



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, May 22, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed Coast Villas will be four stories with 56 affordable senior rental units for ages 62 and older. The project site is located at 1111-1123 S. Coast Hwy and was designed to align with the City's Coast Highway Vision & strategic Plan. The site is currently being used as a used car lot.

Project Number: ADM24-00026

Assessor Parcel Number(s): 152-014-03-00 & 152-014-04-00

Contact Person: Farzin Bahriny

Email: mmohimi@msn.com

Zoning: C2

Land Use: C-GC

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: 1111-1123 South Coast Highway

Assessor's Parcel Number: 152-014-03; 04 Lot Area (acres or SF): 0.38; 16,596 sf

Existing Use: Used car lot

Brief Description of Proposal:
57-units of affordable housing for seniors aged 62+

Property Owner & Applicant Information

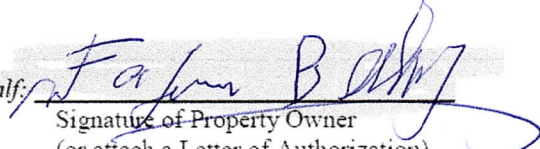
Owner Name: Farzin Bahriny, as Trustee of the Farzin Bahriny Trust

Phone Number & E-Mail Address: 760-331-4959 mmohimi@msn.com

Applicant Name: San Diego Community Housing Corp. & National Community Renaissance of California

Phone Number & E-Mail Address: 619-723-8962 tmiyahara@ots-sdchc.org

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: 5/8/24 Time preference: 9:30 am 10:30 am either

2nd choice date: 5/22/24 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: May 22, 2024 Time: 09:30am

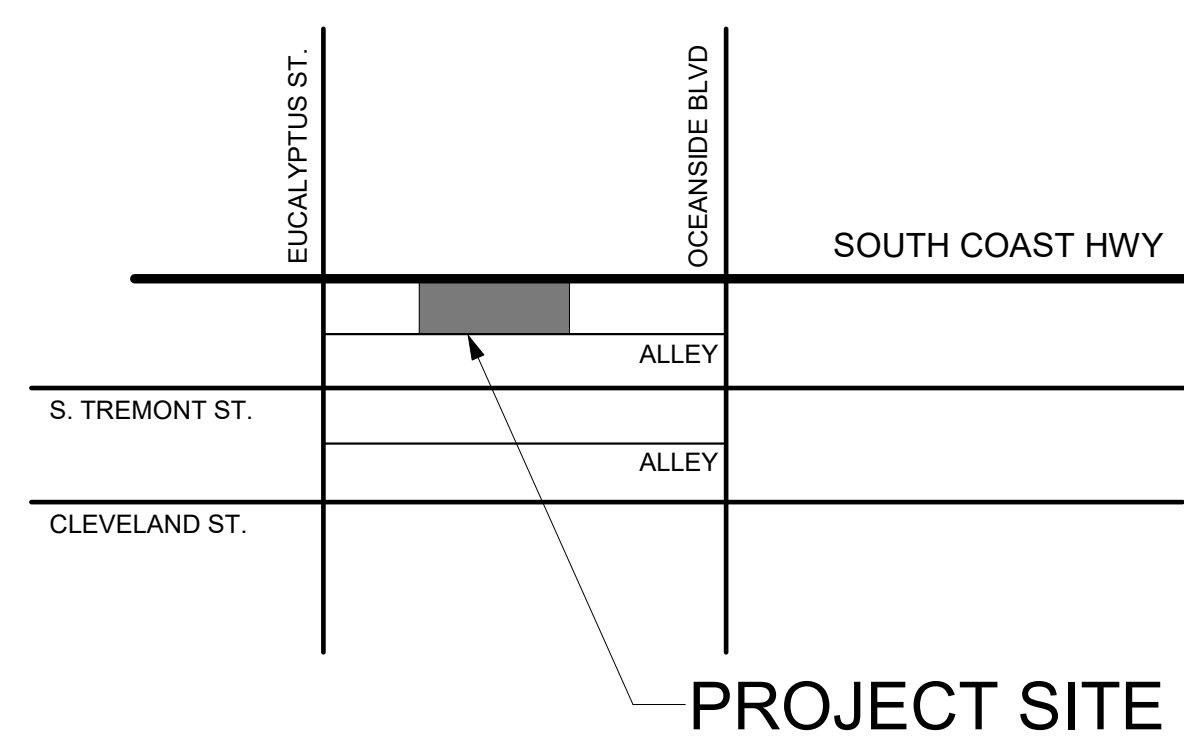
Assigned Project Planner: Rob Dmohowski



COAST VILLAS

1111 SOUTH COAST HIGHWAY, OCEANSIDE, 92054

VICINITY MAP



PROJECT DESCRIPTION

THE COAST VILLAS PROPOSAL IS FOR A FOUR STORY SENIOR AFFORDABLE HOUSING PROJECT. THE PROJECT WILL INCLUDE 56 AFFORDABLE SENIOR RENTAL UNITS, WHICH IS COMPRISED OF 35 STUDIO UNITS, 16 1-BEDROOM UNITS AND 5 2-BEDROOM UNITS. THE PROJECT AMENITIES OFFER TWO COMMUNITY ROOMS, ONE ON THE GROUND FLOOR AND ANOTHER ON THE 4TH FLOOR. ALSO INCLUDED WOULD BE A ROOF DECK WHICH INCLUDES A FIRE PIT AND RAISED PLANTER BEDS, A WELLNESS CENTER, AND COMMUNAL LAUNDRY ROOMS. PARKING IS BEING PROVIDED AS 15 TUCK-UNDER PARKING STALLS.

