



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, April 24, 2024

Meeting 1: N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed project consists of demolition of the existing residential structure and the construction of a new 8-unit, 3-story condominium project. The building shall be approximately 35' tall and shall contain private roof decks for each of the 8 residences. Each residence shall have a private single car garage space on the ground floor and shall utilize AB2097 to reduce the typical two parking spaces per unit to a single space. The .229 acre site is located at 215 & 217 S. Myers

Project Number: ADM24-00016

Assessor Parcel Number(s): 150-074-04-00 & 150-074-05-00

Contact Person: Kirk Moeller

Email: kirk@kmarchitectsinc.com

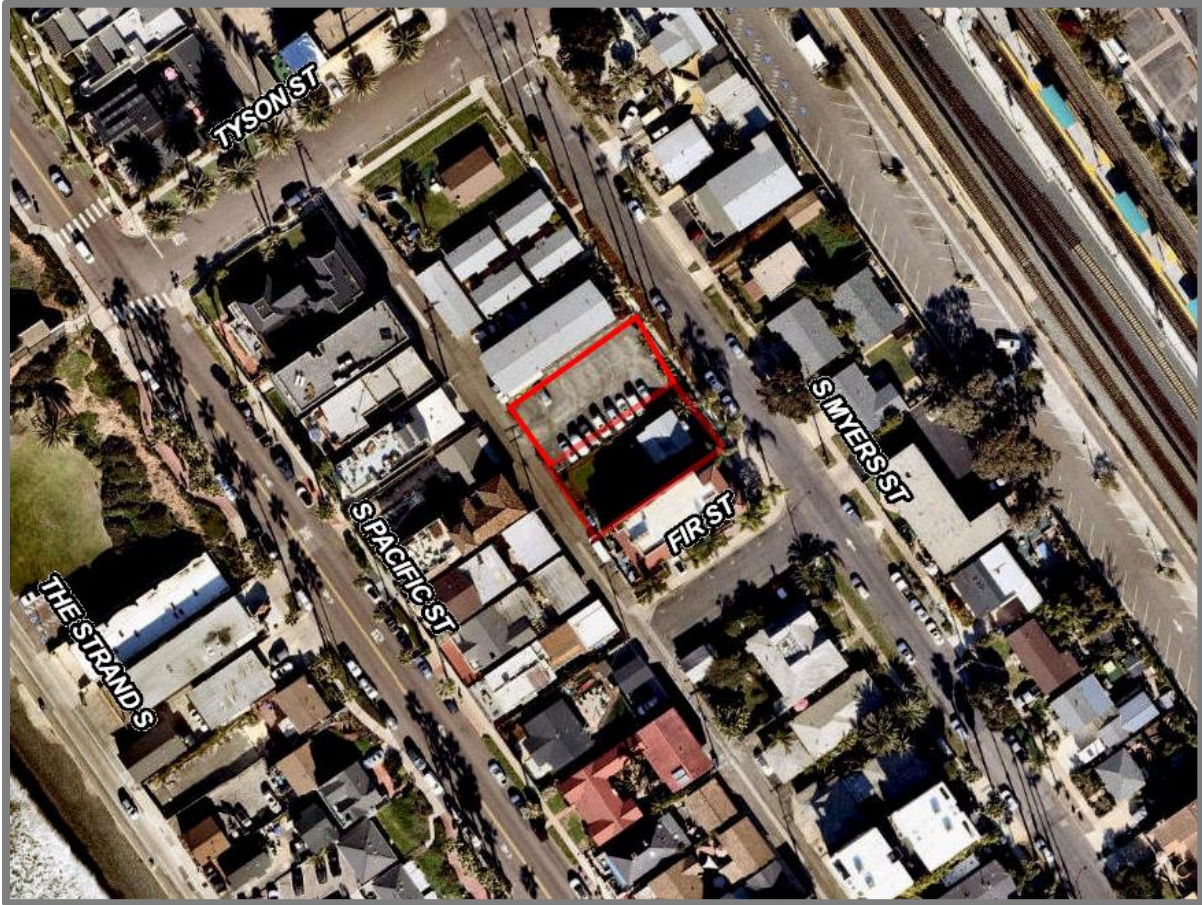
Zoning: D-5

Land Use: DT

Neighborhood Area: Townsite

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

ITEM 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)

