



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, January 10, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed 6-Unit (5 condos + owner penthouse) residential development with underground parking on a 13,948 sf lot located at 1323 S. Pacific Street. The site is currently a 3-unit multi-family structure that will be demolished to construct new 6-units.

Project Number: ADM23-00053

Assessor Parcel Number(s): 152-142-12-00 & 13

Contact Person: Dan Milich

Email: dwmilich@gmail.com

Zoning: RT

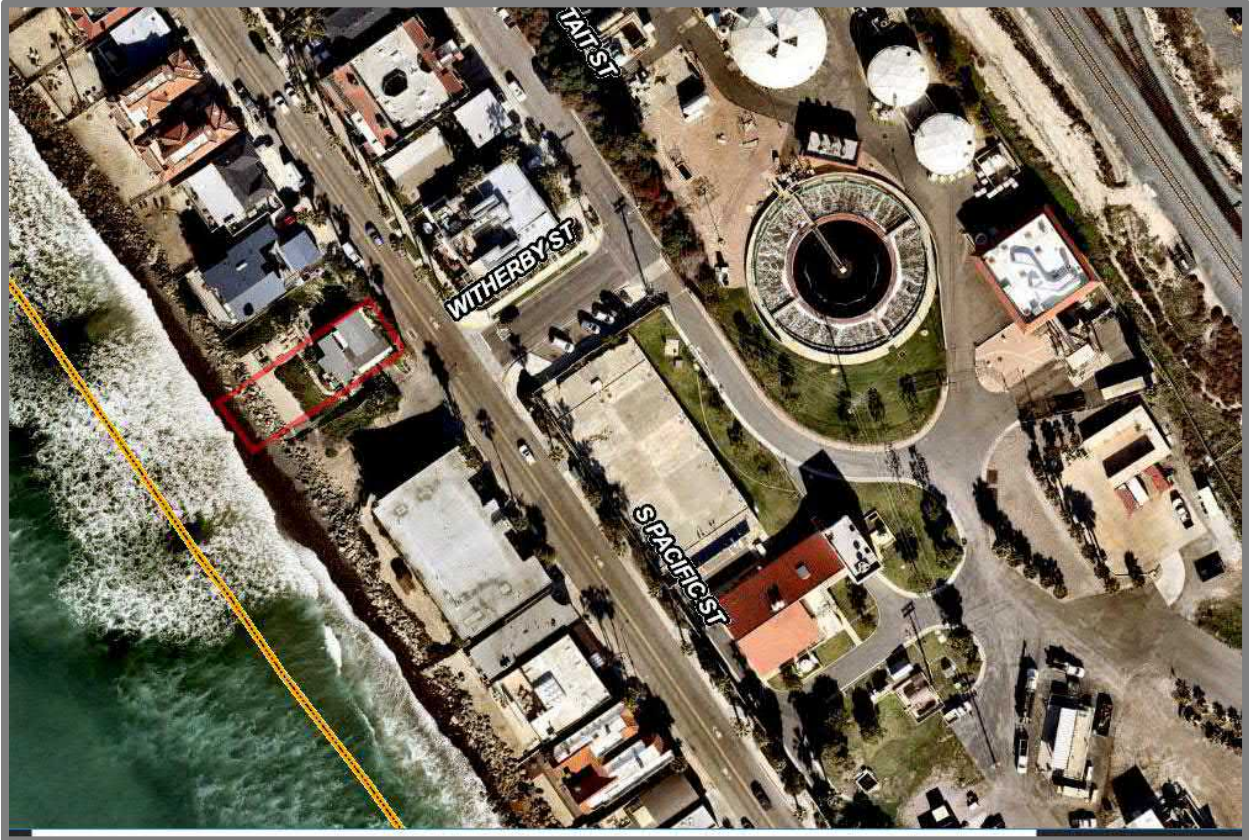
Land Use: C-RMHT

Neighborhood Area: Townsite

Meeting 2: N/A

** 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: 1323 S Pacific St, Oceanside, CA 92054

Assessor's Parcel Number: 152-142-12 & 13

Lot Area (acres or SF): 0.2237

Existing Use: A 3-unit multi-family structure

Brief Description of Proposal:

6-Unit Residential development (5 Condos + Owner Penthouse) and Parking garage level underground

Property Owner & Applicant Information

Owner Name: Brian Dunn

Phone Number & E-Mail Address: 408-857-5822

brdiesel08@gmail.com

Applicant Name: Safdie Rabines Architects (Brett Milkovich)

Phone Number & E-Mail Address: (619) 297-6153

brett@safdierabines.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: 11/8/2023 Time preference: 9:30 am 10:30 am either

2nd choice date: 12/13/2023 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: January 10, 2024

Time: 09:30 a.m.

