



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, August 23, 2023

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed mixed-use (Retail & Residential) 5 story building on a vacant lot including commercial space and parking on the first floor with residential units on the 2<sup>nd</sup> to 5<sup>th</sup> floors. A total of 48 units on a 1.82-acre site located at the corner of Mission Avenue & Frontier Drive.

**Project Number:** ADM23-00031

**Assessor Parcel Number(s):** 160-053-12-00

**Contact Person:** Christian Franco

**Email:** [christian@paykancorp.com](mailto:christian@paykancorp.com)

**Zoning:** CG

**Land Use:** GC

**Neighborhood Area:** Loma Alta (D-LA)

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**Meeting 2:** N/A

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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:

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:

William Pournamdari

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: AUGUST 23, 2023

Time: 09:30 A.M.

Assigned Project Planner: Nathalie Vazquez

# Project Overview

PROPOSAL TO BUILD A FIVE-STORY  
MIXED USE (RETAIL & RESIDENTIAL)  
ON MISSION AVENUE

Location:

Mission Ave/Frontier Dr  
Oceanside CA 92054  
APN 160-053-12-00

Prepared for:

City of Oceanside  
300 N Coast Highway  
Oceanside, CA 92054

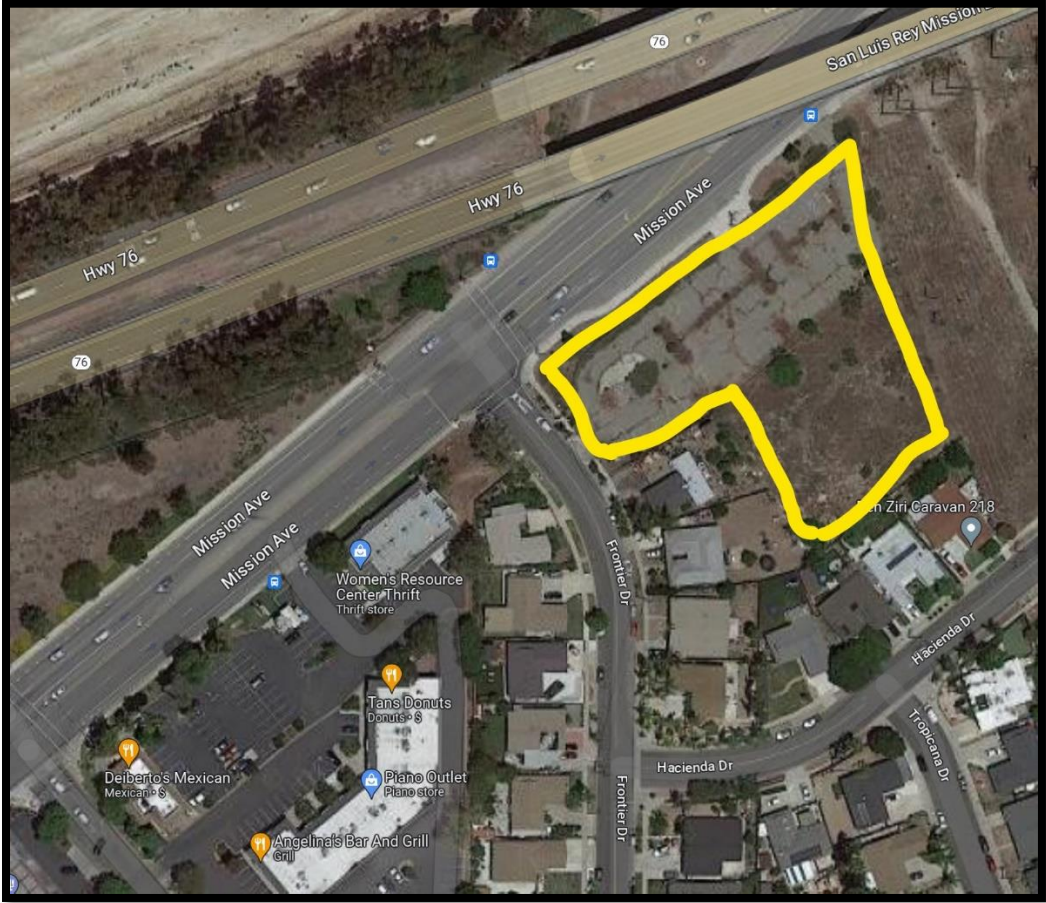
Prepared By:

Paykan Corporation  
11444 Acacia Avenue  
Hawthorne, CA 90250  
(310) 679-1320

July 07, 2023

# PROJECT DESCRIPTION:

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## Project Description:

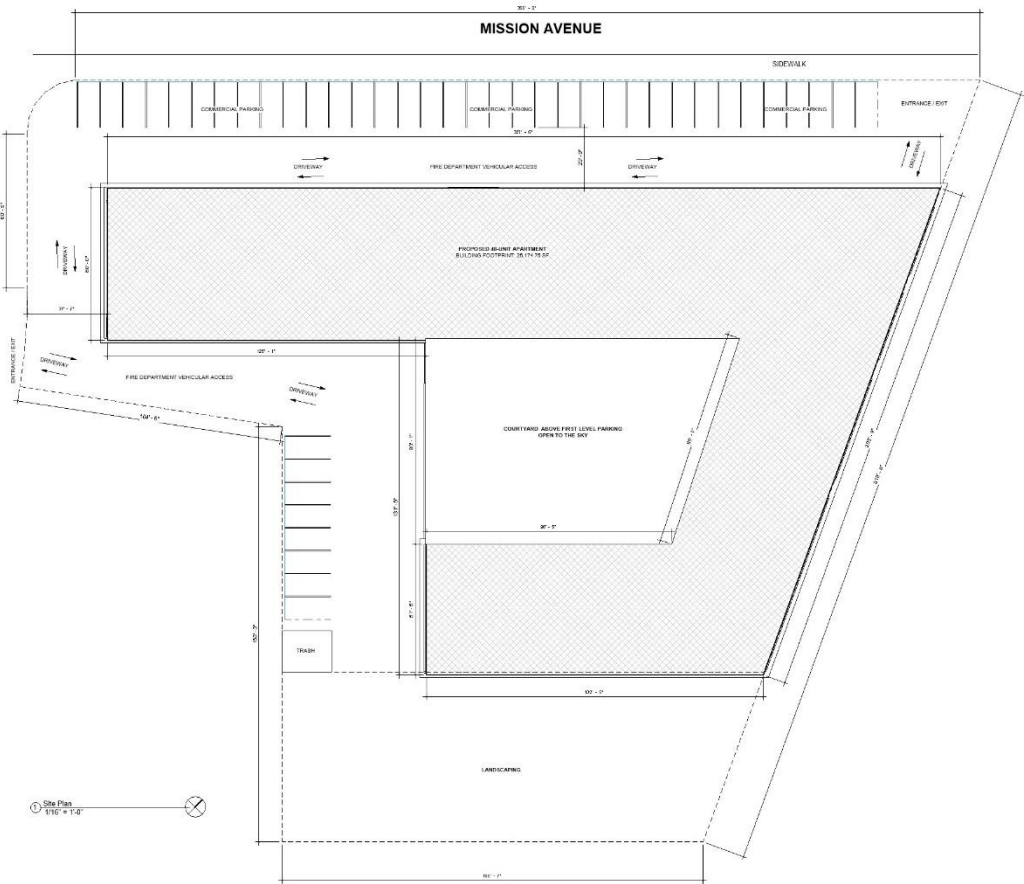
Proposing a mix-used building on a vacant 1.81 acre lot. Proposed uses included a commercial space and parking on the first floor. With residential units on the 2<sup>nd</sup> to 5<sup>th</sup> floor. For a total of 48 Units.