1st choice date: 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

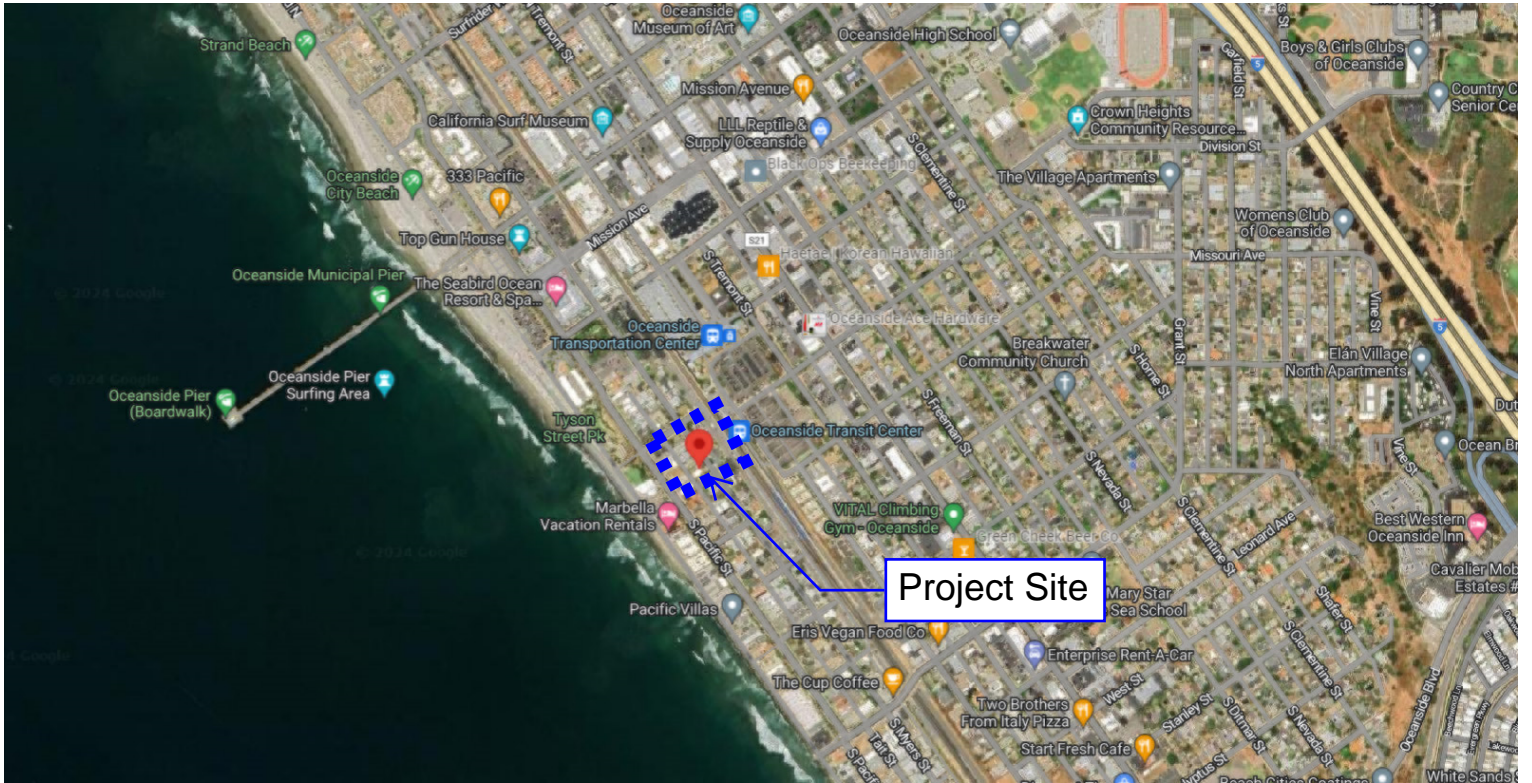
To be completed by City staff:

Assigned meeting date:

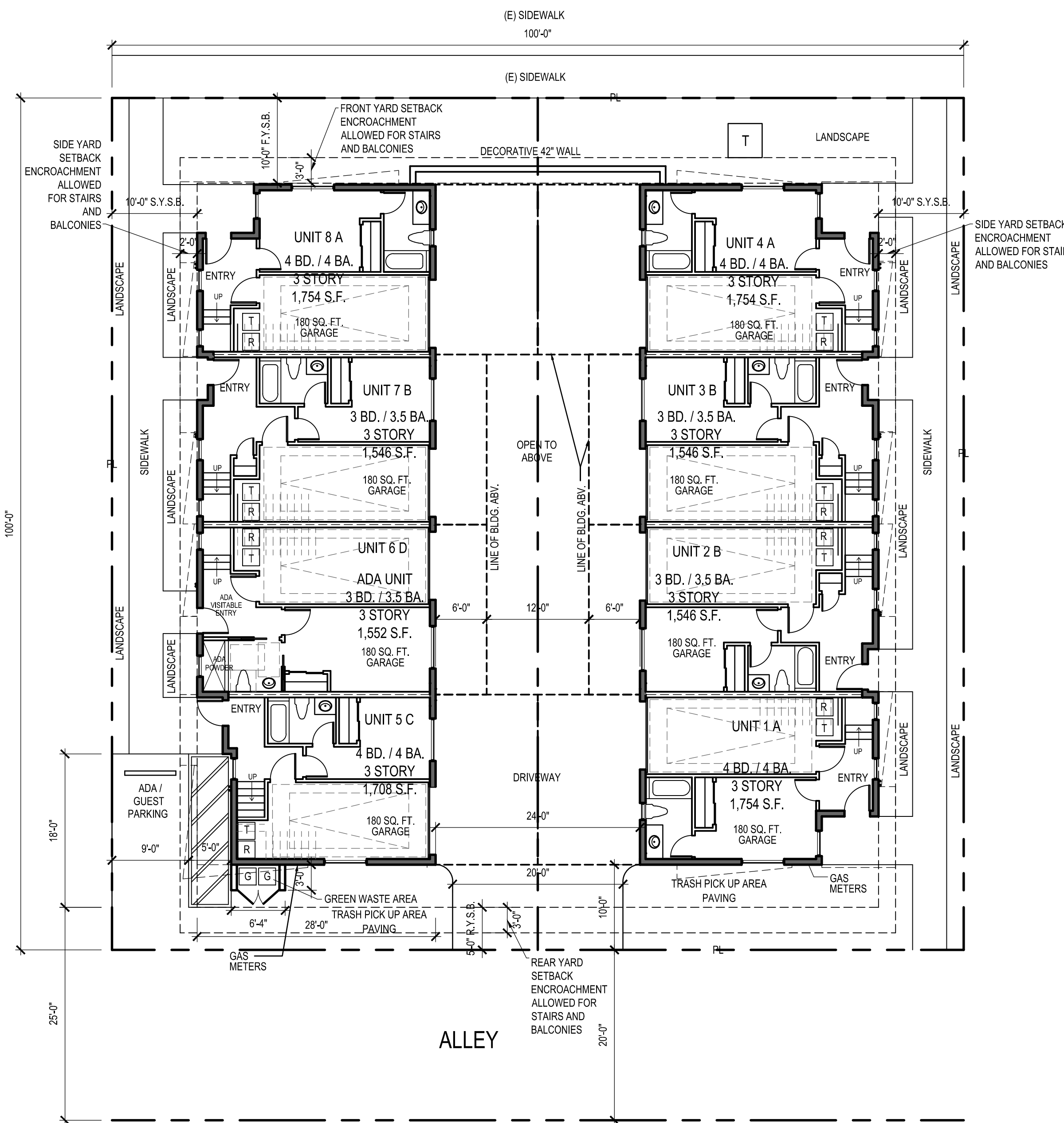
Time:

Assigned Project Planner:

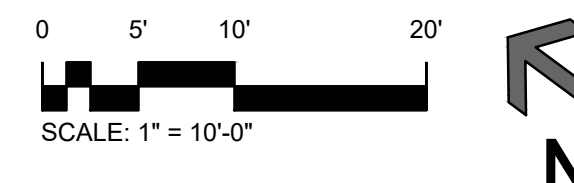
Vicinity Map



S MYERS STREET



SITE PLAN



PROJECT TEAM			
OWNER:	OCEANSIDE PORTFOLIO, LLC NEEL PUJARA 760-815-2818 npujara@gmail.com	CIVIL ENGINEER:	T.B.D.
ARCHITECT:	KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE. 220 CARLSBAD, CA 92010 T. 760-814-8128 kirk@kmarchitectsinc.com	LANDSCAPE ARCHITECT:	T.B.D.