Assigned Project Planner: Nathalie Vazquez

PRELIMINARY REVIEW - PLANS

January 10th, 2024 - 1323 S Pacific St, Oceanside, CA 92054

SAFDIE RABINES ARCHITECTS



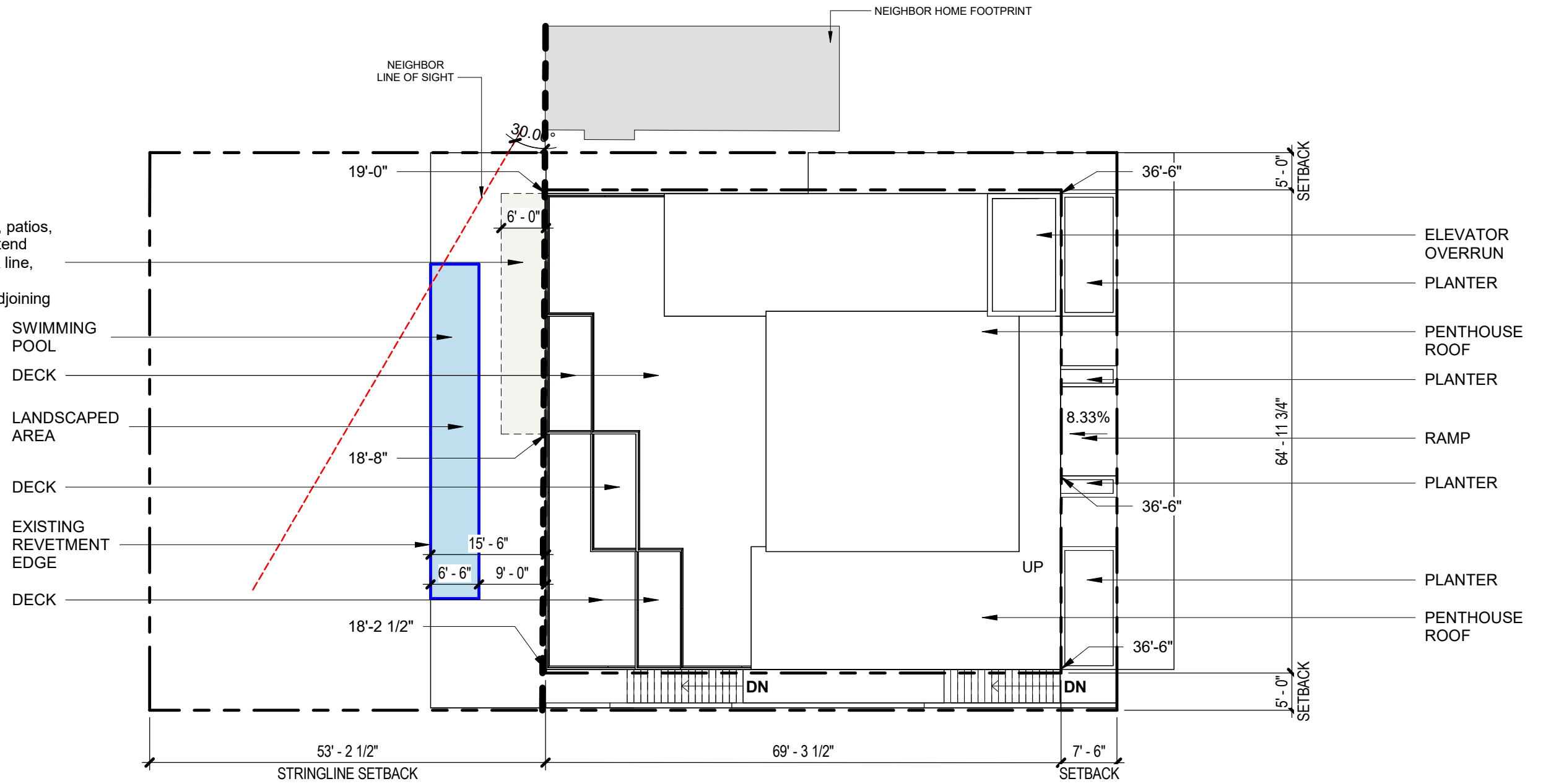


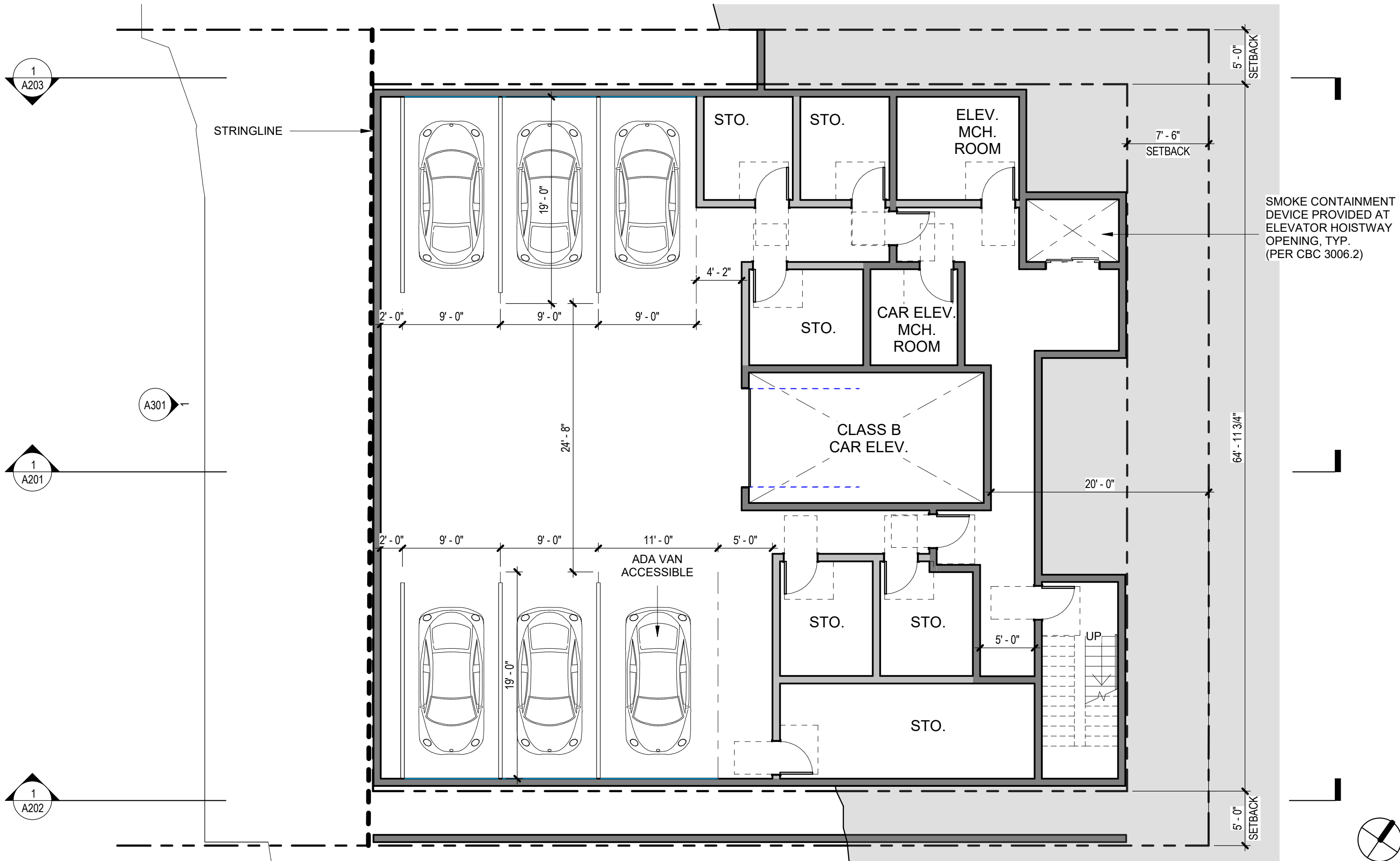
Projected Coordinate System: NAD 1983
 State Plane California Zone 6 FIPS 0406 Feet
 Projection: Lambert Conformal Conic

THIS MAP IS PREPARED FOR ILLUSTRATION PURPOSES ONLY.

Data Source: Pictometry Intl. 2017 Orthophoto
 Map Created: 7/10/2019
 Map Created By: William Tuck

Proposed balcony
 Article 10C-8(H)
 Appurtenances such as open decks, patios,
 and balconies may be allowed to extend
 seaward from the Stringline Setback line,
 providing that they do not
 substantially impair the views from adjoining
 properties





1
A203

Proposed balcony
Article 10C-8(H)
Appurtenances such as open
decks, patios, and balconies
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seaward from the Stringline
Setback line, providing that they
do not substantially impair the
views from adjoining properties

STRINGLINE

6'-0"

5'-0"
SETBACK

7'-6"
SETBACK

A301

1
A201

CLASS B
CAR ELEV.

A300

64'-11 3/4"

20'-0"

LANDSCAPING AREA
15'-6"

EXISTING REVETMENT EDGE

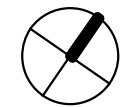
17'-4"