PHOTOS OF SITE:





# SITE INFORMATION:



# OCEANSIDE APARTMENTS

48 - UNIT APARTMENT WITH COMMERCIAL SPACE  
MISSION AVE AND FRONTIER DRIVE, OCEANSIDE CA 92054



CONCEPTUAL RENDERING: NOT ACTUAL PROJECT

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## OCEANSIDE PROJECT

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PROJECT TITLE

CONTACT

**PAYKAN CORPORATION**  
11444 ACACIA AVE.  
HAWTHORNE, CA 90304  
310-679-1321

OWNER/SUBDIVIDER

**PAYKAN CORPORATION**  
11444 ACACIA AVE  
HAWTHORNE, CA 90250  
(310) 493-9607  
WPOURNAM@USC.EDU

ENGINEER

SEAL

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

PROJECT ADDRESS

11516 S. VERMONT AVE, LOS ANGELES, CA 90044

PROJECT NUMBER

BLDG19-1223009788 DATE Issue Date

DRAWN BY

Author CHECKED BY Checker

SCALE 1" = 20' 0"

TITLE

**TITLE PAGE**

Sheet number

**T- 1.00**

12/30/2020 9:32:27 AM

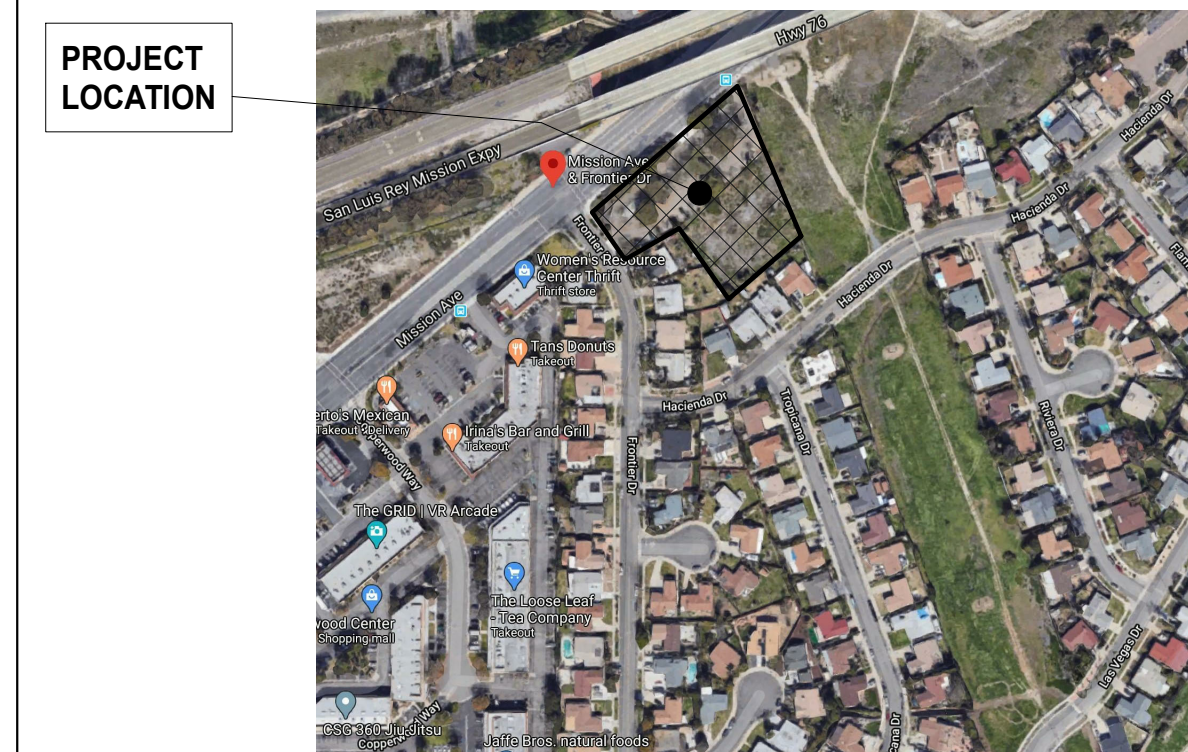
### ZONING ANALYSIS

GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL
ZONE:	GC (GENERAL COMMERCIAL)
PERMITTED USE:	MIXED USE (CUP REQUIRED)
ALLOWABLE DENSITY:	RESIDENTIAL UNIT TYPES INCLUDED IN A MIXED-USE PLAN SHALL NOT EXCEED 29 UNITS PER ACRE FOR A TOTAL AREA OF PARCELS DESIGNATED FOR MIXED USE.  1.81 x 29 = 53
ALLOWABLE DENISTY PROVIDED:	48
AFFORDABILITY:	11% VERY LOW INCOME 35% DENSITY BONUS
FAR:	BASE FLOOR AREA RATIO IS 1.
LOT COVERAGE:	50% (78,961 x .50 = 39,480.5)
