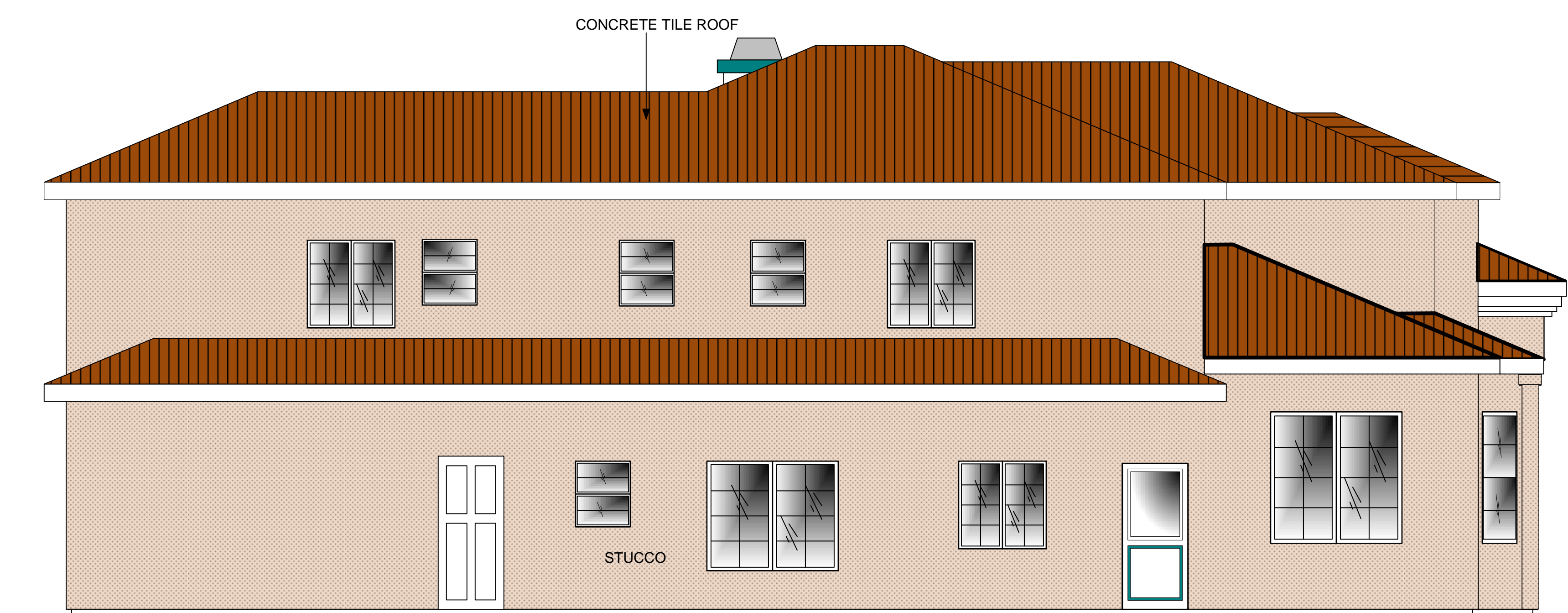
EAST ELEVATION

SCALE 1/4" = 1'-0"



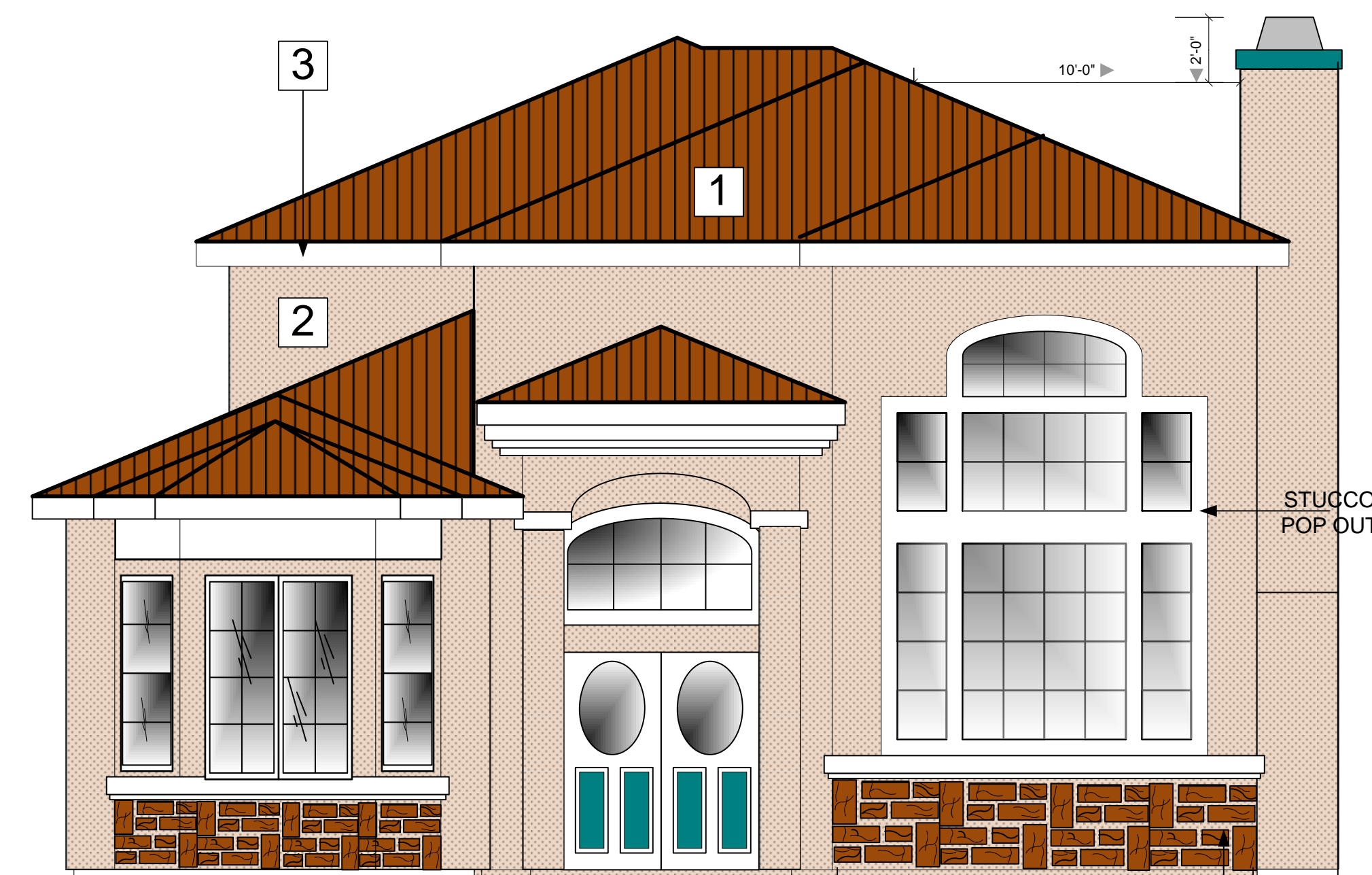
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