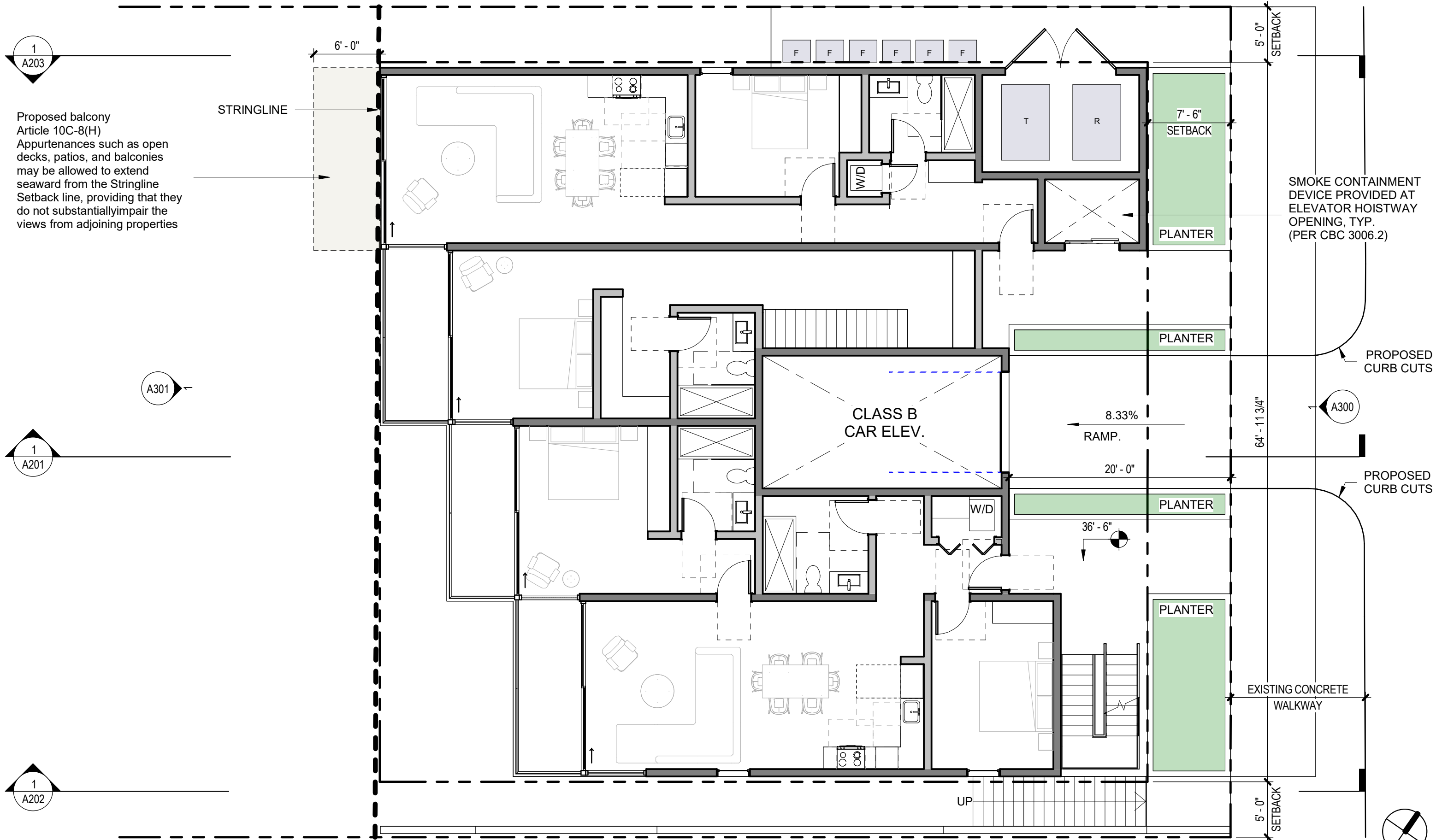
5'-0"
SETBACK

1
A202

UP

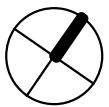
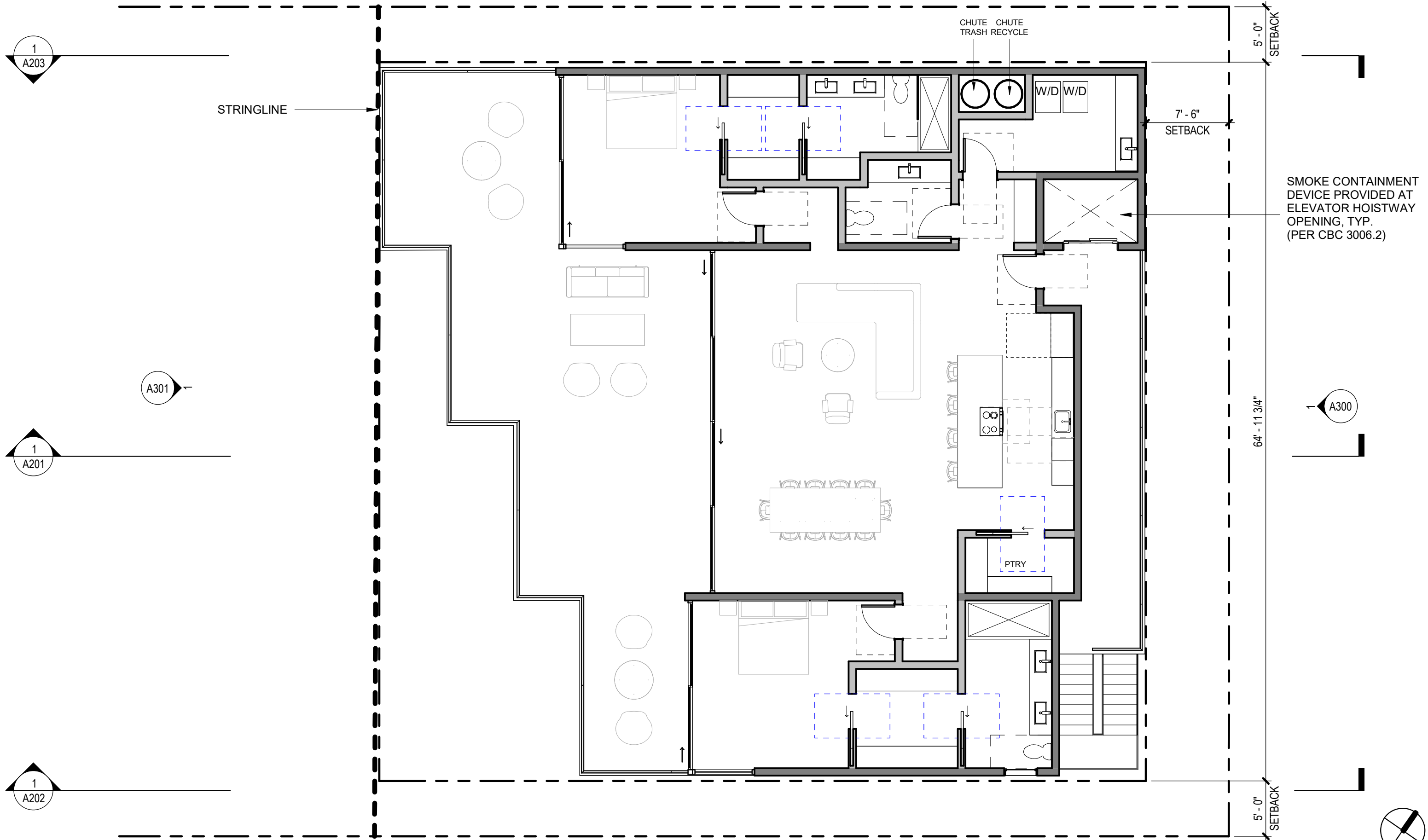
UP



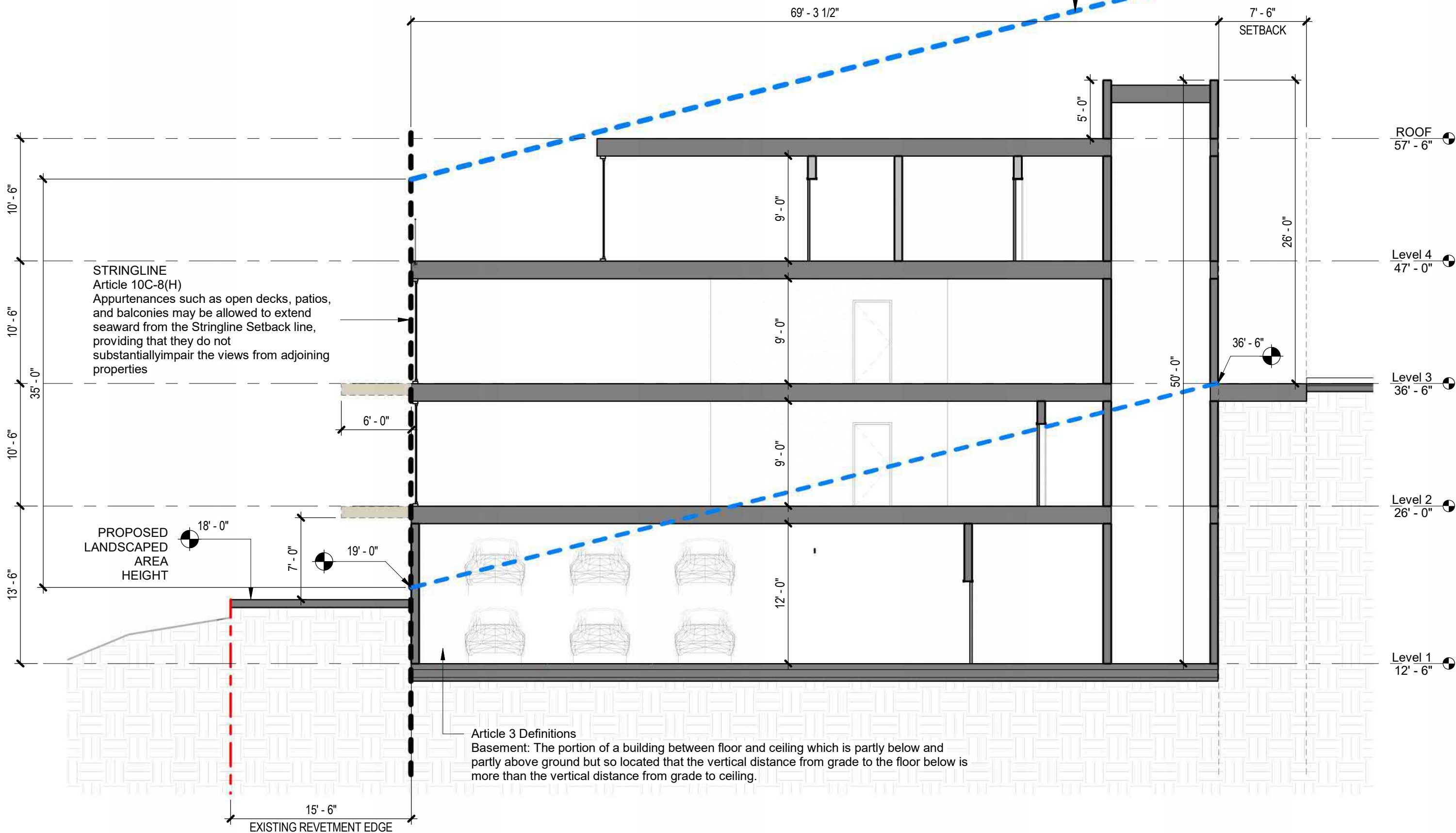


Proposed balcony
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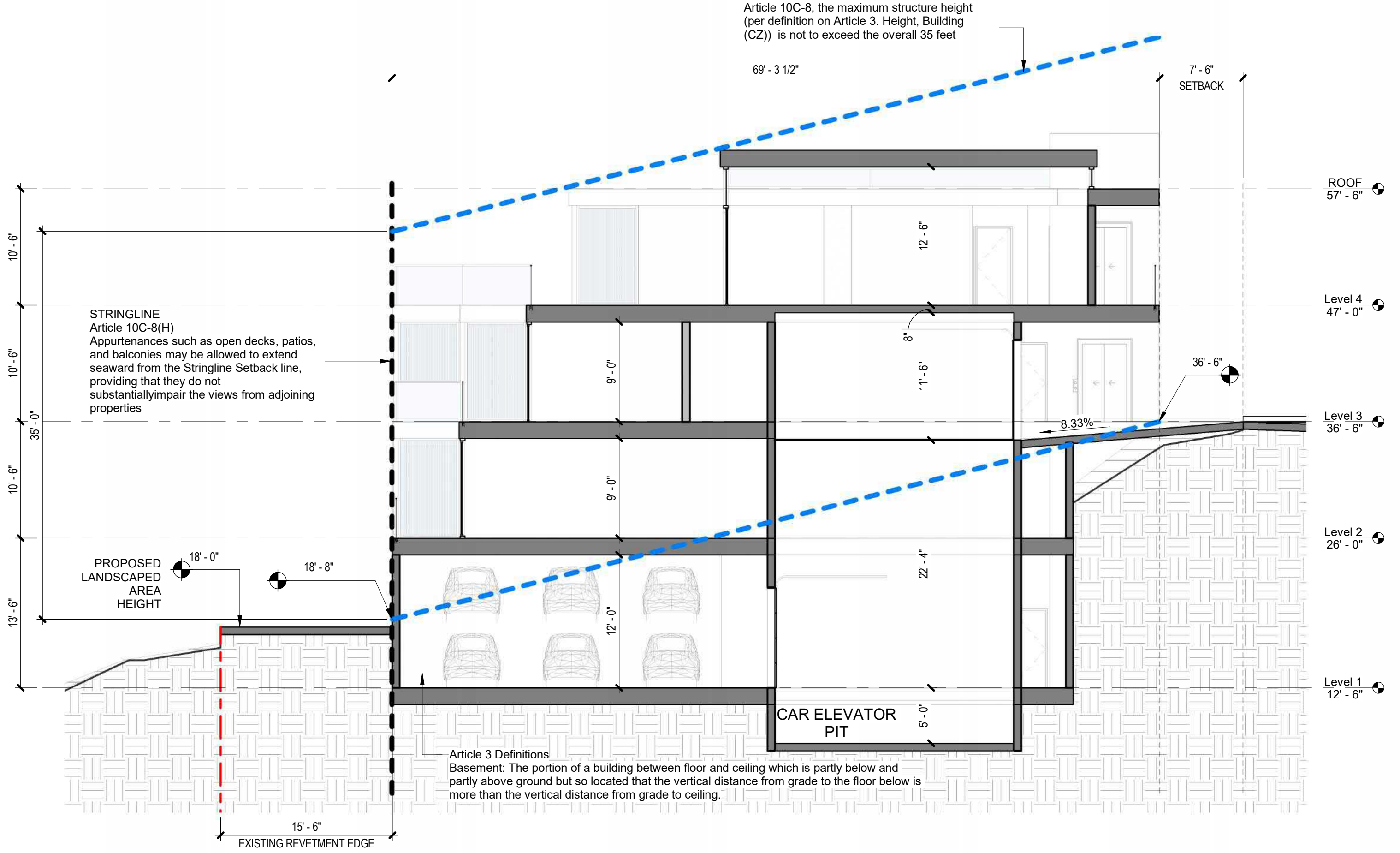
SMOKE CONTAINMENT
 DEVICE PROVIDED AT
 ELEVATOR HOISTWAY
 OPENING, TYP.
 (PER CBC 3006.2)