PROJECT DATA

SITE INFORMATION:

STREET ADDRESS: 1111 SOUTH COAST HIGHWAY
OCEANSIDE, CA 92054
APN: 152-014-03-00, 152-014-04-00
ZONING: (C2) GENERAL COMMERCIAL (COASTAL)
EXISTING USE: VEHICLE DEALERSHIP
PROPOSED USE: SENIOR HOUSING
LOT SIZE: 16,390 SF - 0.37 ACRES
DENSITY: 154 DU/AC
SETBACKS REQUIRED: FRONT: 5' - 0"
SIDES: 0' - 0"
REAR (ALLEY): 5' - 0"
BUILDING REQUIRED MAX HEIGHT: 45 FEET OR 4 STORIES
BUILDING AREA: 42,817 SF
BUILDING FOOTPRINT: 7,504 SF
PAVED AREA: 6,665 SF
LANDSCAPED AREA: 2,221 SF
PARKING PROVIDED: 15 SPACES

UNIT MATRIX

STUDIO (NET 328 SF):	35
1-BEDROOM (NET 520 SF):	16
2-BEDROOM (NET 745 SF):	5
TOTAL UNITS:	56

AMENITIES

COMMUNITY ROOM (GROUND FLOOR & ROOF DECK LEVEL):	1,610 SF
ROOF DECK:	1,042 SF
WELLNESS CENTER:	347 SF

PROJECT DIRECTORY

APPLICANT

NATIONAL COMMUNITY RENAISSANCE (CORE)

ADDRESS: 9421 HAVEN AVENUE
RANCHO CUCAMONGA CA, 91730
CONTACT: JOHN SEYMOUR
EMAIL: JSEYMOUR@NATIONALCORE.ORG
P:619.405.7842

APPLICANT

SAN DIEGO COMMUNITY HOUSING CORPORATION

ADDRESS: 4725 MERCURY STREET, SUITE 202
SAN DIEGO, CA 92111
CONTACT: TED MIYAHARA
EMAIL: TMIYAHARA@SDCHC.ORG
P:619.876.4222 EXT.242

ARCHITECT

RRM DESIGN GROUP

ADDRESS: 32332 CAMINO CAPISTRANO, STE. 205
SAN JUAN CAPISTRANO, CA 92675
CONTACT: KRISTINE FERREIRA
EMAIL: KLFERREIRA@RRMDESIGN.COM
P:949.347.5578