LOT SIZE:	MIN 10 SQ FT
HEIGHT (STORIES):	ALLOWED 50 FEET.
TRANSITIONAL HEIGHT:	SEE ELEVATION
OPEN SPACE:	
PARKING/ GUEST PARKING:	PARKING REQUIREMENTS PER SB - 35.
NO. OF PARKING SPACES:	138 SPACES (4 ADA)
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
BACK SETBACK:	0 FEET
	THIS PROJECT IS SUBJECT TO SB-330 GUIDELINES

### PROJECT INFORMATION

PROJECT NAME:	MISSION AVE AND FRONTIER DRIVE PROJECT
ADDRESS:	MISSION AVE AND FRONTIER DRIVE, OCEANSIDE CA 92058
APN:	160-053-12-00
APPLICANT:	PAYKAN CORPORATION 11444 ACACIA AVE UNIT A HAWTHORNE, CA 90258
LEGAL DESCRIPTION:	SEC 18-11-4W'E H'DOC19-0031976 IN PAR OF PM10226&IN
PROJECT DESCRIPTION:	4 STORIES OF RESIDENTIAL AND GROUND FLOOR COMMERCIAL.
CONSTRUCTION TYPE:	TYPE I - COMMERCIAL (1ST FLOOR) TYPE III - RESIDENTIAL (2ND TO 5TH FLOOR)
LOT AREA:	78,961.5 SF ( 1.81 ACRES)
BLDG. FOOTPRINT:	25,174.75 SF
TOTAL FLOOR AREA:	
LANDSCAPING AREA:	

### VICINITY MAP



OCEANSIDE PROJECT

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OWNER/SUBDIVIDER

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ENGINEER

SEAL

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SIGNATURE

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PROJECT ADDRESS

11516 S. VERMONT AVE, LOS ANGELES, CA 90044

PROJECT NUMBER

BLD19-122309788

DATE

Issue Date

DRAWN BY

Author

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SCALE

1/16" = 1'-0"