Article 10C-8, the maximum structure height (per definition on Article 3. Height, Building (CZ)) is not to exceed the overall 35 feet



Article 10C-8, the maximum structure height (per definition on Article 3. Height, Building (CZ)) is not to exceed the overall 35 feet

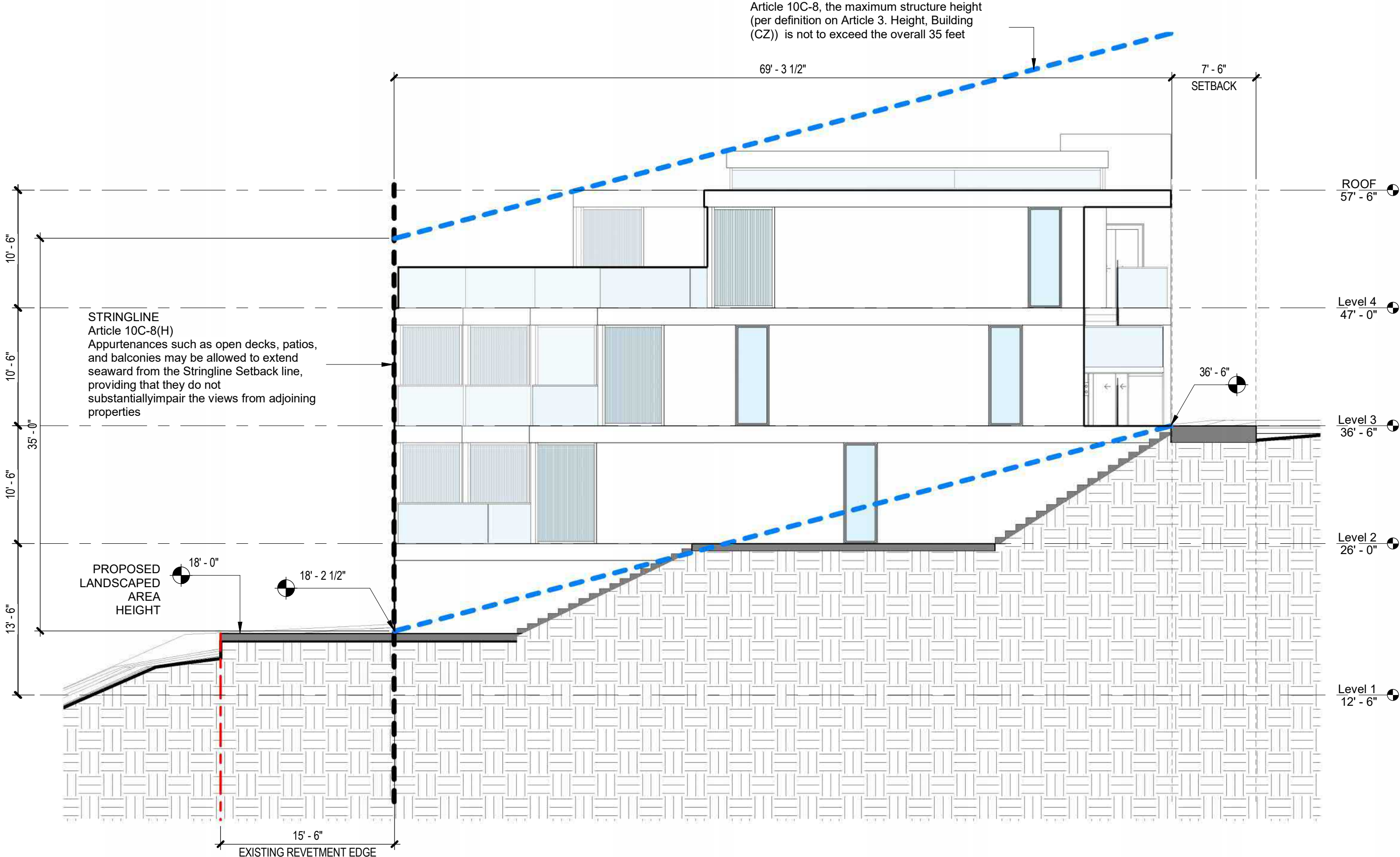


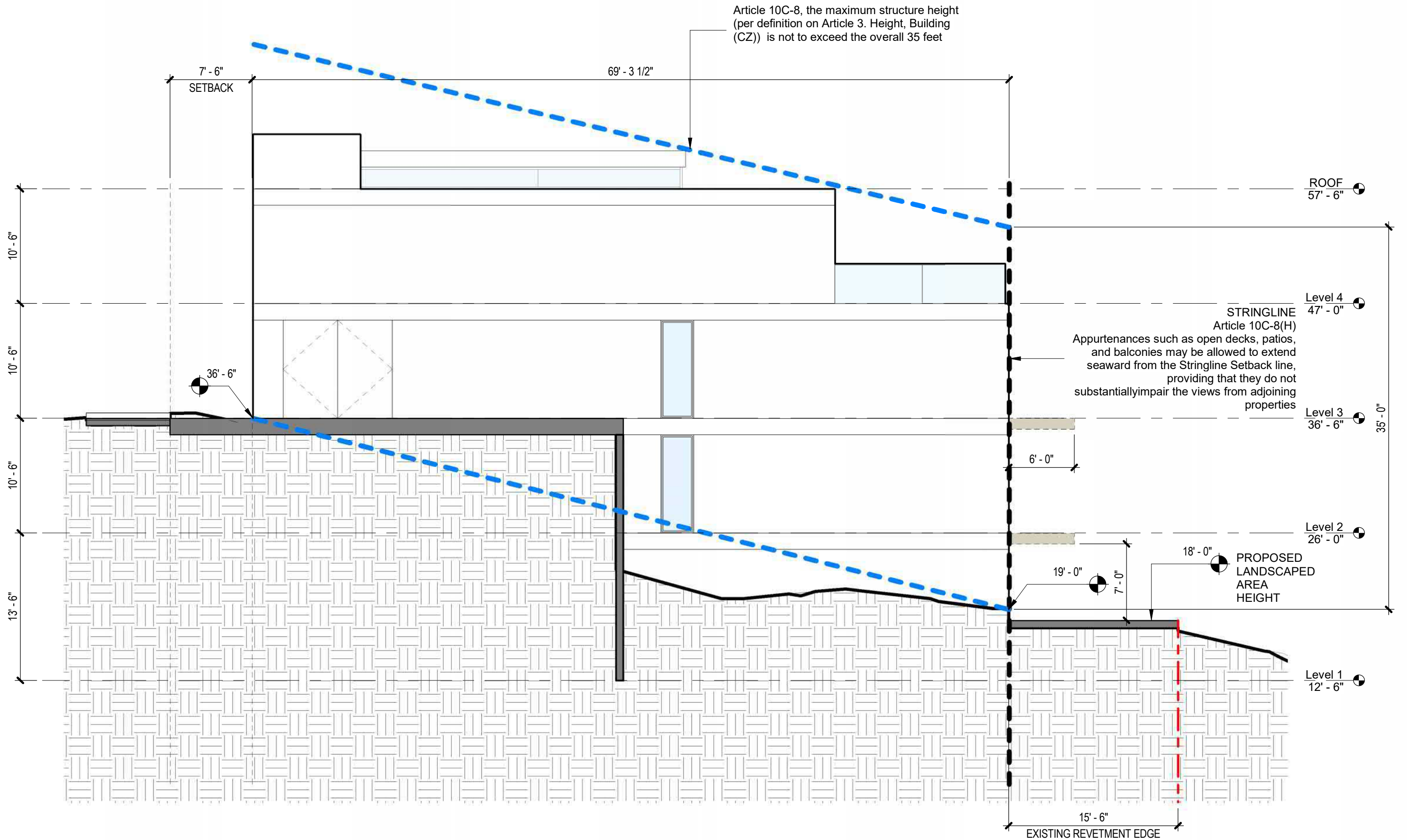
STRINGLINE
Article 10C-8(H)
Appurtenances such as open decks, patios, and balconies may be allowed to extend seaward from the Stringline Setback line, providing that they do not substantially impair the views from adjoining properties