LEGAL DESCRIPTION
 LOT 4 AND 5, BLOCK 13 OF TYSON'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 26, 1885.

PROJECT SUMMARY	
ASSESSORS PARCEL NUMBER:	150-074-04-00 150-074-05-00
ADDRESS:	215 & 217 SOUTH MYERS OCEANSIDE, CA 92054
LOCATION DESCRIPTION:	215 & 217 S. MYERS
GROSS ACREAGE:	10,000 SQ. FT. / 229 AC.
ZONE:	D-5
GENERAL PLAN:	DOWNTOWN
GROSS FLOOR AREA:	13,160 SF TOTAL PROJECT
STORIES:	3
TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
MAXIMUM HEIGHT:	35 TO TOP OF FLAT ROOF
EXISTING DWELLING UNITS:	1 UNIT
PROPOSED DWELLING UNITS:	8 UNITS
DENSITY:	UNIT / 1,000 SF LAND AREA MAXIMUM 1 UNIT / 1,250 SF LAND AREA PROPOSED
LOT COVERAGE:	5,980 SF / 10,000 = 59.8%
PRIVATE OUTDOOR SPACE:	A MIN. OF 48 SF REQUIRED WITH MINIMUM DIMENSION OF 6'
PARKING:	1 PRIVATE GARAGE SPACE PER UNIT PLUS 1 ADA PARKING STALL PROPOSED. NOTE: PER AB2097 PARKING IS NOT REQUIRED FOR PROJECTS WITHIN 1/4 MILE OF TRANSIT CENTERS.

LEGEND	
PROPERTY LINES	-----
ZERO CURB	=====
ELECTRICAL TRANSFORMER:	T
FIRE HYDRANT:	⋈



ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

217 S MYERS
217 S MYERS STREET
OCEANSIDE, CA

Date:	3-27-2024
Project:	24-106 217 MYERS
File:	A1.1
Revisions:	