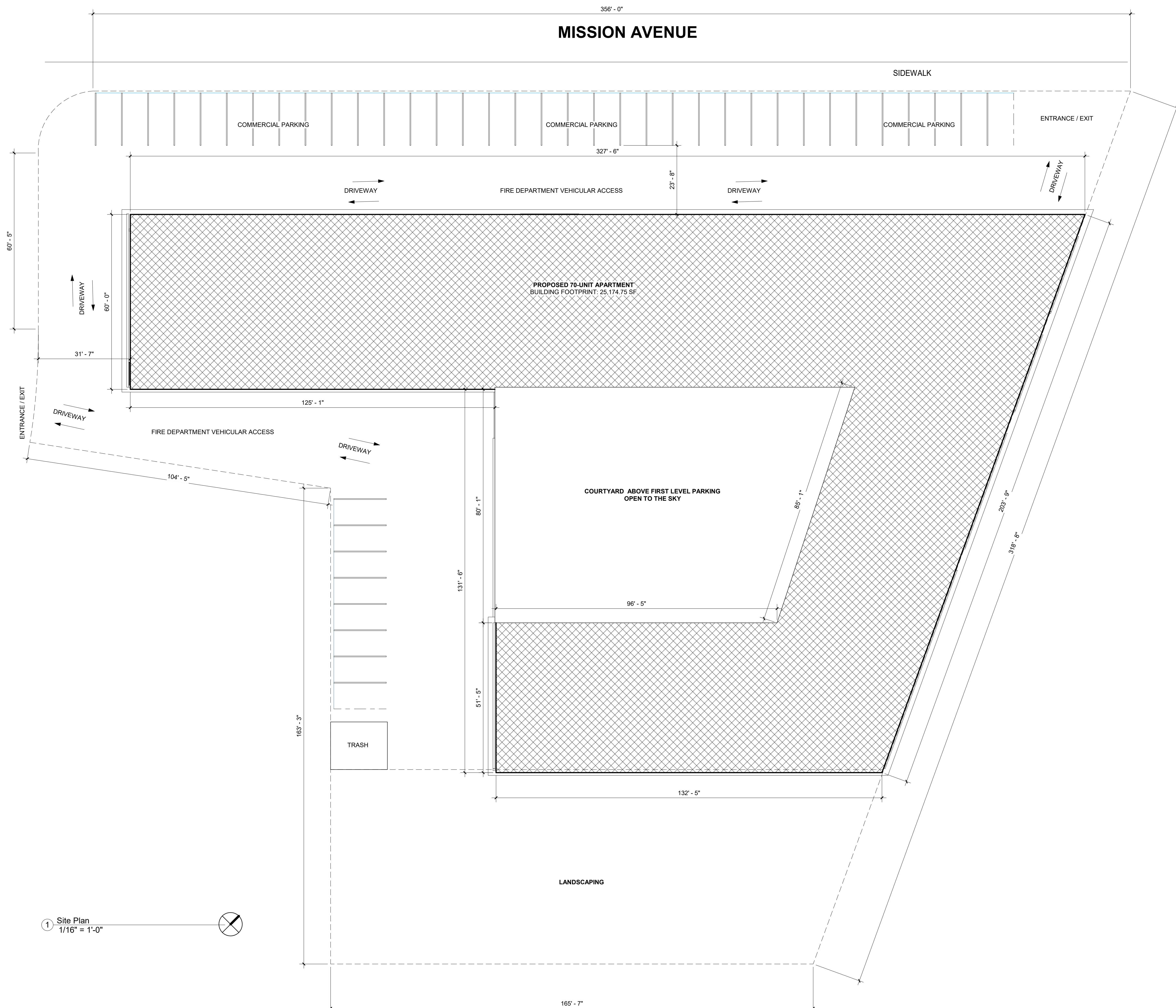
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CONCEPT SITE PLAN