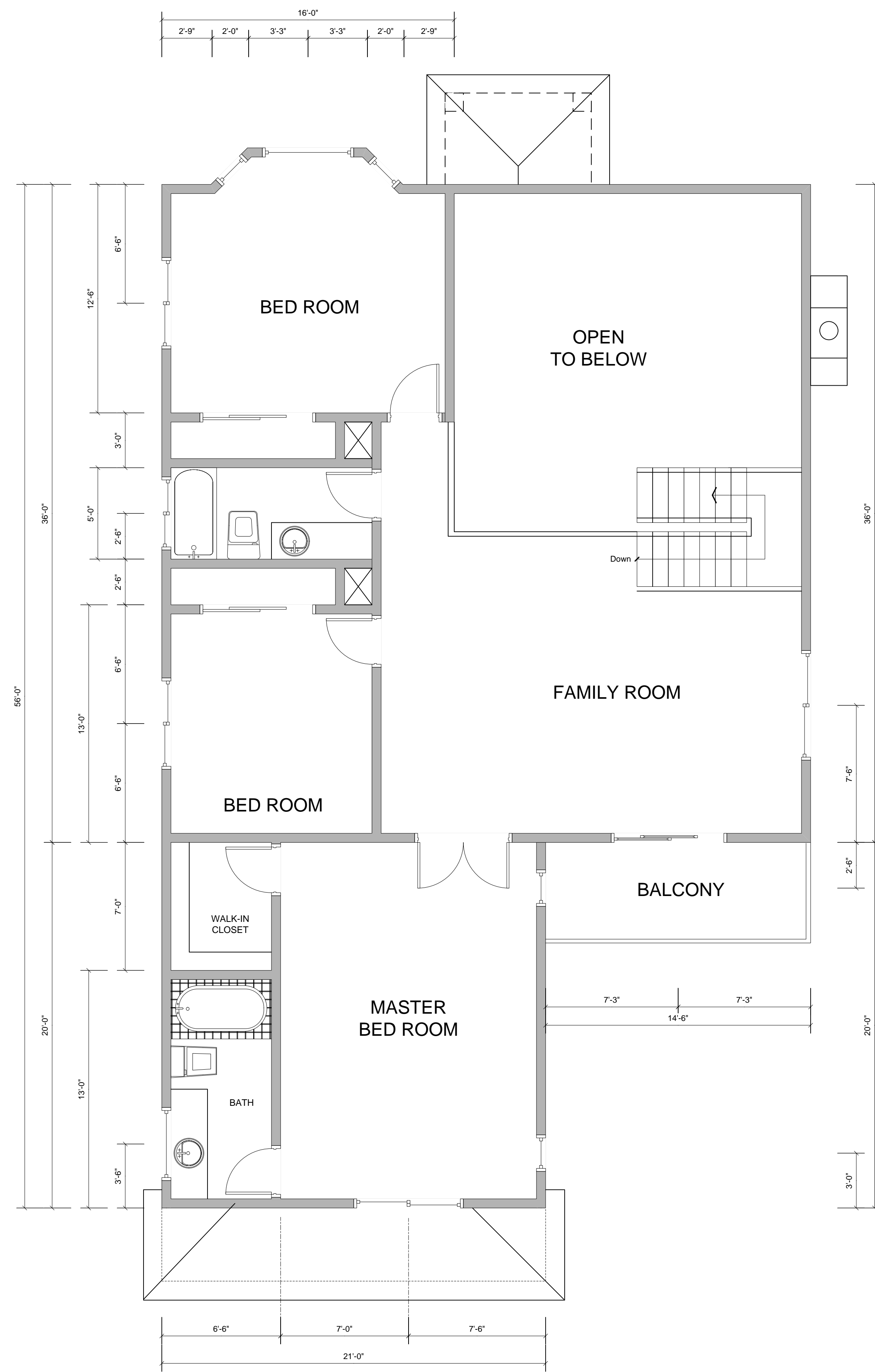
NORTH ELEVATION

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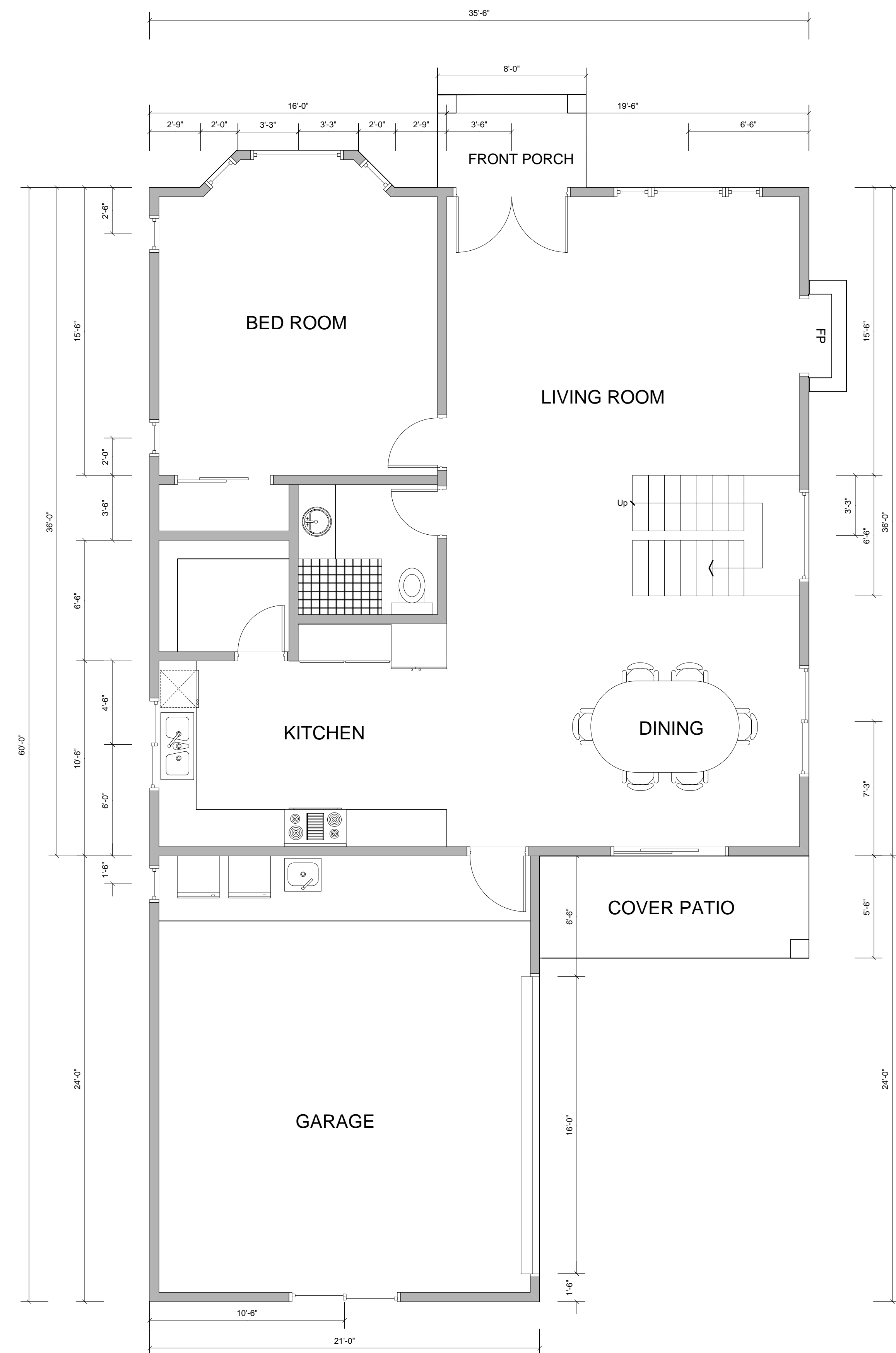
CULTURE STONE
VENEER

15110 NUBIA
ELEVATIONS

A-2.2

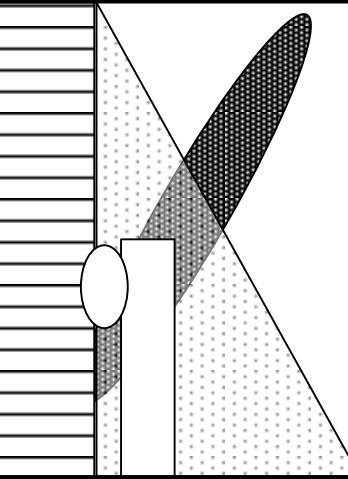


SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

PLAN 3
2609 SF



HINH XA DESIGN
9423 GUESS ST.
ROSEMEAD, CA. 91770
TEL: 626-625-8793

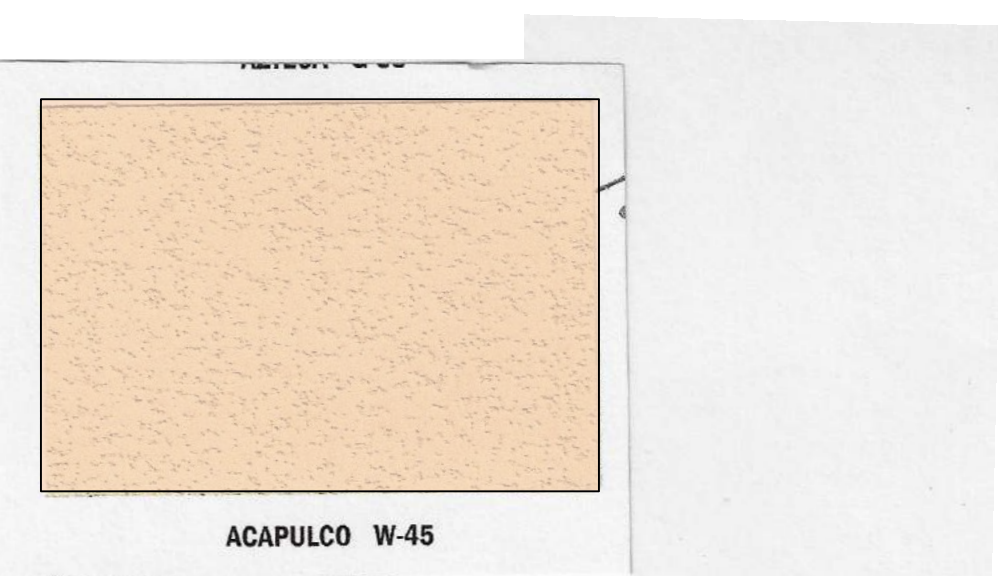
12 SINGLE FAMILY HOMES DEVELOPMENT
PLAN 3
FOR
CAPITAL LAND COMPANY
KELLY STREET, OCEANSIDE, CA