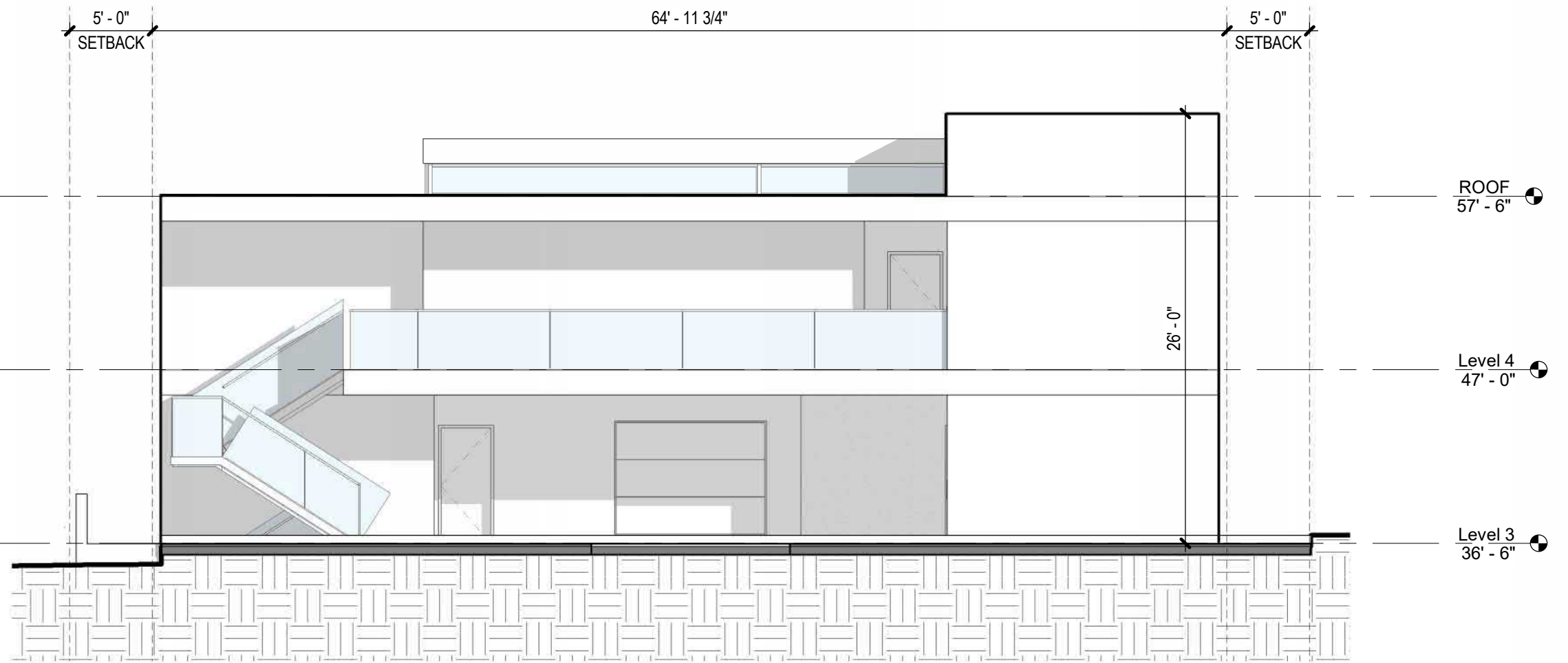
PROPOSED LANDSCAPED AREA HEIGHT

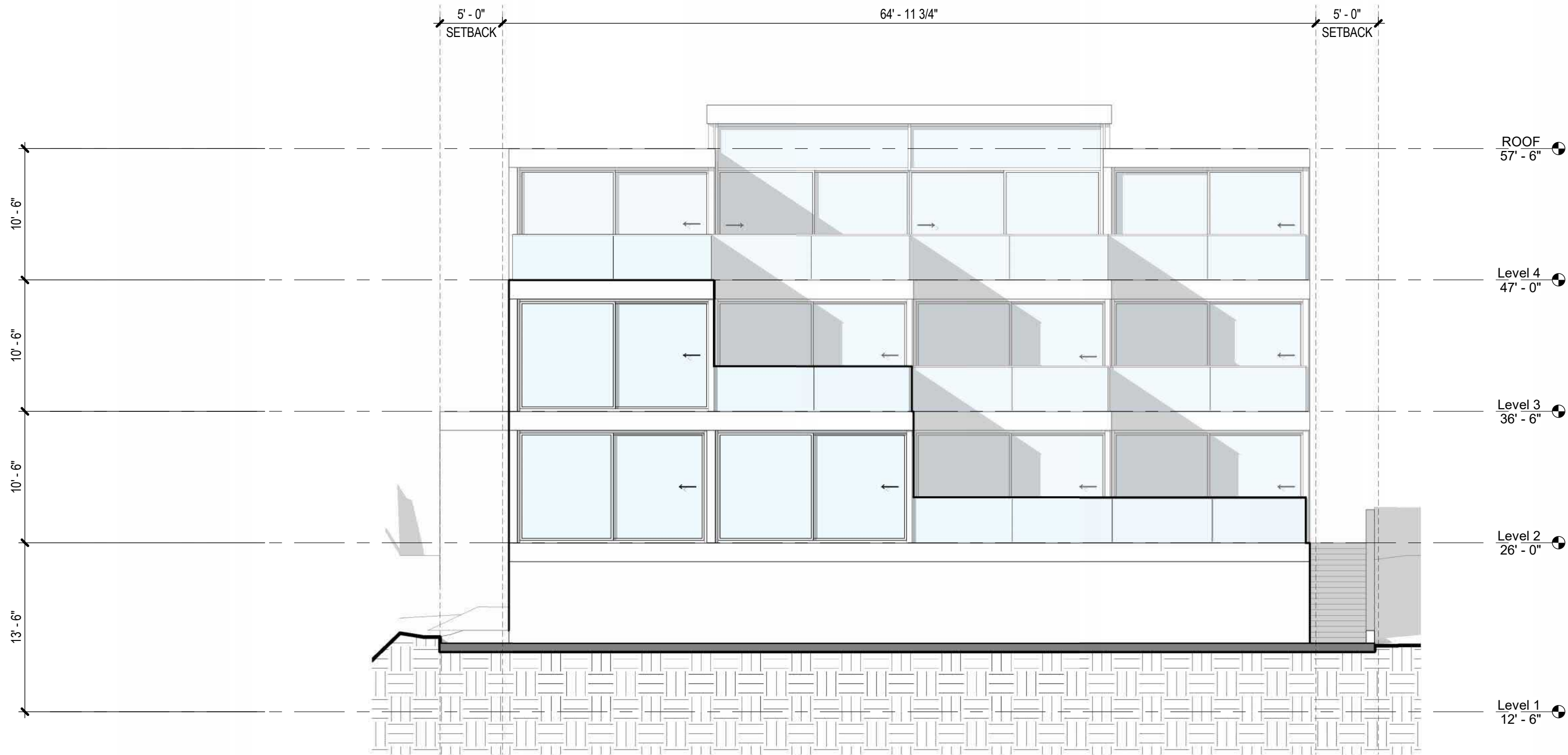
Article 3 Definitions
Basement: The portion of a building between floor and ceiling which is partly below and partly above ground but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling.

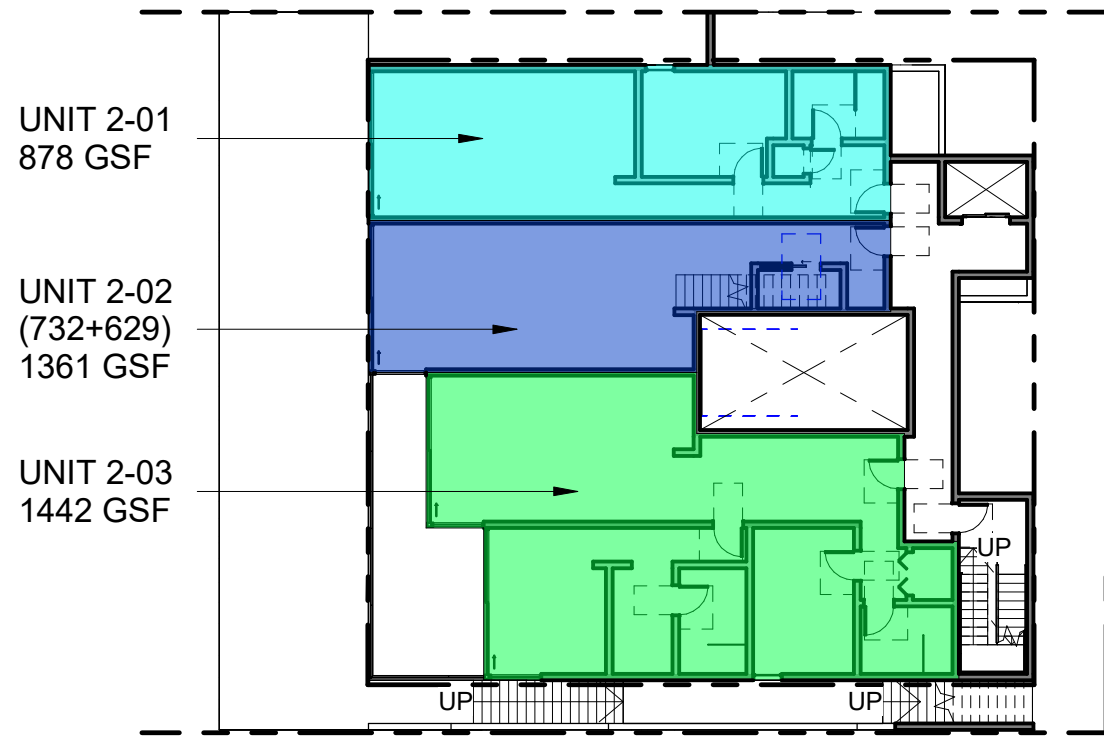
Article 10C-8, the maximum structure height (per definition on Article 3. Height, Building (CZ)) is not to exceed the overall 35 feet