Sheet number

A- 1.00

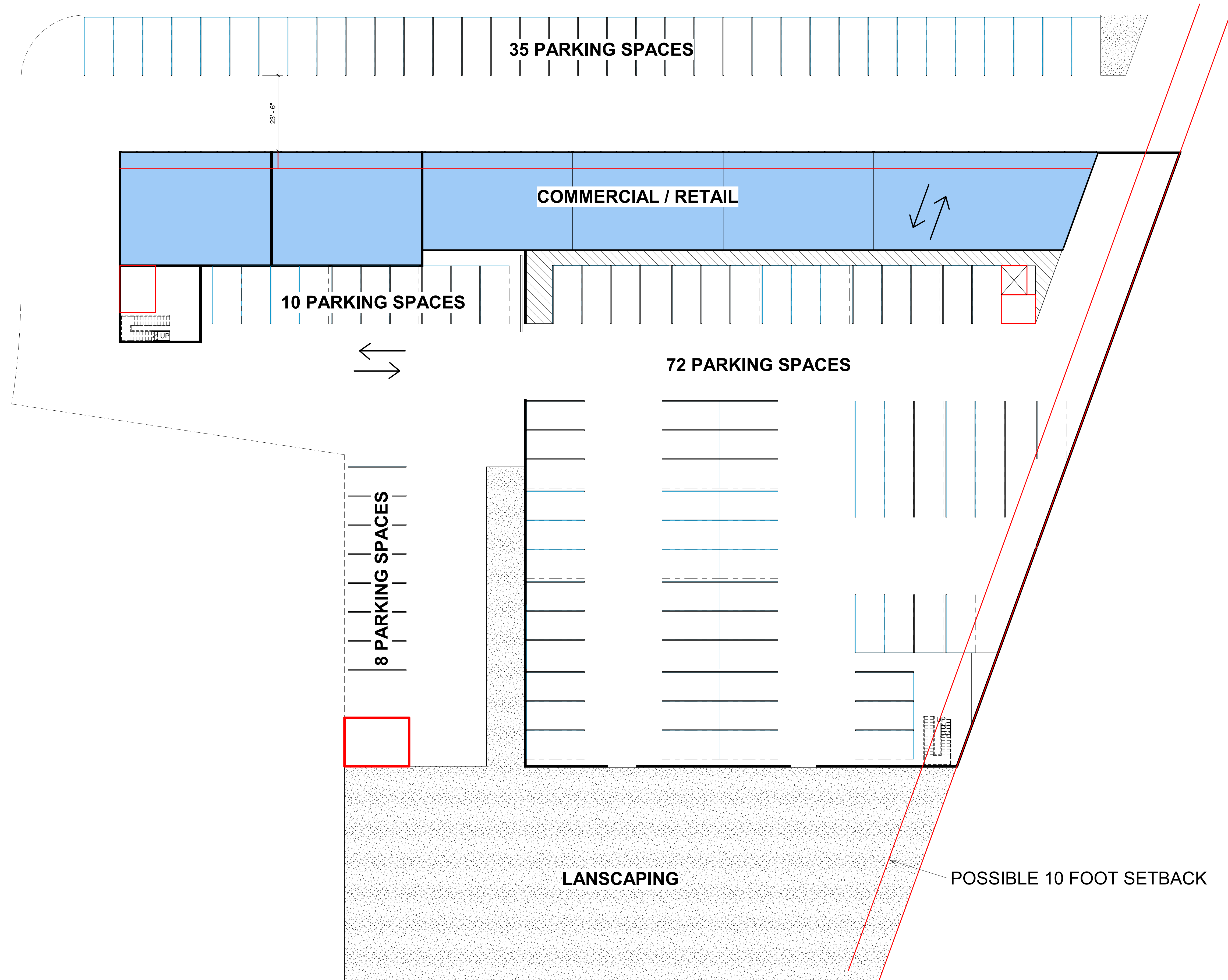
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1 Site Plan  
1/16" = 1'-0"

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SCALE

1/16" = 1'-0"