15110 NUBIA
FLOOR PLANS
DOOR SCHEDULE

A-4.1



1

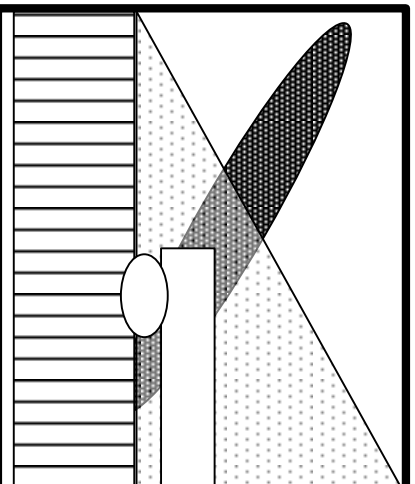


2

PLAN 3

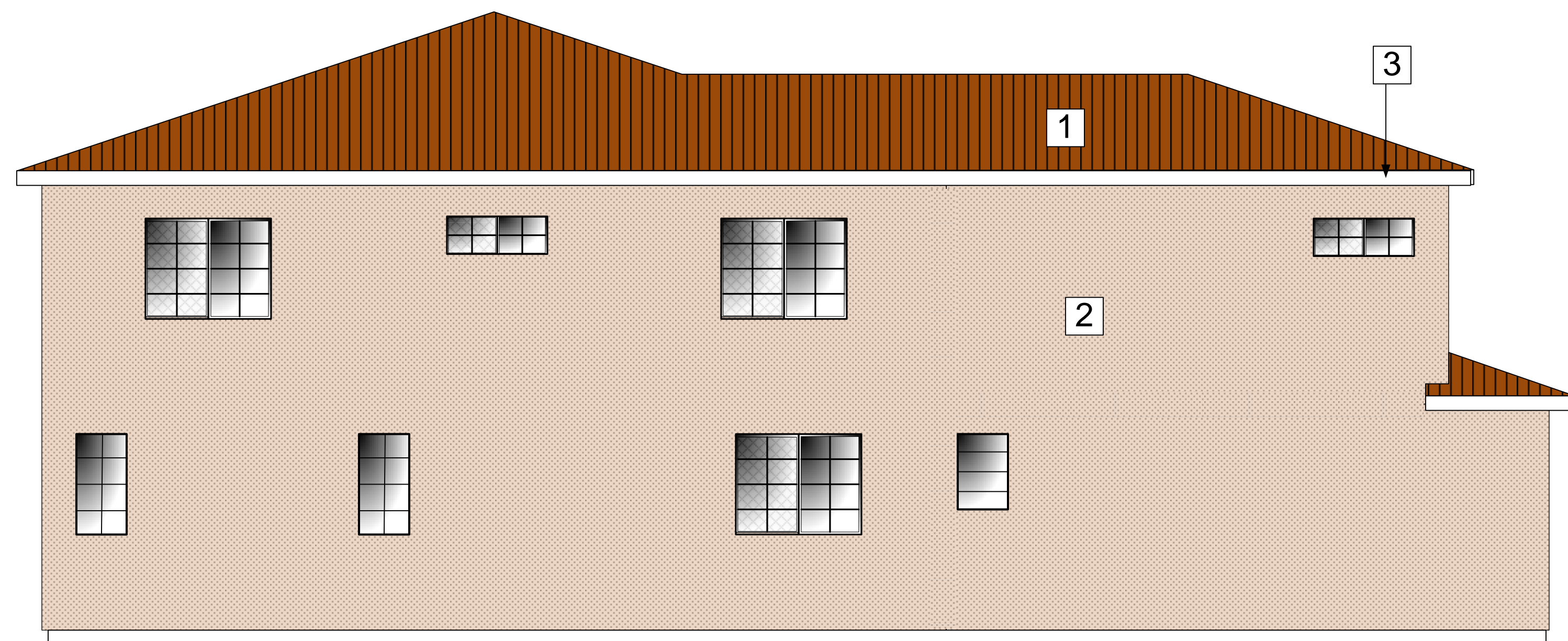
MATERIAL SCHEDULE

- 1 EAGLE CONCRETE TILE ROOF
LCC 8806 Tucson Blend
- 2 STUCCO
CAL DORADO
ACAPULCO W-45
- 3 PAINTED WOOD TRIM WHITE
- 5 ELDORADO STONE VENEER TYP.



HINH XA DESIGN
9423 GUESS ST.
ROSEMEAD, CA. 91770
TEL:626-625-8793

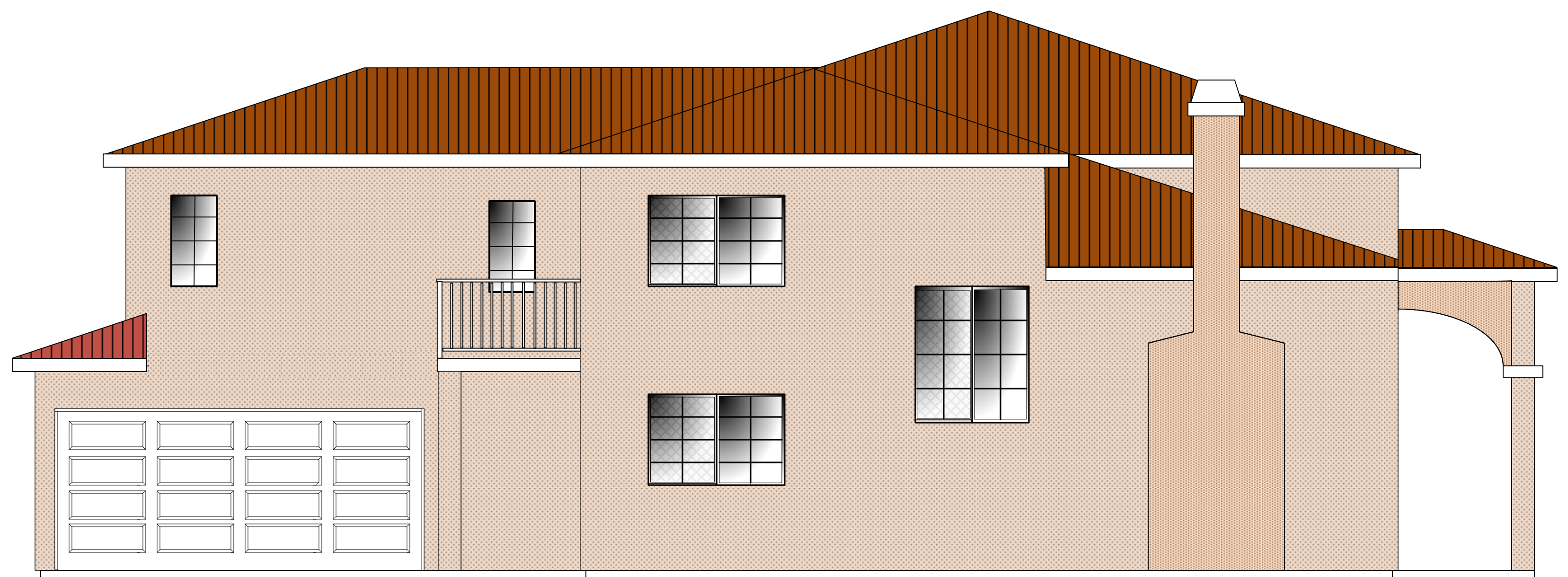
12 SINGLE FAMILY HOMES DEVELOPMENT
 PLAN 3
 FOR
 CAPITAL LAND COMPANY
 KELLY STREET, OCEANSIDE, CA