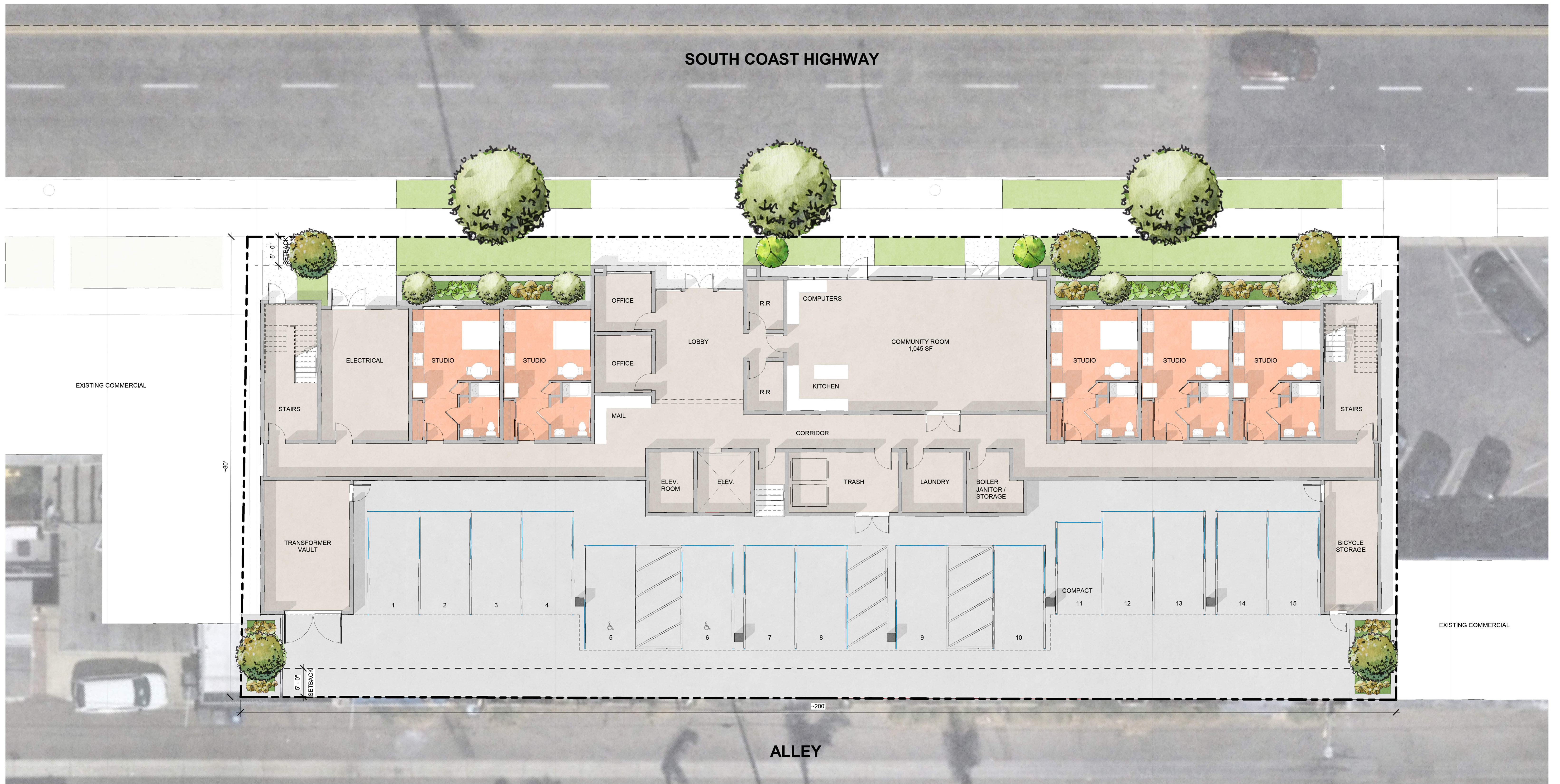
CIVIL ENGINEER

FUSCOE ENGINEERING

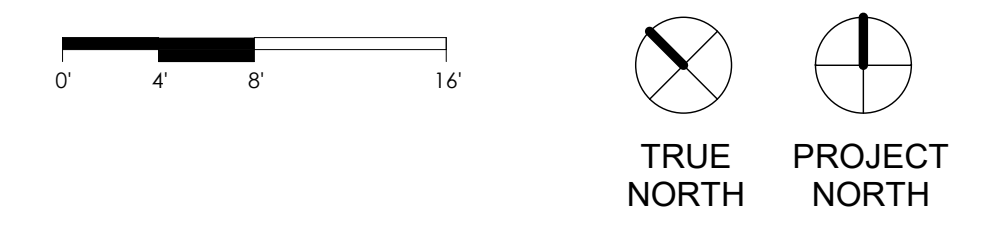
ADDRESS: 6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
CONTACT: CRAIG WATSON
EMAIL: CWATSON@FUSCOE.COM
P:909.556.5864

SHEET INDEX

G1	TITLE SHEET
A1	SITE PLAN AND GROUND FLOOR PLAN
A2	SECOND AND THIRD FLOOR PLAN
A3	FOURTH FLOOR PLAN
A4	BUILDING SECTION
A5	TYPICAL UNIT PLANS
A6	RENDERINGS
Grand total: 7	



1 CONCEPTUAL SITE PLAN & GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



COAST VILLAS
SENIOR AFFORDABLE HOUSING PROPOSAL

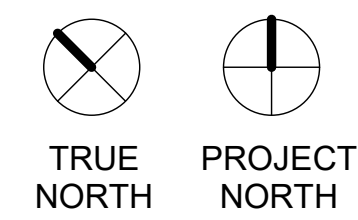
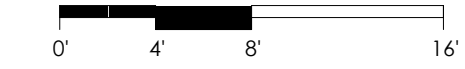
SITE PLAN AND GROUND FLOOR PLAN

A1

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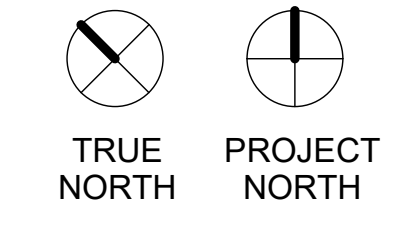
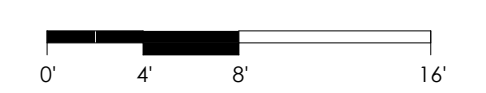


1 SECOND AND THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





① **FOURTH FLOOR SCHEMATIC**
SCALE: 1/8" = 1'-0"