Sheet Title:
SITE PLAN

Sheet Number:
A1.1



KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-914-9128

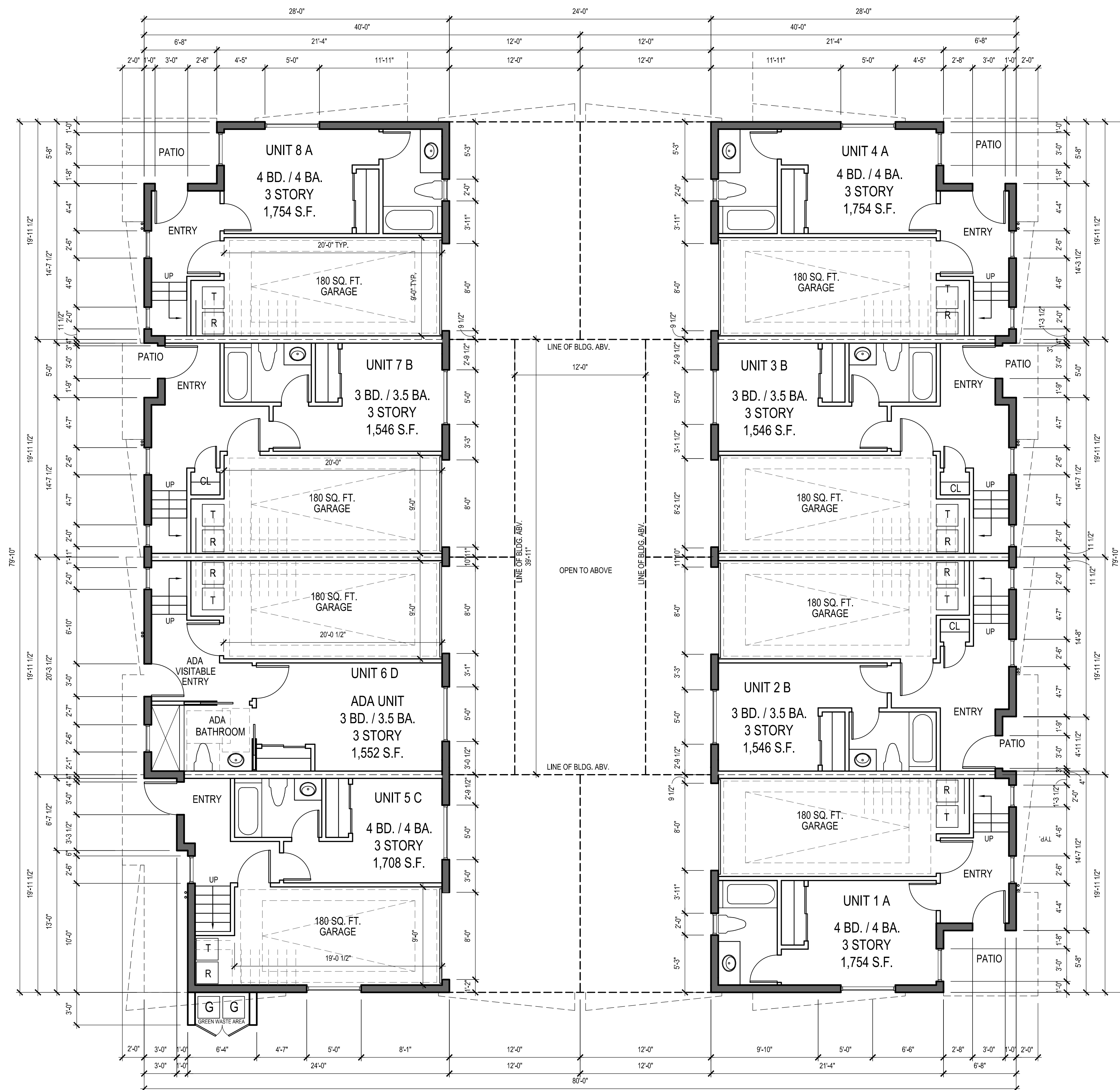
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217 S MYERS
217 S MYERS STREET
OCEANSIDE, CA

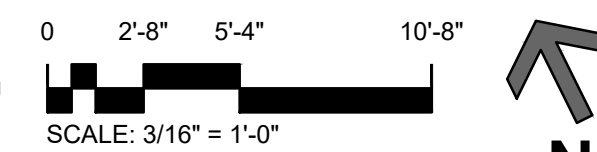
Date: 3-27-2024
Project: 24-106 217 MYERS
File: A2.1
Revisions:

Sheet Title:
OVERALL FIRST FLOOR PLAN

Sheet Number:
A2.1



OVERALL FIRST FLOOR PLAN





KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

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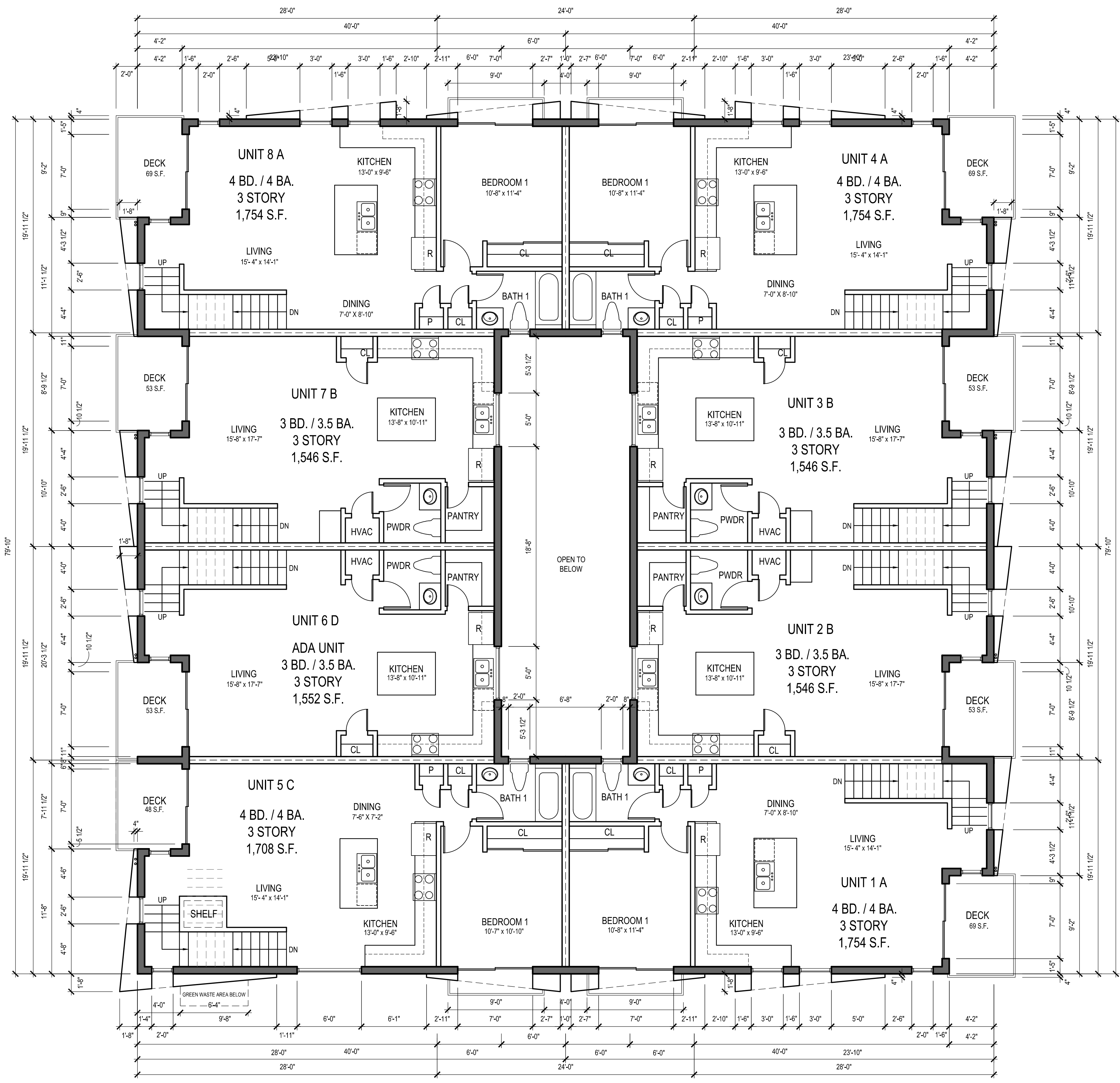
217 S MYERS
217 S MYERS STREET
OCEANSIDE, CA

Date: 3-27-2024
Project: 24-106 217 MYERS
File: A2.2
Revisions:

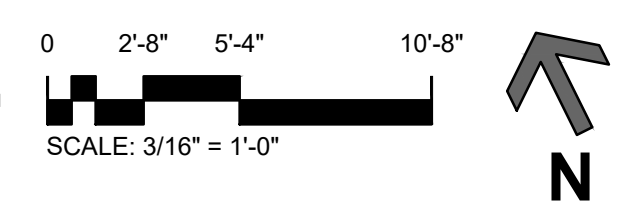
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OVERALL SECOND FLOOR PLAN