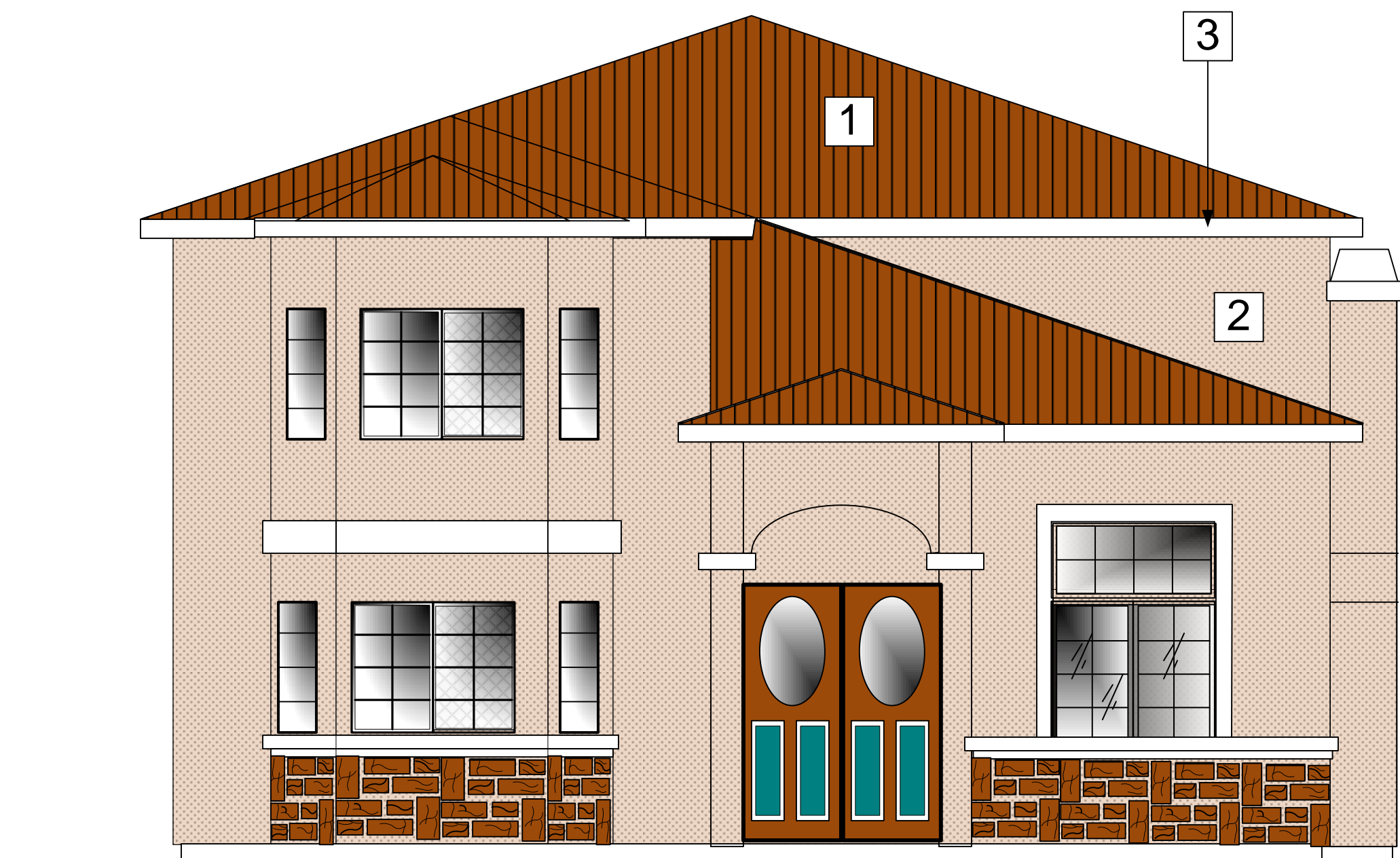
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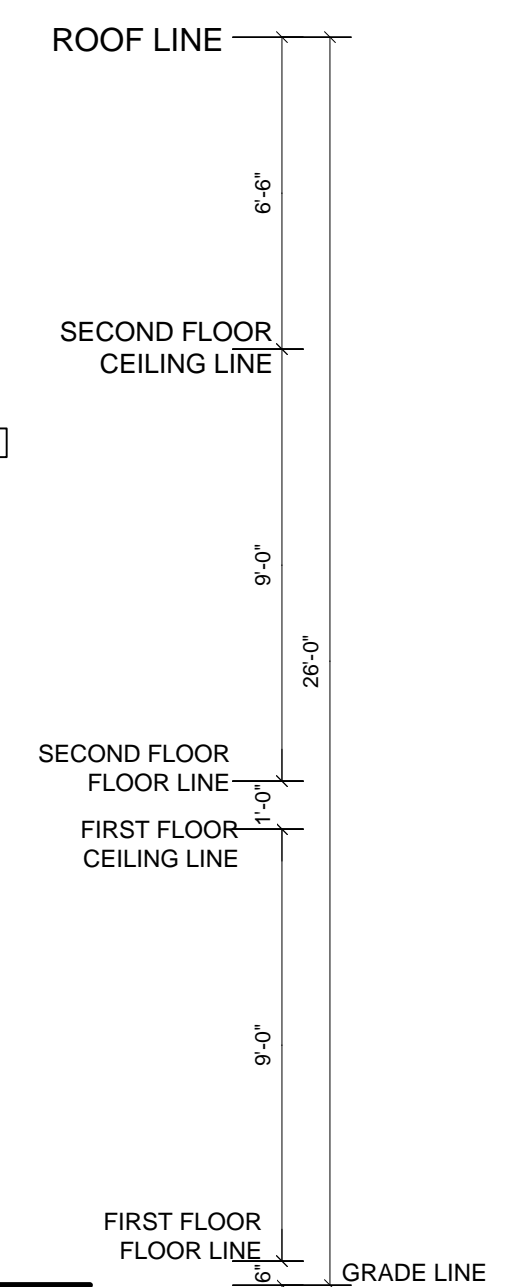
REAR ELEVATION SCALE 1/4"=1'-0"



RIGHT ELEVATION SCALE 1/4"=1'-0"



FRONT ELEVATION SCALE 1/4"=1'-0"



15110 NUBIA
FLOOR PLANS
DOOR SCHEDULE

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: One Mission Ave 5-Block Project; Blocks 5 & 20; 200/300 N Myers St.

Assessor's Parcel Number: 1473700700 Lot Area (acres or SF): Block 5: 1.05ac & Block 20:1.02ac

Existing Use: Parking Lots

Brief Description of Proposal:

Amendment of existing entitlements to develop a 170-185 unit mixed-use community at Block 5 and a 170-180 unit mixed-use community at Block 20.

Property Owner & Applicant Information

Owner Name: CityMark Oceanside, LLC

Phone Number & E-Mail Address: 303-935-1630 bmulvany@sugf.com

Applicant Name: Daniel Bertao, Ryan Companies

Phone Number & E-Mail Address: 858.812.7993 daniel.bertao@ryancompanies.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:

Brian M. Mulvaney
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: March 8 Time preference: 9:30 am 10:30 am either

2nd 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:

- 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: March 8, 2023 Time: 10:30 a.m.

Assigned Project Planner: Rob Dmohowski



BLOCK 5 + 20

VICINITY PLAN

300 N Myers St, Oceanside, CA 92054r

01





PROJECT SUMMARY

OCEANSIDE BLOCKS 5 AND 20 ON N. MEYERS STREET
BETWEEN MISSION AVENUE AND CIVIC CENTER DRIVE

BLOCK 5: 1.05 ACRES
 BLOCK 20: 1.02 ACRES
 PROPOSED USE: MIXED USE

ZONING INFORMATION:

ASSESSOR'S PARCEL NUMBER:	1473700700
COASTAL ZONE:	YES
ZONE DISTRICT:	DOWNTOWN D-1
MAXIMUM BUILDING HEIGHT:	140'
PROPOSED BUILDING HEIGHT:	85'

UNIT SUMMARY

BLOCK 5 = APPROX. 170 - 185 UNITS
 RETAIL = APPROX. 2,000 SF
 GROSS SF (INCLUDING BELOW GRADE PARKING) = APPROX. 302,000 SF

BLOCK 20 = APPROX. 170 - 180 UNITS
 NET SF = 120,800 SF
 LEASING/AMENITY = 6,900 SF
 RETAIL = APPROX. 4,400 SF
 GROSS SF (INCLUDING BELOW GRADE PARKING) = APPROX. 297,300 SF