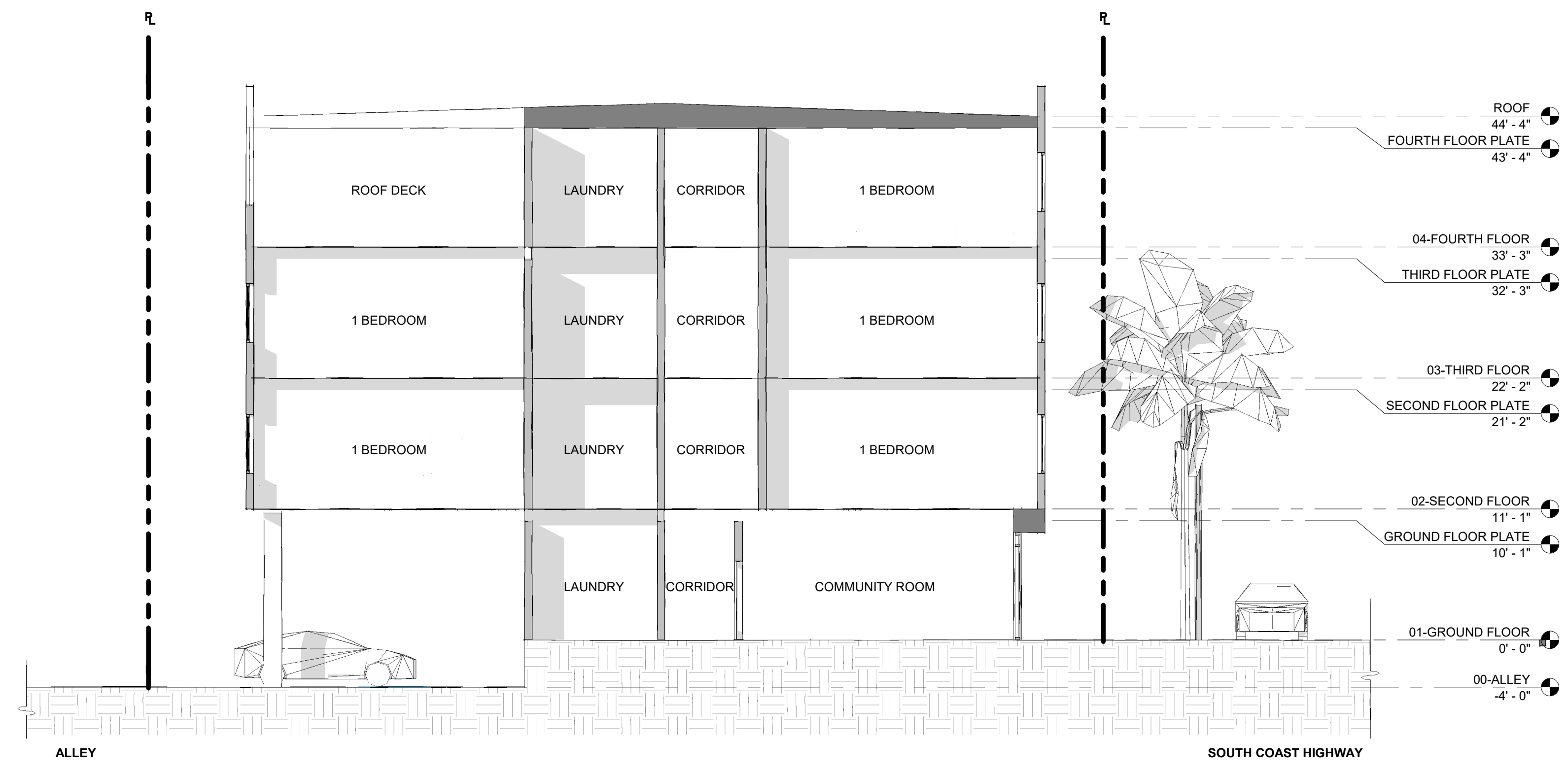


COAST VILLAS
SENIOR AFFORDABLE HOUSING PROPOSAL

FOURTH FLOOR PLAN

A3

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1 SECTION 1
SCALE: 1/8" = 1'-0"