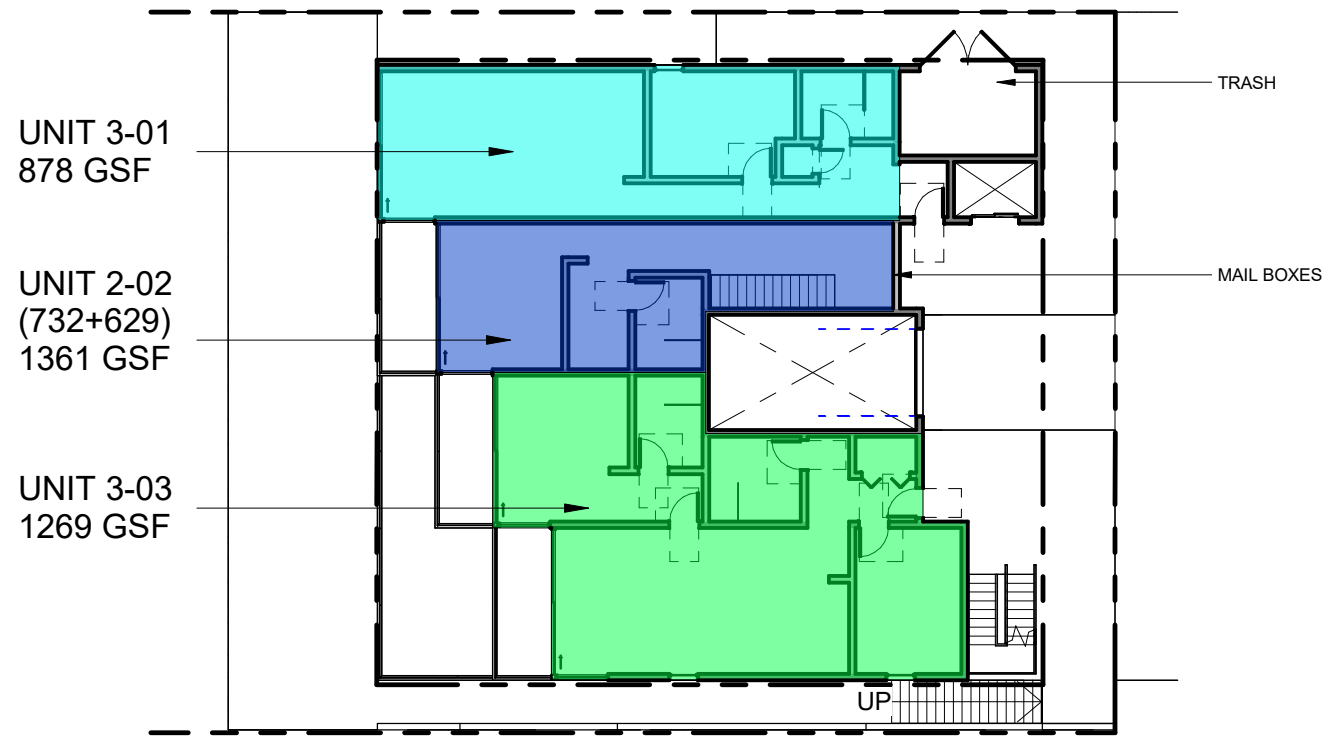




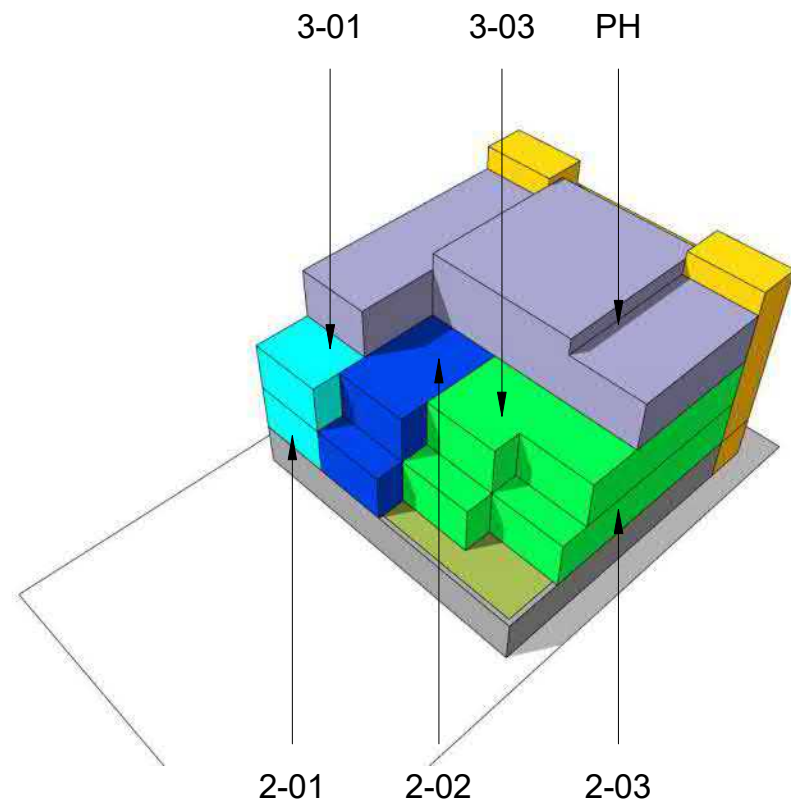




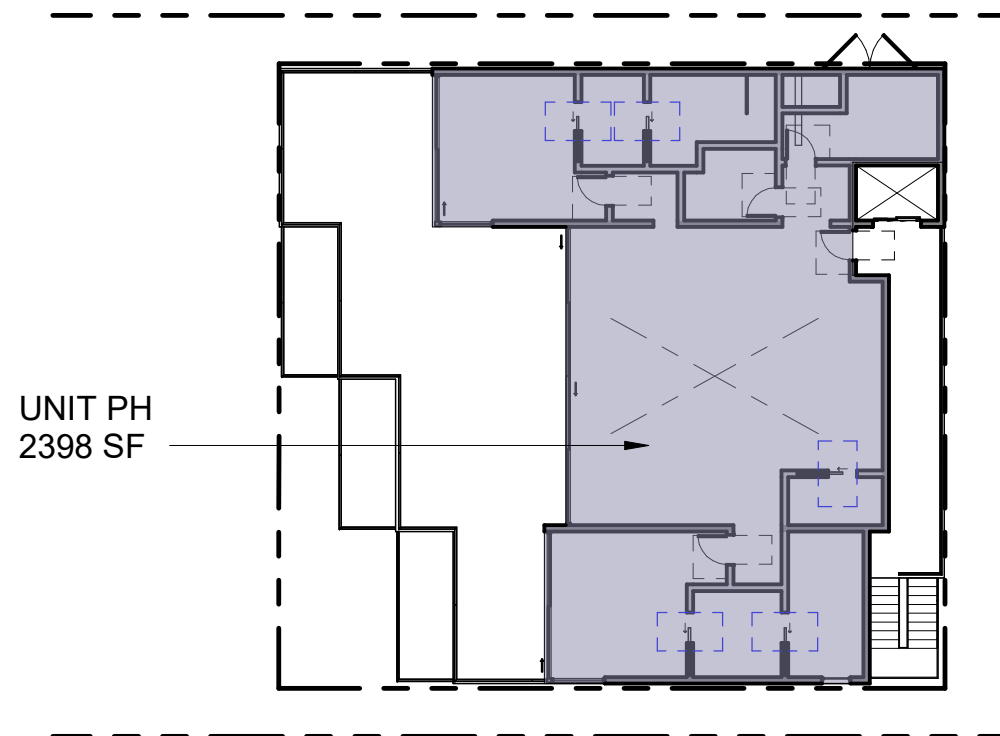
LEVEL 2



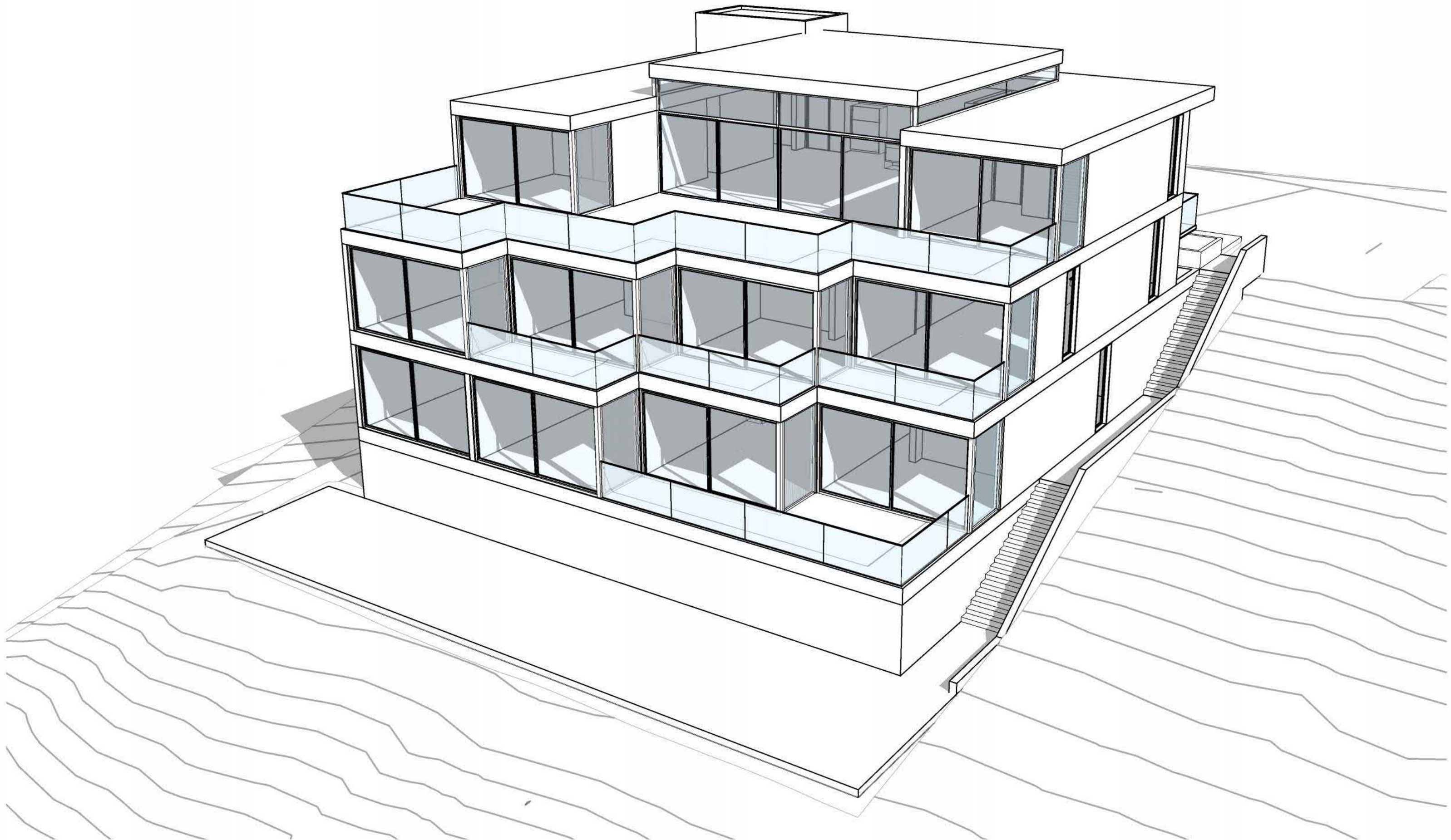
LEVEL 3

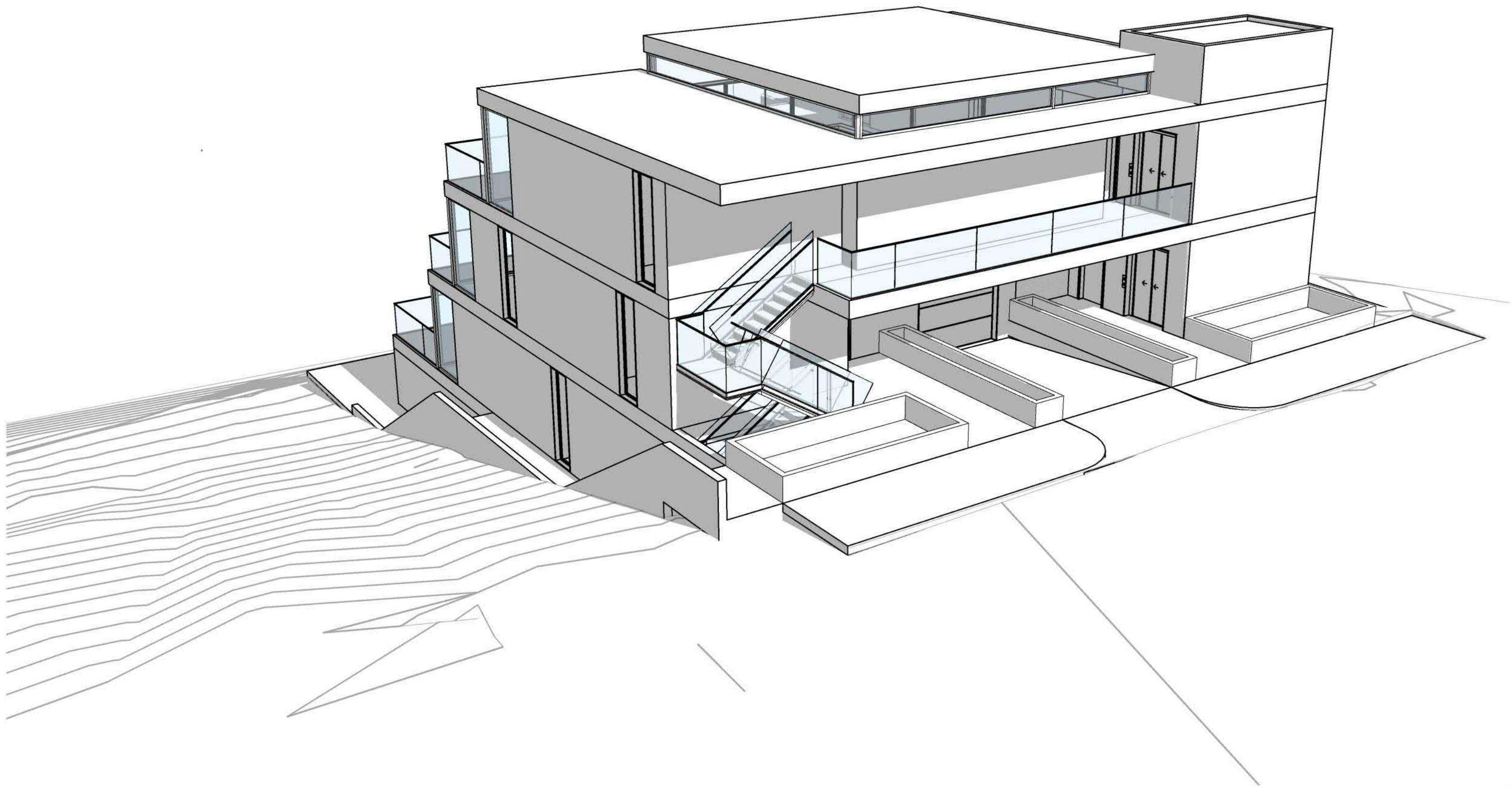


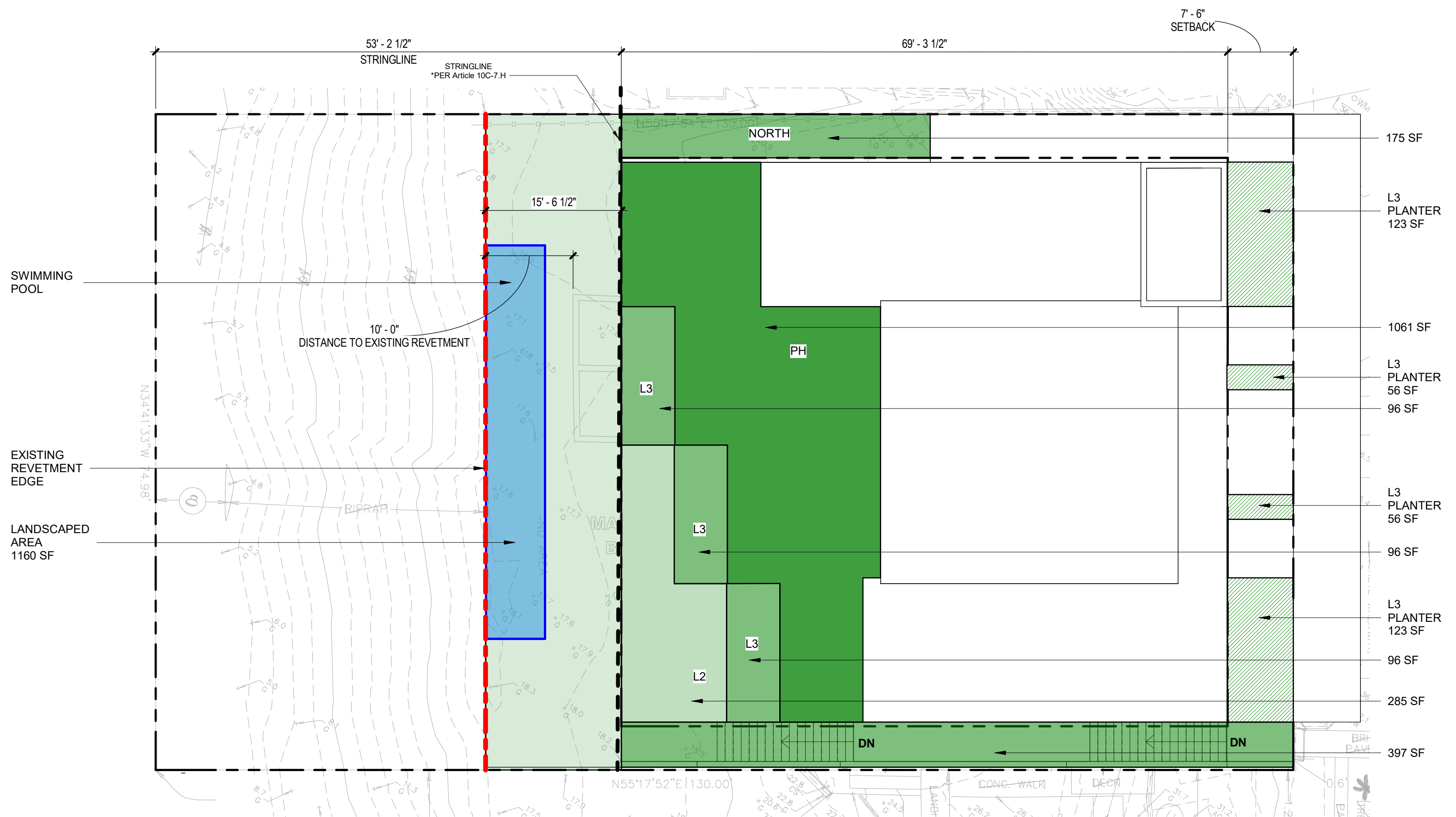
UNITS DIAGRAM



LEVEL 4







**City of Oceanside - Development Services Department
Planning Division**

300 N. Coast Hwy, Oceanside, CA 92504, (760) 435-4373

Wednesday, January 10th, 2024

RE: *Discipline Review*

1323 S Pacific St., Oceanside, CA 92054

To the Project Reviewer,

The purpose of this preliminary review is to have staff confirm our assumptions for the proposed project, which involves the demolition of an existing two-level 3-unit multi-family structure residence and the construction of a new 6-unit development within the previously developed and disturbed area.

SITE ADDRESS & LEGAL DESCRIPTION

The residence address is 1323 S Pacific St, Oceanside, CA 92054, APN 152-142-12 & 13. The land referred to herein below is situated in the City of Oceanside, County of San Diego, state of California, and is described as follows:

"LOTS 11 AND 12, IN BLOCK "H" OF TERRACE ANNEX TRACT IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 1044, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 29, 1097; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN DDED TO SMITH RECORDED ON NOVEMBER 30, 1999, AS FILE NO. 1999-0782970 O.R."

EXISTING CONDITIONS

The 9,747.4 sq. ft. (0.22 ac) site is a regularly shaped lot that has a sloped topography extending from South Pacific St. to the Pacific Ocean. The site is comprised of zone R-T. The upper area is considered legally developed and highly disturbed, as shown on the attached survey, and is separated by an existing fence from the rest of the site, except on the Pacific Ocean side. The disturbed upper portion of the site includes several graded pathways and steps, retaining walls and decks.

The existing 2-story residence, built in 1942, is located at the upper area of the lot, within the R-T zone, and includes an underground garage located on the Southeast portion of the site fronting South Pacific St. Beside the garage driveway, the remaining area of the ROW is landscaped and contains a sidewalk.

The existing development is a 4-bedroom, 3-bathroom two-level dwelling unit that is approximately 1,605 sq. ft. The ground floor is located on the street level. The lower floor is located directly under the ground floor, and due to the site's topographic conditions, it is partially underground and contains an attached two-car parking garage.