INCLUSIONARY UNITS = 10% OF EACH UNIT TYPE

PARKING REQUIREMENTS

PROVIDED SPACES
 BLOCK 5 = APPROX. 300 BLOCK 20 = APPROX. 300

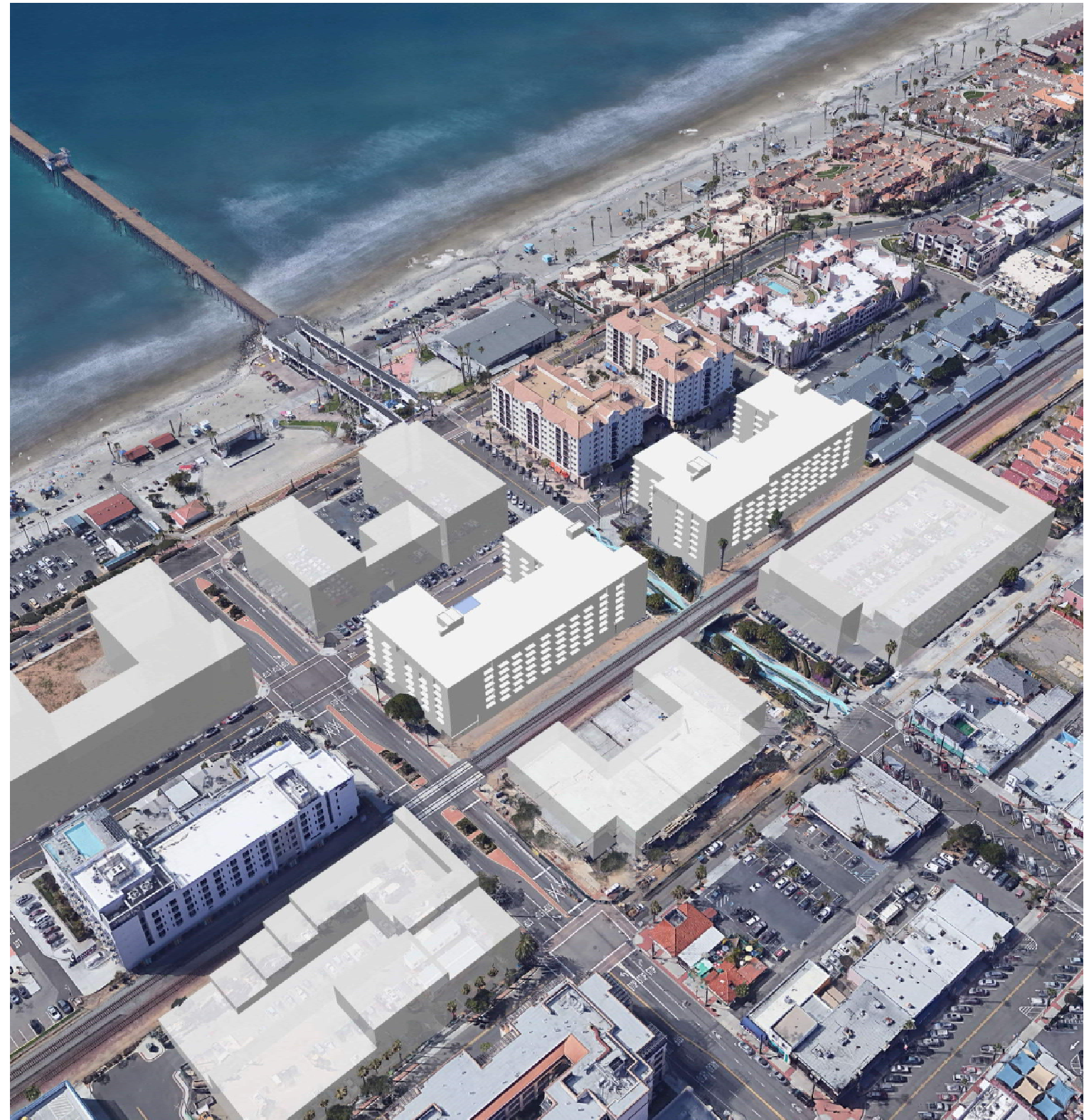
BLOCK 5 + 20
 PROJECT INFORMATION

300 N Myers St, Oceanside, CA 92054r

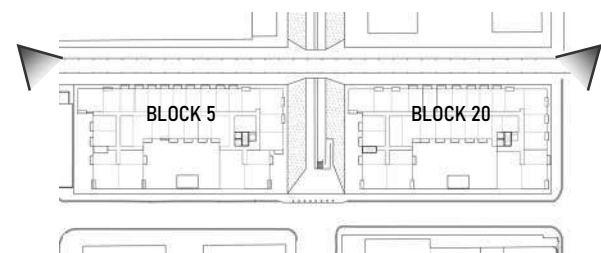




VIEW FROM THE NORTH



VIEW FROM THE EAST



KEY PLAN

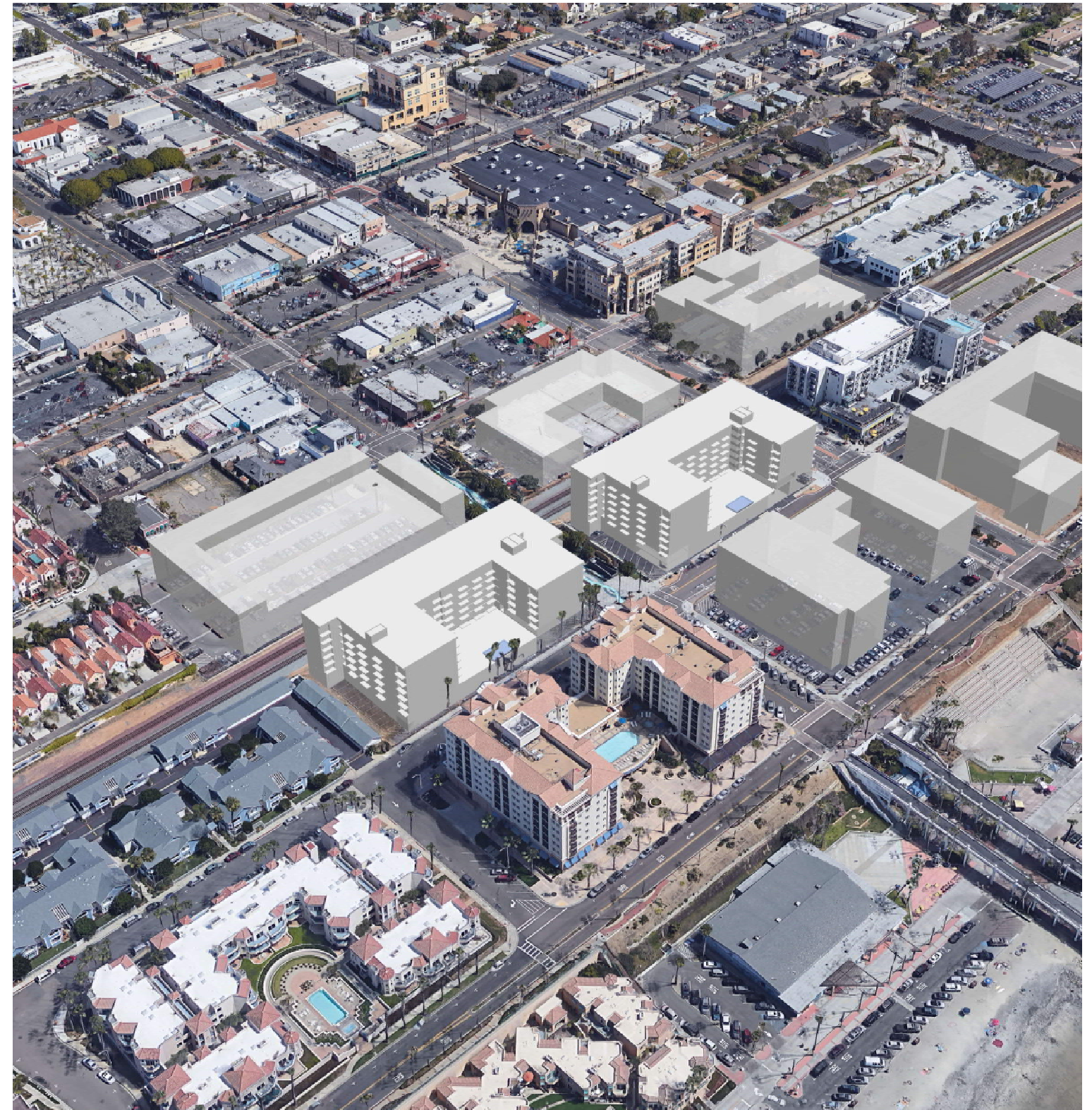
BLOCK 5 + 20

VIEWS

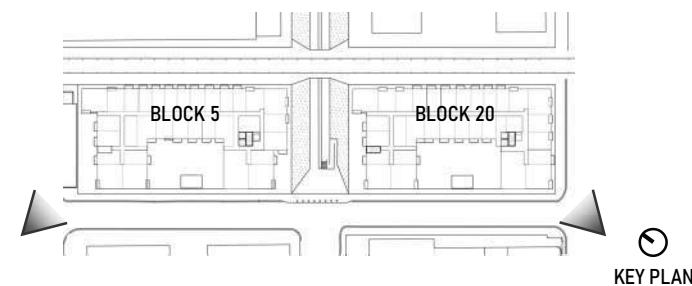
300 N Myers St, Oceanside, CA 92054r



VIEW FROM THE SOUTH



VIEW FROM THE WEST



BLOCK 5 + 20

VIEWS

300 N Myers St, Oceanside, CA 92054r



MATERIALS + FACADE EXPRESSION

*crisp white offset with natural woods & rich base
layering of screening + transparency
sun shade elements + shadow inter play*



CONTEXT

3, 9, 5, 6 Oceanside Springhill Suites

8 Pierside North

1, 2, 4, 5, 7 Pierside South



BLOCK 5 + 20

FIRST LEVEL/ SITE PLAN

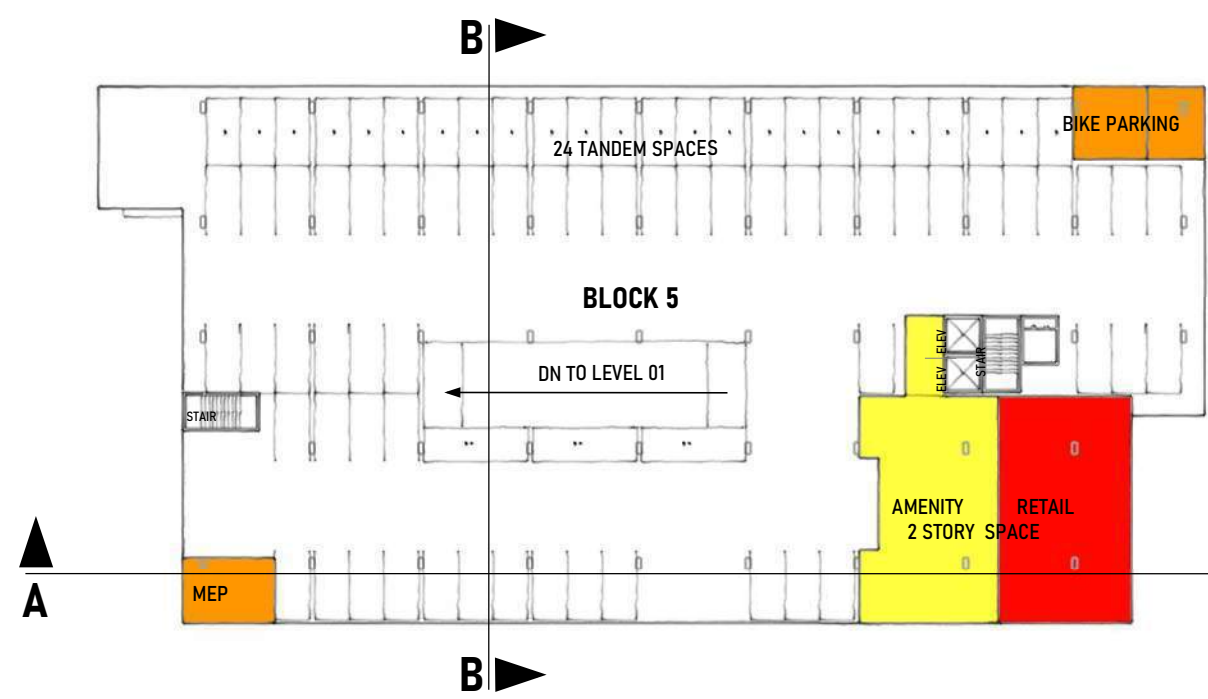
300 N Myers St, Oceanside, CA 92054r

SCALE 1" = 50'-0"