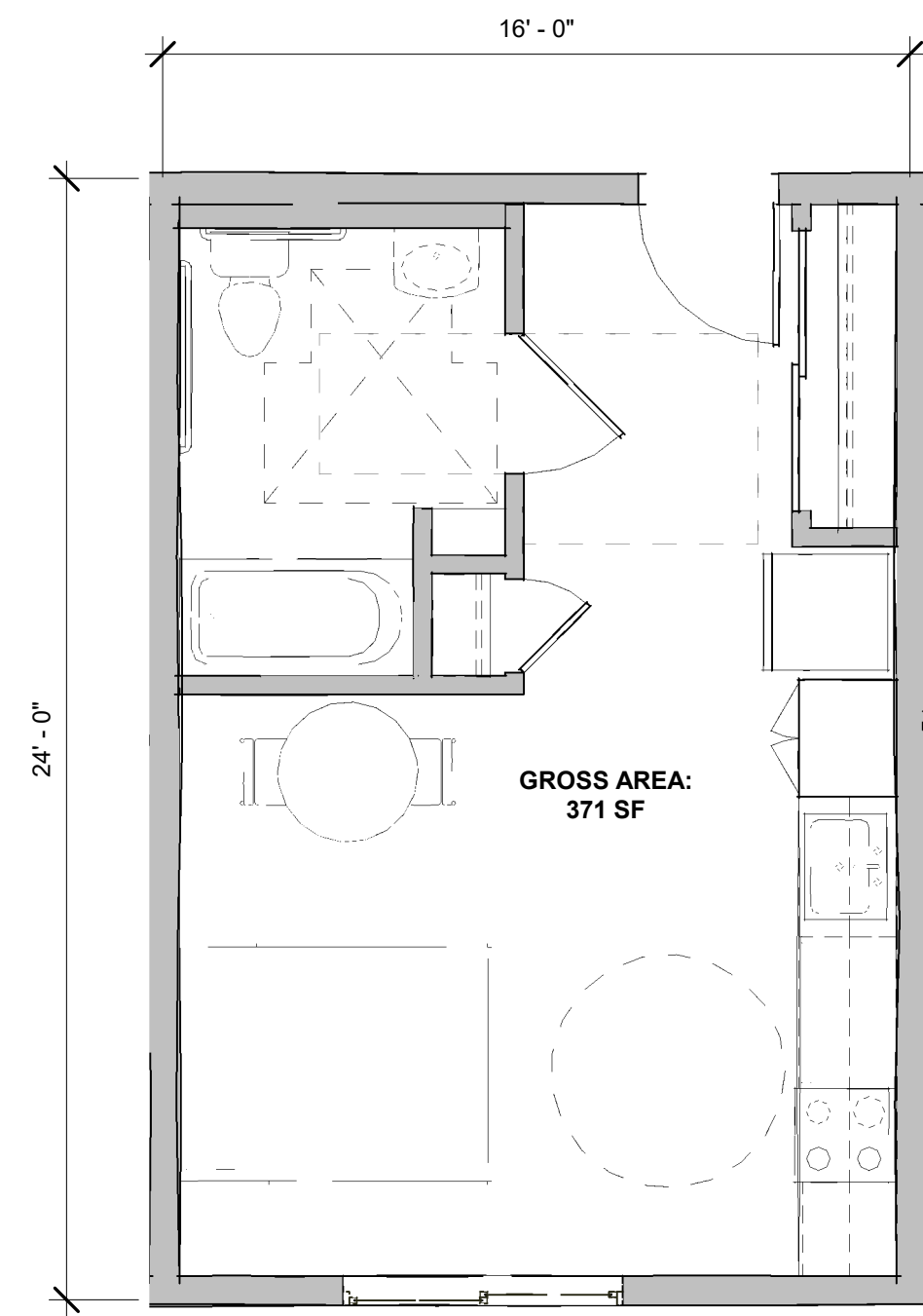
COAST VILLAS
SENIOR AFFORDABLE HOUSING PROPOSAL

BUILDING SECTION

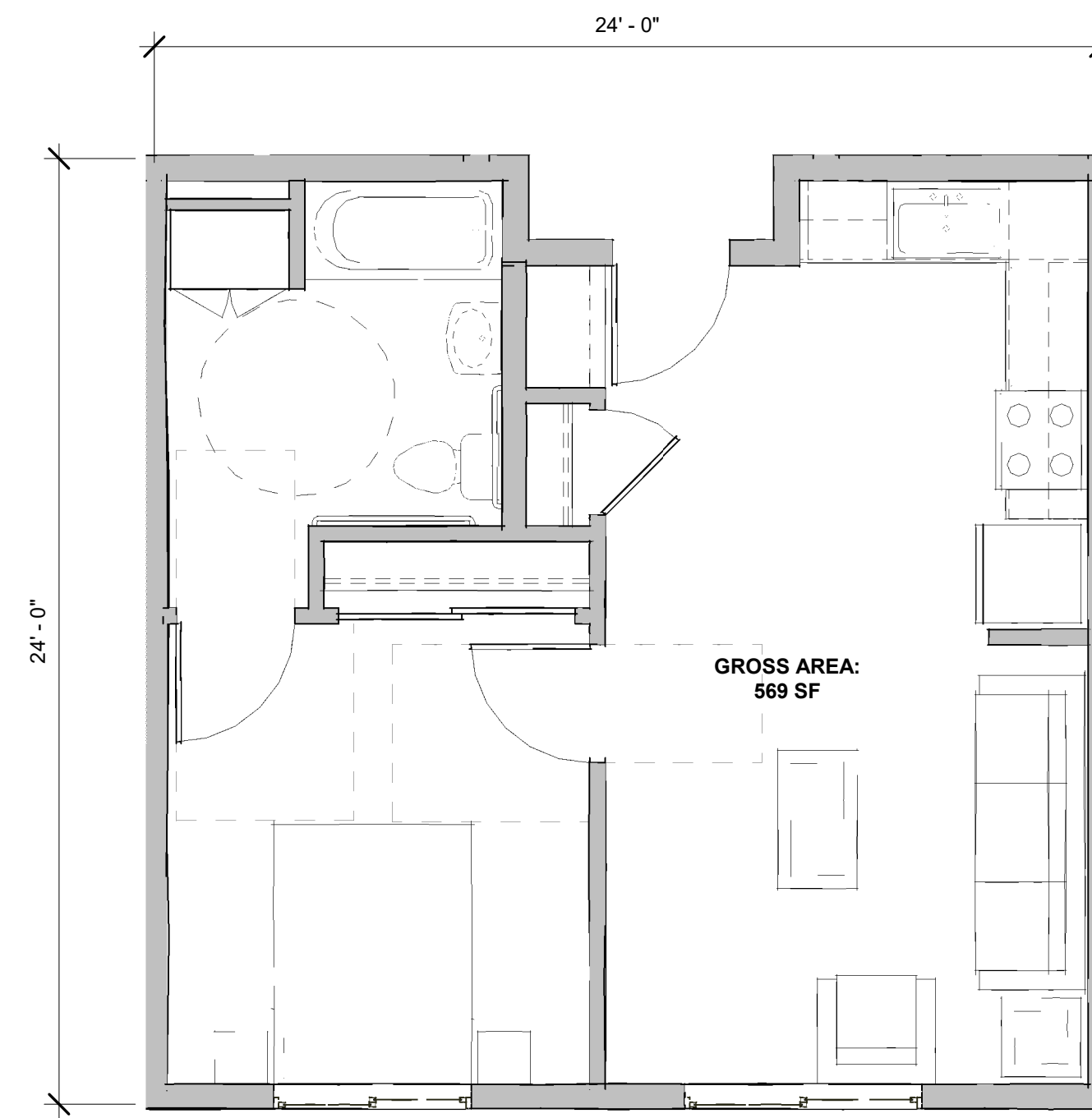
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3261-01-RS23