PROPOSED PROJECT DESCRIPTION

The proposed project will be limited to the existing developed and disturbed area. The development size is approximately 13,974.7 gross sq. ft. and proposes a basement and three levels of dwelling units.

Level 1 (garage) contains:

- 5 standard parking stalls with scissor lifts (for extra parking) and 1 ADA Van Accessible stall (REF. TO EXHIBIT Provided Parking on the Project Information sheet).

Level 2 contains:

- 1-bedroom flat unit with living room, dining room, kitchen, bedroom, and bathroom.
- 1- bedroom townhome unit living room, dining room, kitchen, and bathroom on the lower level (2) and bedroom and deck on level (3). The access to the unit is on level 2.
- 2- bedroom flat unit with living room, dining room, kitchen, bedrooms, bathrooms, and deck.

Level 3 contains:

- 1-bedroom flat unit with living room, dining room, kitchen, bedroom, and bathroom.
- The 1- bedroom townhome unit (from below)
- 2- bedroom flat unit with living room, dining room, kitchen, bedrooms, bathrooms and decks.

Level 4 contains:

- owner's penthouse with living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, and exterior decks.

The development will sit within the required front setback, side setbacks and within the required height limitations per Article 10C, as further explained in this letter and shown on the attached Exhibits.

The development proposes an underground garage accessible by a car lift (Class B elevator).

A total of (11) off-street parking spaces are to remain on the premises, 5 more than required on Article 31 Schedule A (for combined lots) for all single dwelling units (REF. TO EXHIBITS_Provided Parking on Project Information sheet)

PROPOSED PROJECT CALCULATIONS

STRUCTURE HEIGHT CALCULATIONS (REF. TO EXHIBITS Sections-Elevations Sheets)

As stated in Article 10C-8, the maximum structure height is not to exceed the overall 35 feet height limit. As shown on the exhibits, the proposed project complies with the 35 feet (per definition on Article 3. Height, Building (CZ).)

SETBACK CALCULATIONS (REF. TO EXHIBIT Stringline-Plan Sheet)

Lot width: 74.98'

Lot depth: 130'

Front setback determination (REF. TO calculation on Stringline Plan sheet)

Per Article 10C-7, the minimum front setback shall be 10 feet.
Per Article 10C-7. S, the minimum front setback shall be 15 feet.
Per Article 3016.B.3 (per F footnote on Article 10C-7). If the elevation differs more than 5' than the average grade of the street, the frontyard setback can be reduced 1' for each 1' in difference in elevation to a maximum reduction of 50% of the required depth.