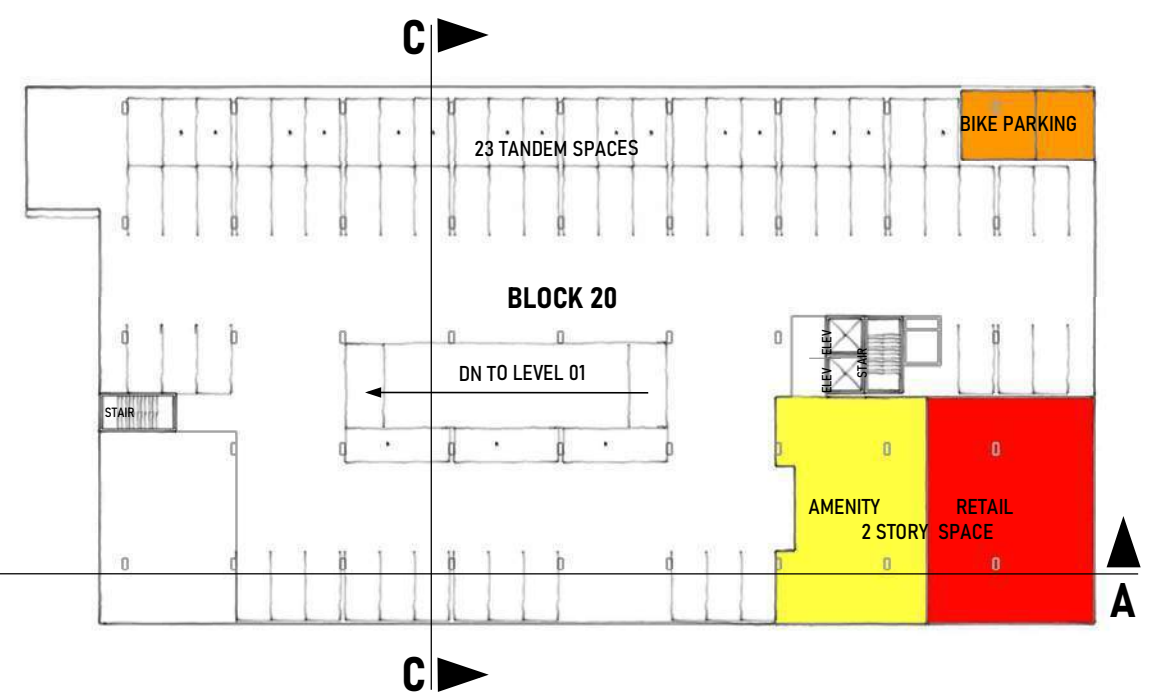




LEVEL 03 PLAN



LEVEL 02 PLAN

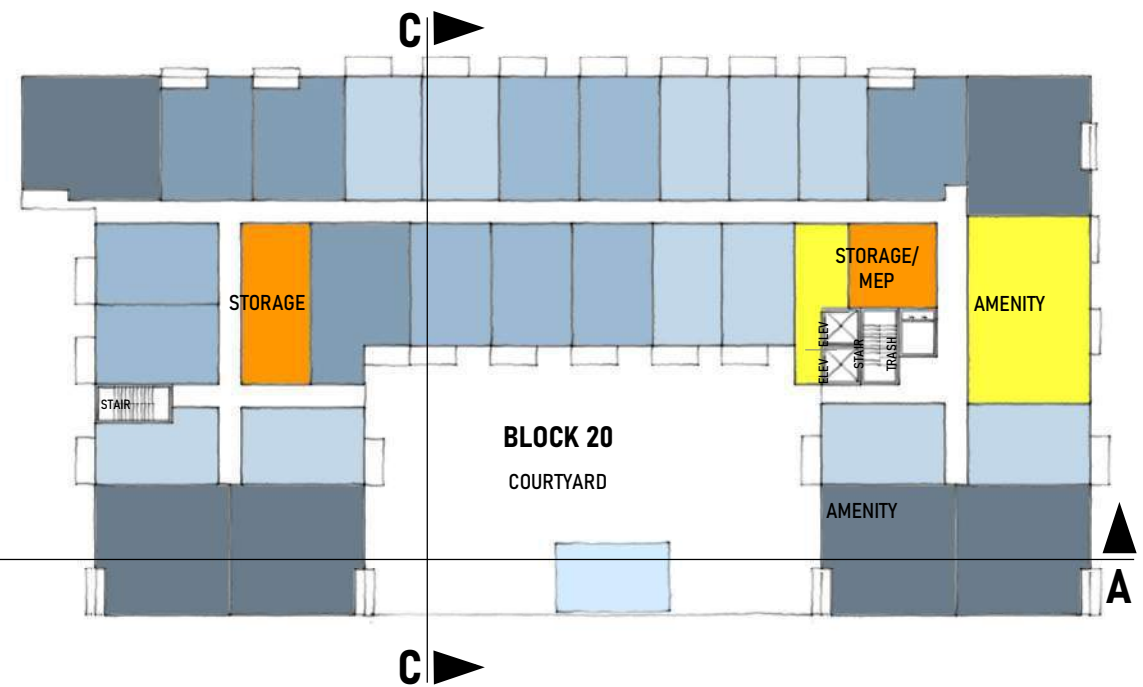
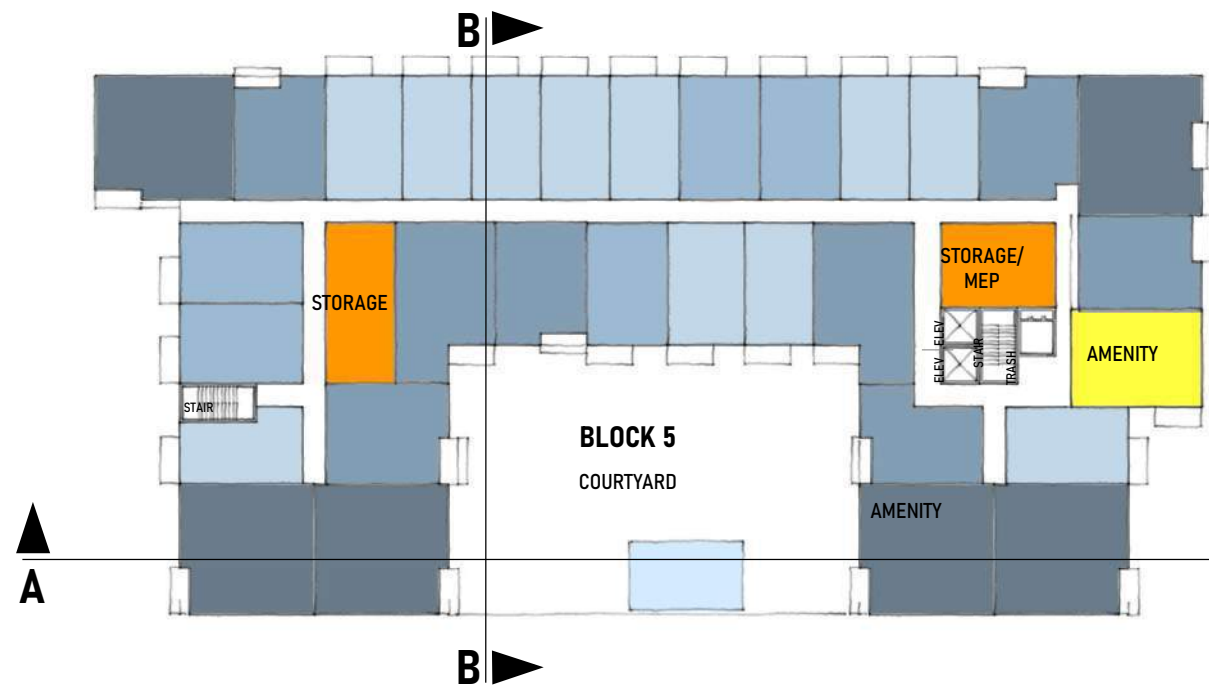