TITLE

CONCEPT  
1ST FLR  
PLAN

Sheet number

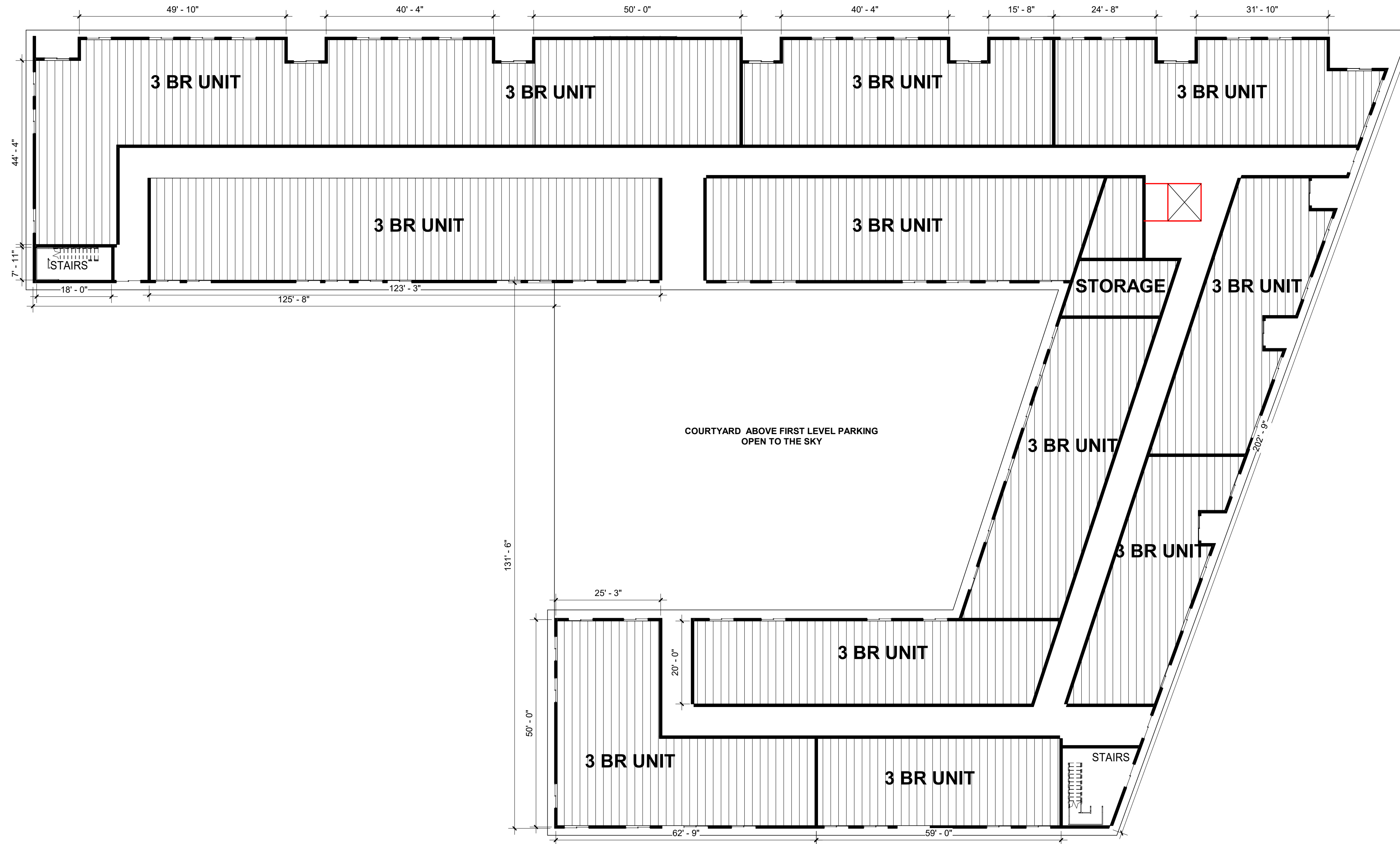
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1 1st Floor Plan  
1/16" = 1'-0"

12/30/2020 9:32:08 AM

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SCALE

1/16" = 1'-0"