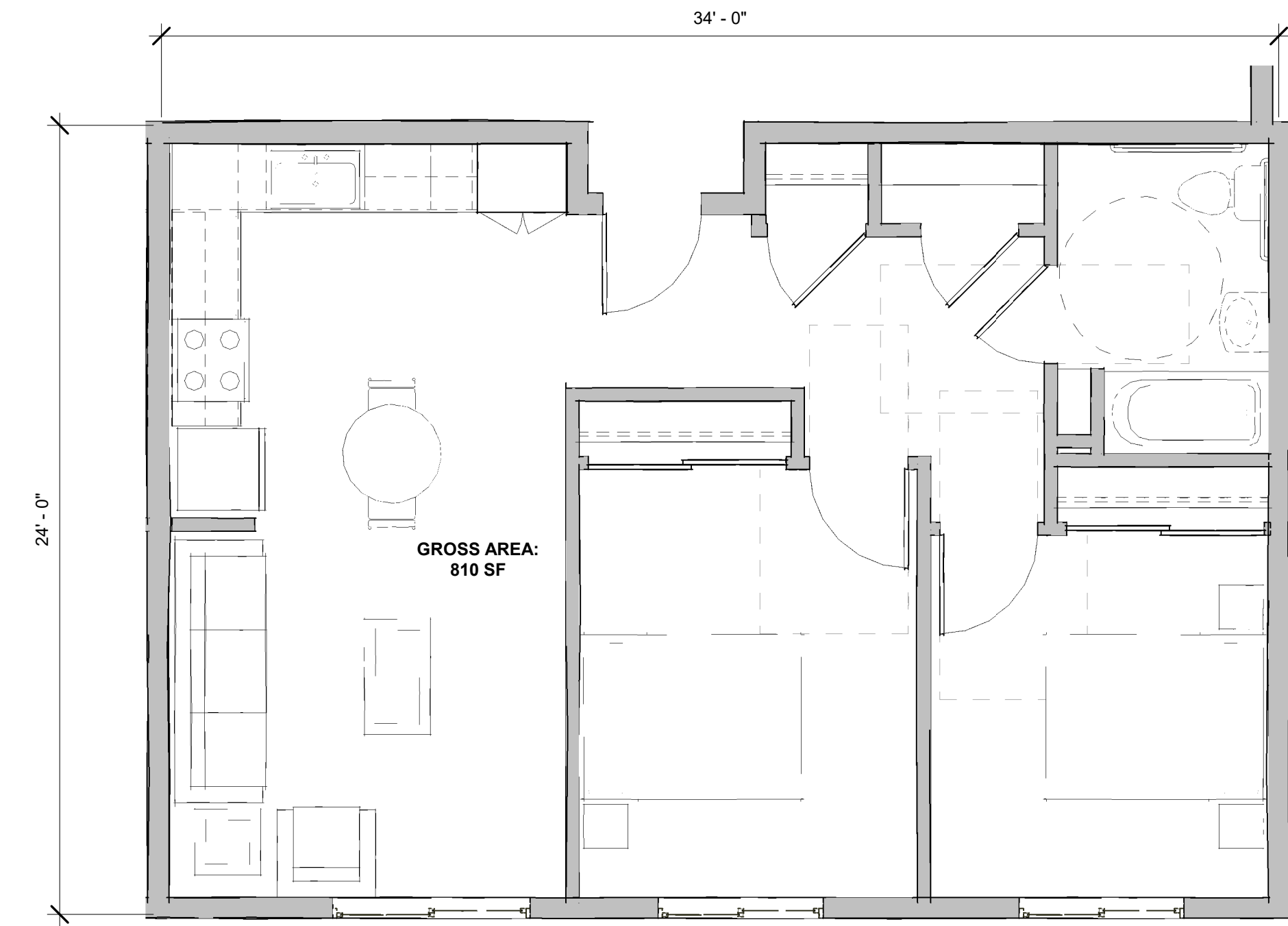
03/18/2024



① **TYPE A STUDIO**
SCALE: 1/4" = 1'-0"



② **TYPE B 1 BEDROOM**
SCALE: 1/4" = 1'-0"



③ **TYPE C 2 BEDROOM**
SCALE: 1/4" = 1'-0"



CONTEMPORARY OPTION A



MEDITERRANEAN OPTION B

Coast Villas will transform an underutilized property in the heart of Oceanside's Coast Highway Corridor and reinvigorate the surrounding community by bringing 56 beautiful new homes for senior residents. The development will contribute to the City's efforts of improving pedestrian and bicycle connectivity and enhancing the corridor through smart and sustainable growth. Located at 1111 & 1123 S. Coast Highway (APN 152-014-03-; 04), the property is situated within walking distance of the many beaches, restaurants, and amenities that line this stretch of coast. Residents will be able to easily access the Coast Highway Station transit center, less than a quarter mile away from the property.

Located within the City of Oceanside's Coast Highway Corridor, the development will be a catalyst to smart growth that advances the City's vision of transforming the corridor through high quality, sustainable urban design. This underutilized auto lot will be reimagined with a new approach to urban design that promotes vibrant, pedestrian-friendly neighborhoods. Coast Villas is designed to align with the City's Coast Highway Vision and Strategic Plan (CHVSP) by achieving three key objectives: Promoting environmentally and economically sustainable smart growth; Optimizing urban connectivity and capitalizing on transportation and mobility options; and Enhancing the built environment through high quality, urban, sustainable design.