The difference between the street average (36.5') and the point at 25' from the property line (23.2') is 13.3'.

Therefore, we can reduce the front yard setback to 1.7', which exceeds 50% of the required 15'.

The front yard setback has been set to 7.5' (50% of 15')

Side setback determination

Per Article 10C-7, side setback has been set to 5'.

Rear setback determination (REF. TO Stringline Plan sheet)

Per Article 10C-7.H Coastal Stringline and the Exhibit received by the Planning Division; the stringline has been set from the neighbor building north of the site to be 53'-2 1/2".

FLOOR AREA CALCULATION (REF. TO Area Calculation on Project Information sheet)

PROPOSED DESIGN GROSS FLOOR AREA (G.S.F.)

- Basement Level 1 (Garage)	3,998.4 sq. ft.
(excluding parking spaces per Article 3 of Zoning Ordinance Definitions)	
- Level 2	3,651.5 sq. ft.
- Level 3	3,691.0 sq. ft.
- Level 4	2,633.8 sq. ft.

Total G.S.F. w/ garage 13,947.7 sq. ft.

PROPOSED LOT COVERAGE AREA (F.A.R.)

Lot size =	100% (9,747.4 sq. ft.)
Max lot coverage =	not required
Proposed lot coverage =	45% (4,421.3 sq. ft. building footprint area)

PRELIMINARY REVIEW QUESTIONS

Based on the information provided, we have prepared the following questions for your review:

1. Please confirm the project's setback calculations are correct.
 - a. FRONT SETBACK: 7.5 Feet (Per Article 10C-7. F and Article 3016.B.3)
 - b. SIDE SETBACK: 5.0 Feet
 - c. REAR SETBACK: 53'-2 1/2" (STRINGLINE PER Article 10C-7.H)
2. Please confirm the proposed structure height calculations are correct.

35 FEET Per Article 10C-8
3. Please confirm that the project adequately addresses the parking requirement for this project.

6 SPACES Per Article 3103
4. Please confirm that the balconies at level 2 and 3 can be extended seaward from Stringline Setback line.

6 FEET Per Article 10C-8(H)
5. Please confirm the Height of the revetment at 16'.
6. Please confirm the depth of the proposed landscaped area east of the existing revetment limit.
7. Please confirm any off-site requirements triggered by the development as intended.
8. Please confirm the development / entitlement applications necessary for the intended use.
9. Please confirm a general timeline to receive entitlement approvals for the intended use.
10. Please confirm any affordable housing impacts on the intended development.
11. Please confirm the swimming pool location east of the existing revetment area.

Thank you for your review of this project. Please let me know if you have any questions, and we look forward to your response.

Regards,

Taal Safdie
Principal