BLOCK 5 + 20
FLOOR PLANS

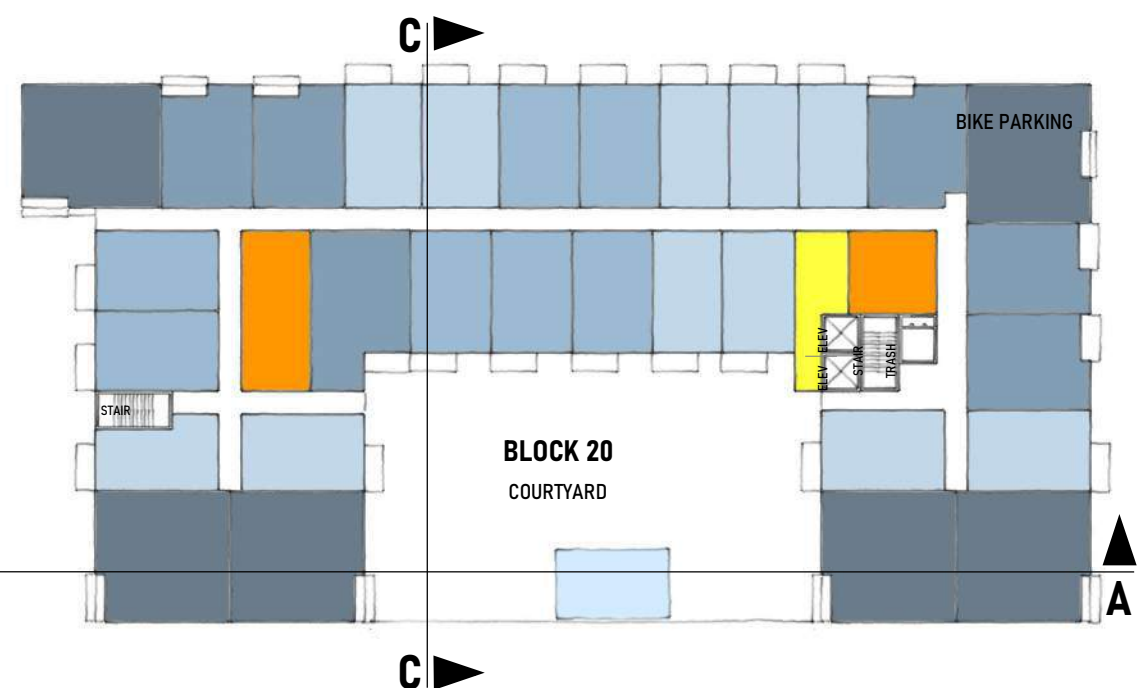
300 N Myers St, Oceanside, CA 92054r

SCALE 1" = 50'-0"





LEVEL 08 PLAN



LEVELS 04-07 PLAN

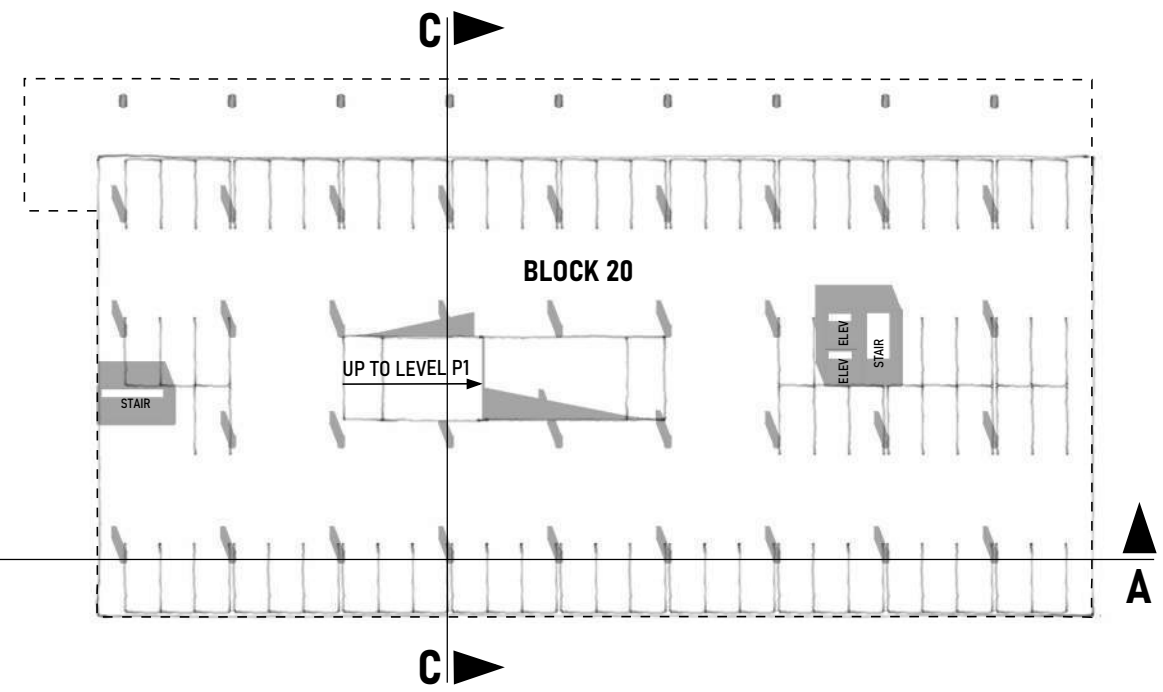
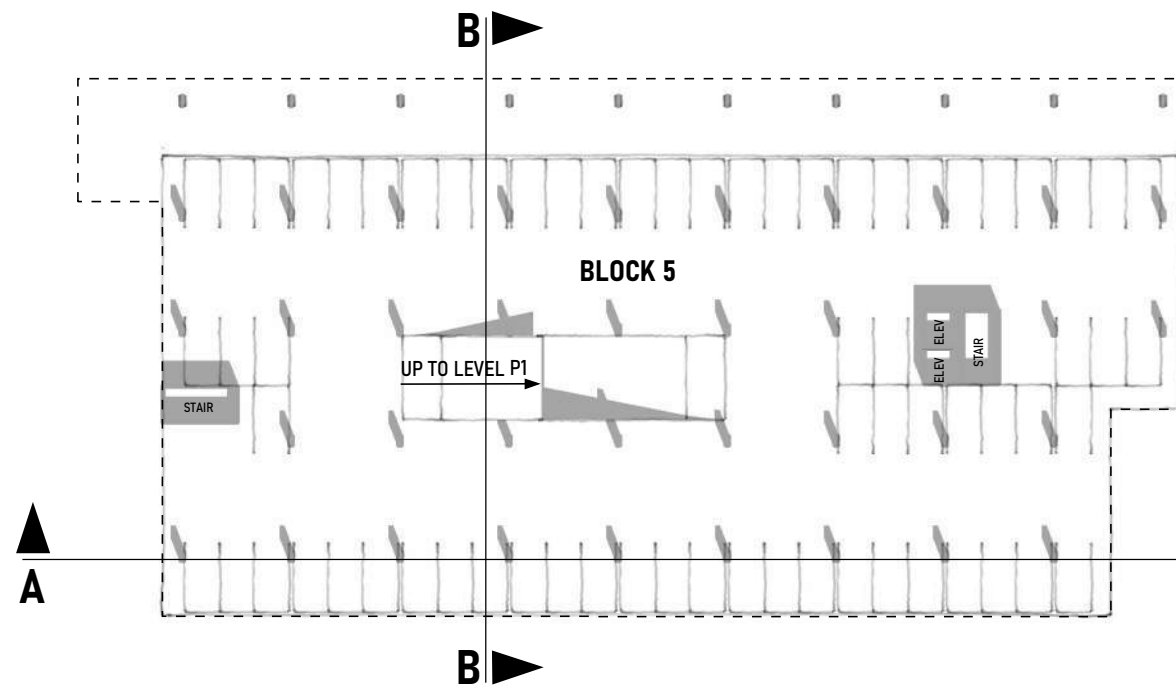
BLOCK 5 + 20