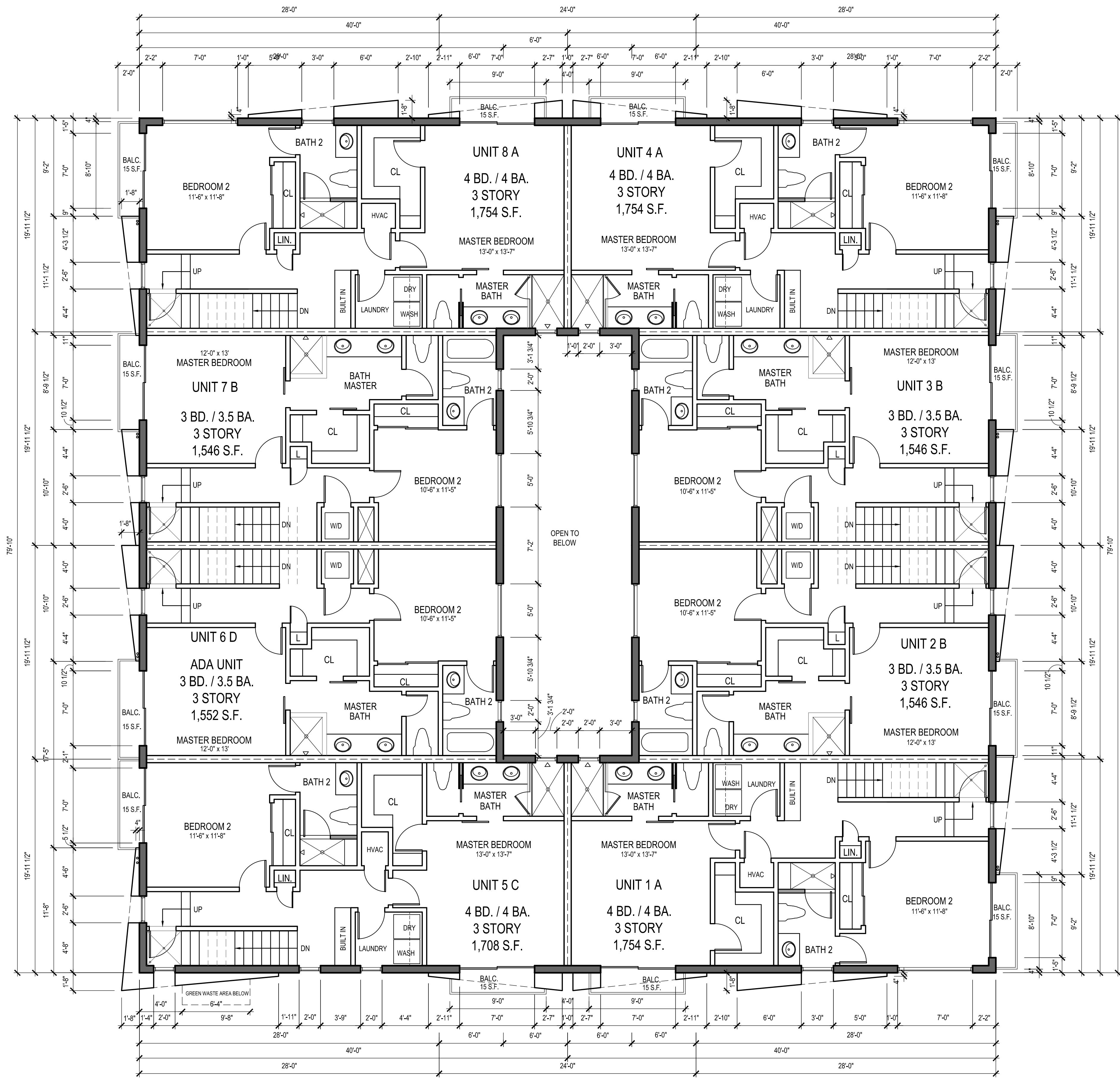
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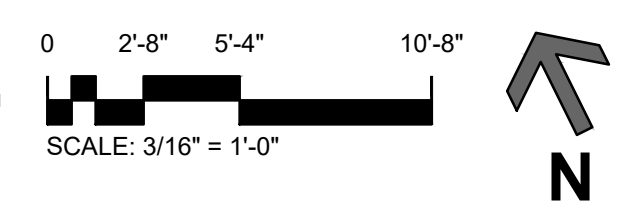