TITLE

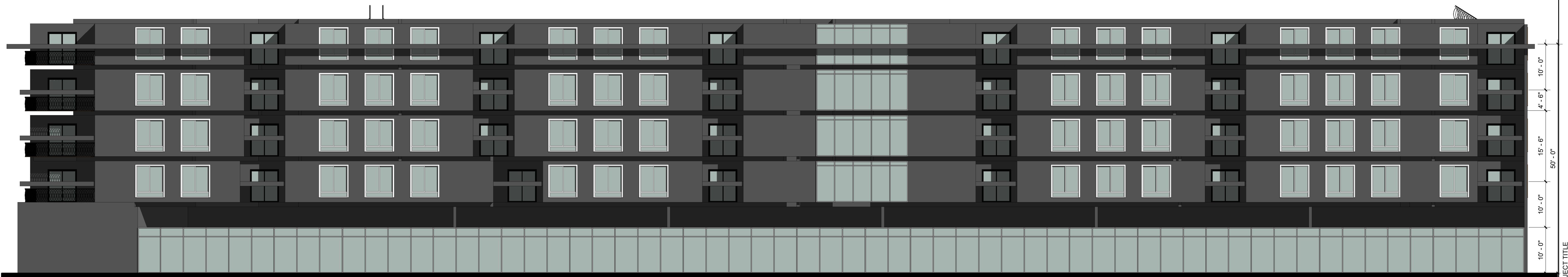
Typical  
Floor Plan

Sheet number

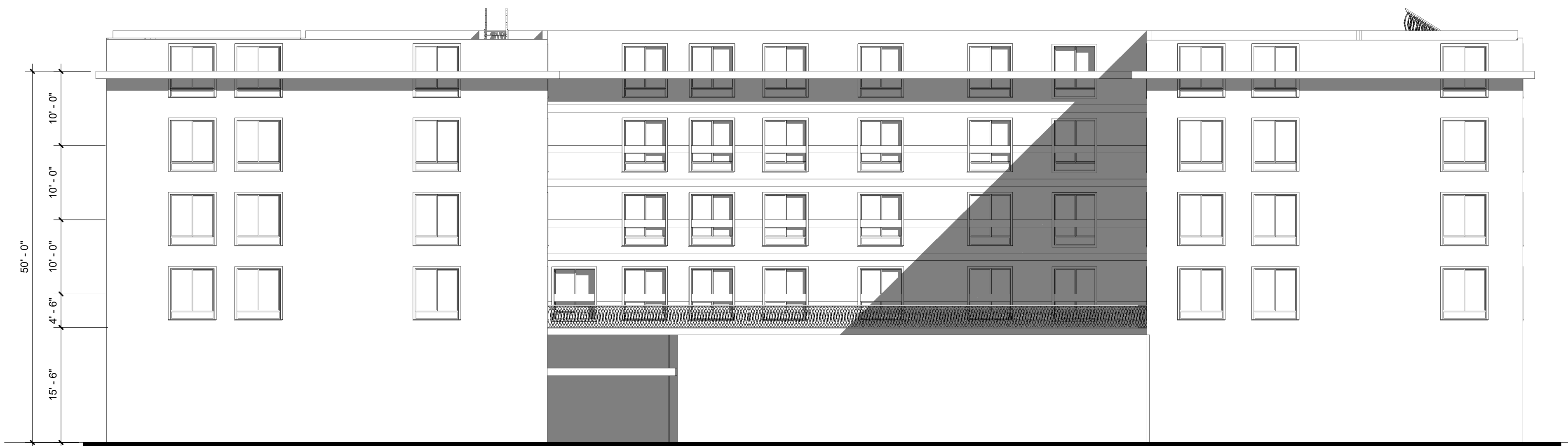
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① North Elevation  
3/32" = 1'-0"



② West Elevation Plan  
3/32" = 1'-0"

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SCALE 3/32" = 1'-0"

TITLE

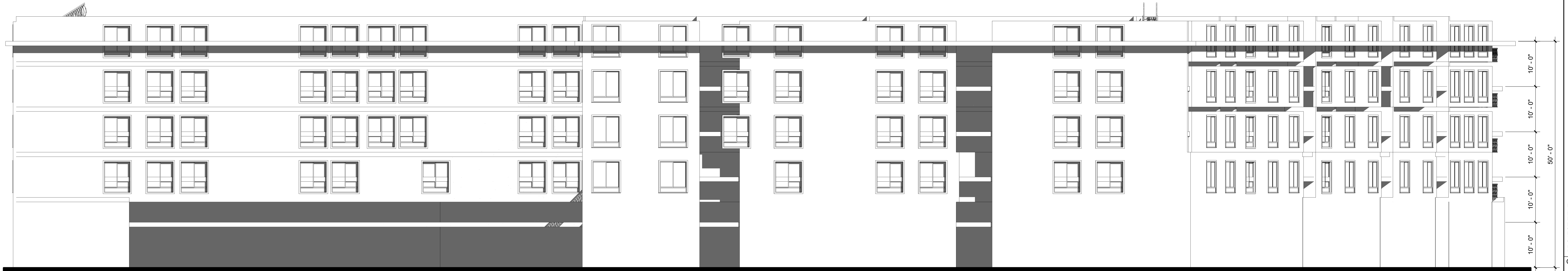
**ELEVATION PLAN**

Sheet number

**A- 3.00**

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① South Elevation  
3/32" = 1'-0"



② East Elevation Plan  
3/32" = 1'-0"

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SCALE 3/32" = 1'-0"

TITLE

ELEVATION  
PLAN

Sheet number

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DESIGN BY PAYKAN CORPORTION



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DESIGN BY PAYKAN CORPORTION

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CA 90044

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SCALE 1/4" = 1'-0"

TITLE

Conceptual Renderings

Sheet number

A- 5.00