FLOOR PLANS

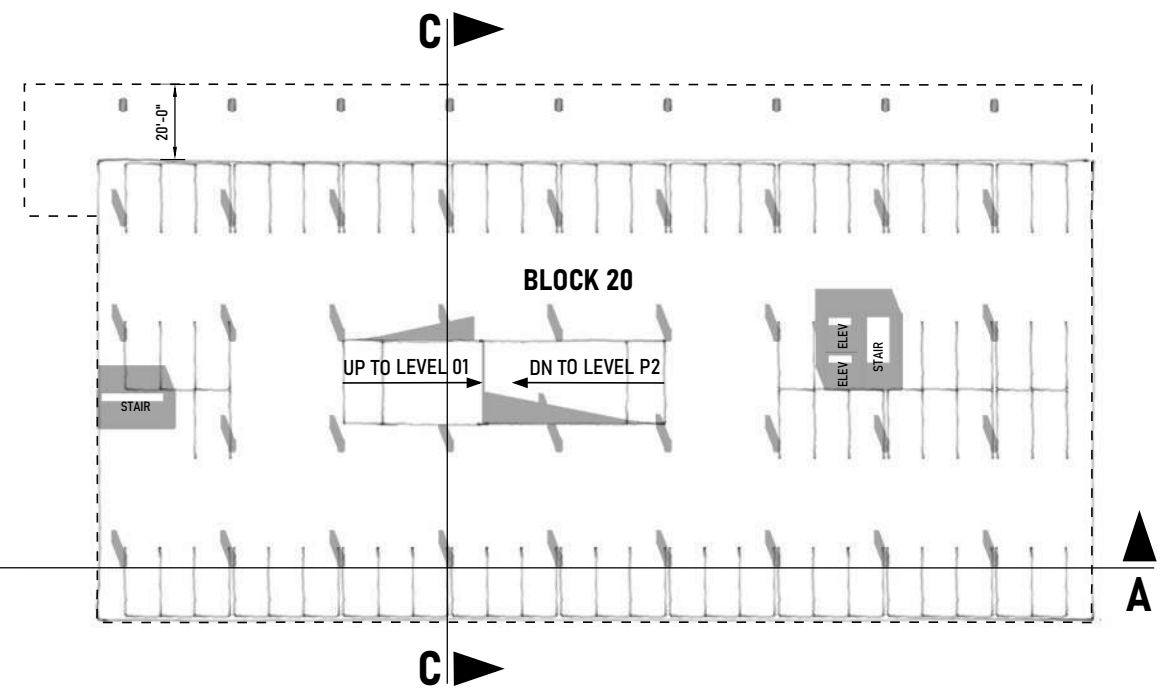
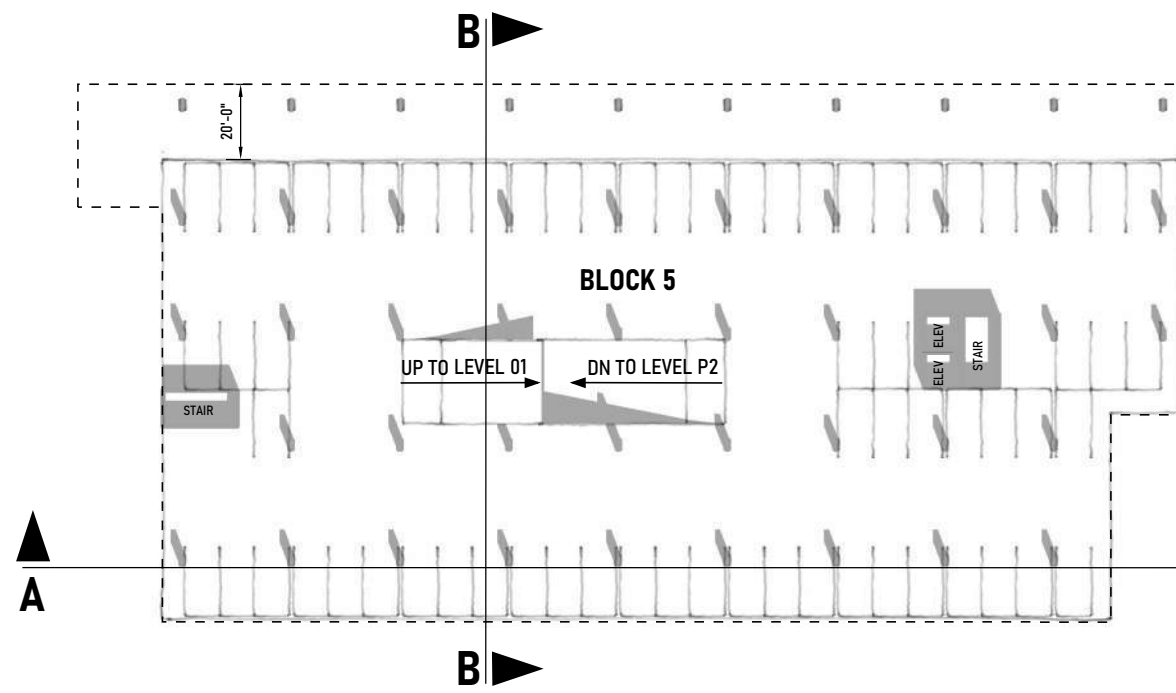
300 N Myers St, Oceanside, CA 92054r

SCALE 1" = 50'-0"





LEVEL P2 PLAN



LEVEL P1 PLAN

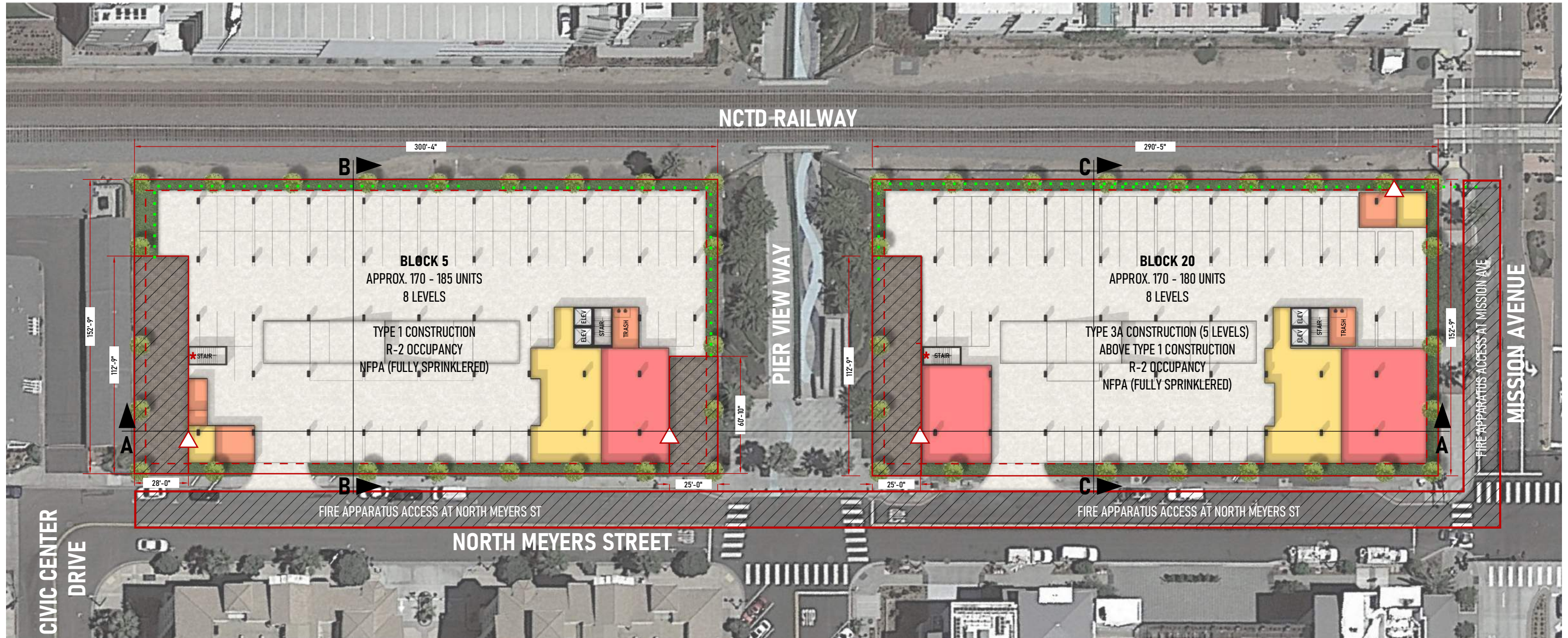
BLOCK 5 + 20

PARKING PLANS

300 N Myers St, Oceanside, CA 92054r

SCALE 1" = 50'-0"





- * DIRECT STAIRWAY ACCESS TO EXTERIOR
- △ PROPOSED KNOX BOX LOCATION
- ▨ FIRE APPARATUS ACCESS
- PROPERTY LINE
- - FIRE PERSON ACCESS PATH
- ⋯ 200' HOSE PULL

BLOCK 5 + 20

OVERALL SITE PLAN - FIRE ACCESS

300 N Myers St, Oceanside, CA 92054r

SCALE 1" = 50'-0"



Oceanside Blocks 5 & 20 - Developer's Conference

March 8th, 2023 – 10:30a

Project Description: Development of two (2) 8-story mixed-use (residential over commercial) buildings on two vacant city blocks.

APN: 1473700700

Project Detail:

Blocks 5 & 20 are the last remaining blocks of the One Mission Avenue 5-Blocks Entitlement that includes the completed Springhill Suites and Pierside North and Pierside South mixed-use communities. The project entails the redevelopment of two downtown Oceanside city blocks into two separate mixed-use projects. Blocks 5 & 20 are located off of Mission Ave and N Myers St adjacent to the Club Wyndham Oceanside Pier Resort, Mission Pacific Hotel, NCTD rail lines, and split by Pier View Way.

Located one-half mile from the Oceanside Transit Center, Blocks 5 & 20 envision two similar, but not identical, 8-story communities totaling approximately 340-360 units with associated parking. 10% of the units will be affordable. The communities will include separate leasing centers and amenities including rooftop decks, pools and spa, resident lounges, fitness centers, co-working spaces, surfboard storage, dog/surfboard washrooms, and more. Given the downtown location and numerous transit options nearby, the communities will also include ample bike storage.

Block 5 is anticipated to have 170-185 residential units ranging from studios, one bedrooms, and two bedroom units, approximately 183,500 sf in total. Activating the street level and Pier View Way is approximately 2,000 sf of commercial/retail. Approximately 300 parking spaces will be provided in subgrade levels, Level 1, and Level 2. Residential units and amenities occupy Levels 3 through 8.

Block 20 is anticipated to have 170-180 residential apartments ranging from Studios, one bedrooms, and two bedroom units, approximately 178,000 sf in total. Activating the street level and sidewalk is approximately 4,700 sf of commercial/retail with a focus on Pier View Way and the Mission Ave intersection. Approximately 300 parking spaces will be provided in subgrade levels, Level 1, and Level 2.

Architecturally, the buildings will have limited setbacks to match their urban infill setting. Scale and massing will be contextually sensitive to the existing urban fabric of downtown Oceanside. Street level exteriors will include glass storefronts to create transparency; parking at level one will be shielded to create potential opportunities for unique façade features, an elevated material pallet, and/or artwork. Upper floor exteriors will incorporate articulated contemporary design elements similar to fit seamlessly into the existing neighborhood.



Each building will include a large open courtyard with landscaping, resort style pool and spa, and outdoor residential amenities. To maximize the ocean side location, an outdoor amenity deck will be provided at Level 8 of each building.

Sustainability will be a key component to the project. In addition to taking advantage of its walkable, urban infill, transit-rich location, the communities plan to include numerous green and sustainable elements including, but not limited to, solar, EV charging stations, and smart technology.