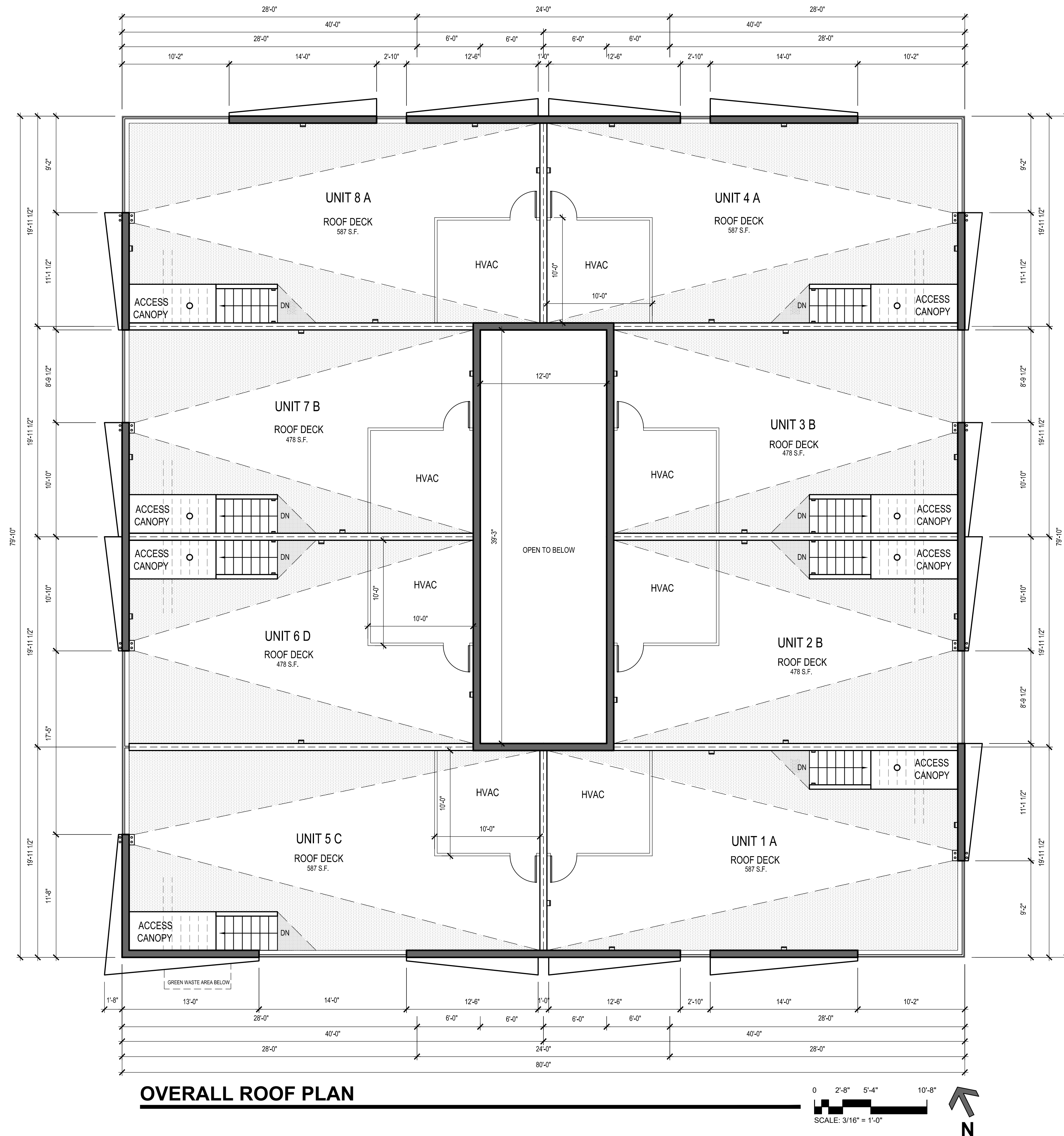
OVERALL SECOND FLOOR PLAN



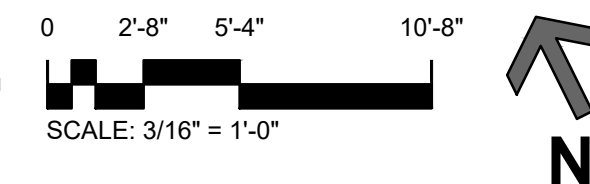


OVERALL THIRD FLOOR PLAN





OVERALL ROOF PLAN



Kirk Moeller Architects, Inc.
2888 Loker Ave. East Suite 220
Carlsbad, California 92010
Phone: 760-814-8128
kirk@kmarchitectsinc.com



215 & 217 S. Myers
APN: 150-074-04-00 & 150-074-05-00

Project Description

Project Site: The project site is located at 215 and 217 S. Myers on the West side of the Myers. The site is approximately 10,000 square feet in size, or .229 acres. The project site is currently developed with a small single story, single-family home which will all be demolished. The overall site is relatively flat and relatively square – roughly 100 feet wide by 100 feet deep.

Project: The project consists of the demolition of the existing residential structure and the construction of a new eight unit, three story condominium project. The building shall be approximately 35' tall and shall contain private roof decks for each of the eight residences. Each residence shall have a private single car garage space on the ground floor and shall utilize AB2097 to reduce the typical two parking spaces per unit to a single space.

Architecture

The project shall be designed in a coastal contemporary architectural style.