The project features four stories of 56 total affordable senior rental units. The unit mix is 35 studio units, 16 1-bedroom units, and 5 2-bedroom units. The project amenities offer two community rooms, one on the ground floor and another on the 4th floor. The ground floor community room and private offices for supportive services are situated proud of the main building frontage to enhance the South Coast Highway frontage. Property management offices, a computer workstations, community kitchen, and public restrooms would all be provided within the main community room. A secondary community room and wellness center will be provided on the fourth level. A roof deck with comfortable seating areas, a fire pit, barbecue, and raised planter beds to take advantage of the close proximity to the coast. All of these amenities will serve to enhance the life of the seniors that call this site home.

To the rear of the site is an alley that sits approximately 4' lower than the proposed finished grade of the building. The site constraints have limited the options available for parking. Tuck-under parking for 15 stalls will be accessible from the alley, allowing the design to maintain a strong presence along South Coast Highway with the street frontage. Maximizing the site density with affordable housing units leaves less room for open space. Units at the ground level will establish a sense of privacy with an increased setback, and raised planter beds will serve a dual purpose of both offering screening for the residents of these units and also providing necessary storm water quality control for the site.

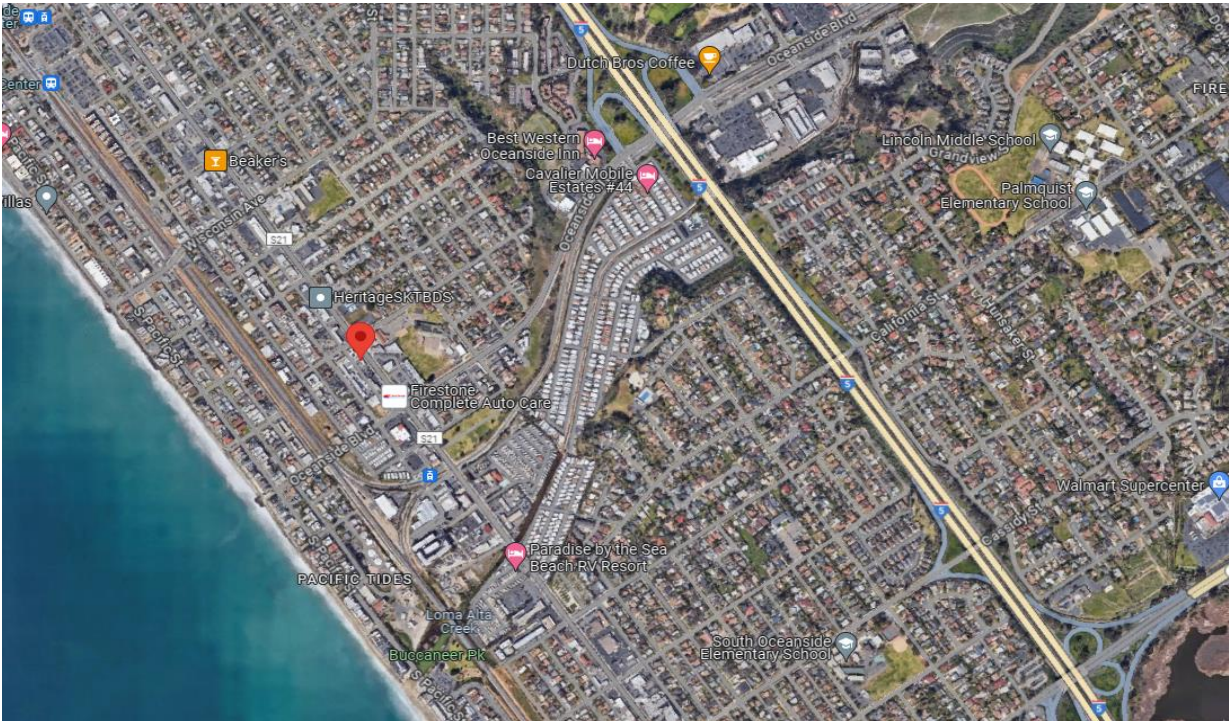
Per the Coast Highway Vision and Strategic Plan the project site is situated along a landscaped avenue between the Seaside Neighborhood and the Arts, Technology, and Environment District. Per The Smart and Sustainable Corridors Specific Plan the project site is situated just off of the Oceanside Boulevard corridor within a Transportation node. Strategic Plan and Specific Plan architectural elements that are incorporated into the design include a well-defined entry, parking in the rear, recessed storefront areas, screened rooftop equipment, pedestrian scale façade articulation, active frontage awnings, and distinctive floor differentiation.

Both the Strategic Plan and the Specific Plan do not prescribe specific architectural styles but buildings should reflect and complement the visual theme of the corridor and be engaging to pedestrians and bicyclists. Because the corridor currently has an eclectic mix of architectural styles, the design team is presenting two different styles for consideration. The Mediterranean style building could set a precedent for the more traditional style of architecture that is seen around much of Oceanside. The contemporary style may be more fitting in terms of the neighborhood and recently completed projects within the corridor and in downtown Oceanside. Either architectural style would be an excellent complement to the eclectic surroundings and exhibit as a catalyst for growth in this section of South Coast Highway.

Vicinity Map



Regional Map



Subject Photographs and Adjacent Property Photographs



View of the Subject



View of the Subject



Street view facing north



View of the Subject



Street view facing south



Properties adjacent north of Subject



Alleyway behind Subject facing south



Subject from alleyway



Subject from alleyway



Properties adjacent south of Subject



Properties across Coast Highway from Subject



Street view

DENSITY BONUS ADDENDUM

Address: 1111-1123 South Coast Highway
Proposed Project: 56 Units of Affordable Housing

Summary Objective:

To develop proposed project by-right (no discretionary process) with up to unlimited Density Bonus pursuant to California Government Code Section 65915(f)(3)(D)(ii) and 65915(f)(3)(D)(iii), and up to four (4) concessions or incentives per Section 65915(d)(2)(D) for 100% affordable projects meeting criteria under Section 65915 (b)(1)(G). Proposed project will include key features as noted below, which may be inconsistent with local development standards, but that can be achieved via state-approved affordable housing incentives and legislative actions as noted. Project feasibility depends on the ability to develop the proposed project ministerial at an affordable cost.

Development Objective	Base Zoning Requirement	Policy Supporting Objective	Interpretation/Policy Notes
DENSITY: 56 residential apartments targeting seniors aged 62 and older with annual household income at or below 60% of the area median income. The ground floor and rooftop deck of the proposed development would also include approximately 2,400 square feet of private commercial recreational facilities that include administrative offices and gathering spaces utilized by social service providers serving the residents.	<p>*(C2) General Commercial (Coast) 43 dwelling units per acre; Section 1140(Q) of the Comprehensive Zoning Ordinance allows 1 dwelling unit per 1000 square feet of lot area</p> <p>*Base zoning is 17-units (16,596sf/1000 = 16.596 units rounded up to 17)</p>	<p>Government Code Section 65915-65918 ("State Density Bonus Law"); Section 65915(f)(3)(D)(ii) and 65915(f)(3)(D)(iii)</p>	<p>*65915(f)(3)(D)(ii); Provision allowing "no maximum control" on density for 100% affordable projects with 1/2 mile of a major transit stop per subdivision (b) of Section 21155 of the Public Resources Code (Coast Highway Sprinter Transit Station qualifies) * In addition per, 65915(f)(3)(D)(iii), SANDAG's San Diego Region SB743 VMT Maps identifies the property as a very low vehicle travel area .</p> <p>*Proposed density must be achieved without further waivers or reduction of development standards other than as expressly provided in Section 65915(d)(2)(D), which allows up to five development incentives or concessions for 100% affordable projects.</p> <p>- *65915(f)(3)(D)(iii); SANDAG's San Diego Region SB743 VMT Maps identifies the property as a very low vehicle travel area. Proposed density must be achieved without further waivers or reduction of development standards other than as expressly provided in Section 65915(d)(2)(D), which allows up to five development incentives or concessions for 100% affordable projects.</p>
<p>Provision of between 15 total on site parking spaces</p> <p>Proposed Project Unit Mix: *56 Total Units</p> <p>*55 extremely-low, very-low and Low Income Households (30%-60%AMI) *1 Manager's Unit</p>	<p>56 spaces required</p> <p>*Zoning Ordinance 1140(Q); For new construction off-street parking shall be provided at a ratio of one space for each dwelling unit. Twenty-five percent (25%) of the parking spaces required by the office or commercial use may be included within the parking spaces provided by the residential units.</p> <p>*Professional Offices 1 per 400 square feet of gross floor area (2400sf/400=7)</p>	<p>Government Code Section 65915(p)(3)</p>	<p>The proposed project require approximately 56 parking spaces for the residential and 7 parking spaces for the commercial according to the City of Oceanside Municipal Code. Although the use of the State Density Bonus Law could waive parking requirements on the residential portions of the project, the applicant is proposing 15 parking spaces.</p>
<p>Intended Use Confirmation:</p> <p>*A section of the ground floor, distinct from the ground floor residential units, will be designated for private commercial recreational facilities catering to residents and private office space for supportive service providers offering comprehensive "wrap-around" services to formerly homeless veterans. These areas will be utilized by third-party service provider organizations for private commercial recreation and private office use. *Residential use does not require a Conditional Use Permit per 1130C of the Comprehensive Zoning Ordinance and is by right development because 25% of the residential units are Permanent Supportive Housing. *Ministerial, by-right approval for affordable housing on commercially-zoned lands</p>	<p>Residential use is a secondary use to an office or other commercial use and residential use shall be located above (vertical mixed use) or on the same site (horizontal mixed-use) as the primary commercial use per 1140(Q) of the Comprehensive Zoning Ordinance</p>	<p>*Government Code Section 65583(c)(3) (aka AB2162) or *Government Code Section 65912.121 (aka AB2011); ministerial, by right approval for affordable housing on commercially-zoned lands</p>	<p>Office space separately demised (but with interior access) from residential common area amenities on ground floor may be utilized and occupied by social service or case management companies but completely separate from standard residential property management functions.</p>

Density Bonus Application Summary Table	
Maximum Permitted Density (per C2-CZ zoning)	1du per 1000 square feet
Property Size	0.38
Number of Units at Maximum Permitted Density	17 units; (excluding density bonus units)
Units Affordable to Target Households	56 units (minimum of 14 units to qualify)
Density Bonus units (no maximum as requested)	49 bonus units (288% effective bonus density)
Total Project Units with no maximum control on density	17 base units
	+ 49 density bonus units
	147 total units
Resulting Density per acre: 56du/0.38ac = 146.98du/ac	(0 units at market rate, 55 units with restricted rents, plus 1 manager's unit)