



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, August 28, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposing the “Good Times Banquet Hall”. A multi-purpose industrial / warehouse / flex/ showroom/ retail/ office building utilizing up to 51,929 sq ft on a 1.79 acre site located at 1722 S. Coast Hwy.

Project Number: ADM24-00044

Assessor Parcel Number(s): 153-213-38, 41 & 42

Contact Person: Scott McBride

Email: scott@brillianteventlighting.com

Zoning: C2

Land Use: C-GC

Neighborhood Area: South Oceanside

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed Mixed-use development & residential townhome project within Oceanside Blvd Smart & Sustainable Corridors Specific Plan area. Project densities consistent with SSCSP. Located on 67 acres of current Moon Valley Nursery LLC at 3231 Oceanside Blvd.

Project Number: ADM24-00037

Assessor Parcel Number(s): 162-050-46, 47 & 48

Contact Person: Dan Niebaum

Email: dan@lightfootpg.com

Zoning: IL

Land Use: LI

Neighborhood Area: Mira Costa / Ivey Ranch Rancho Del Oro

** 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:

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: August 28, 2024 Time: 09:30 am

Assigned Project Planner: Shannon Vitale



1722 SOUTH COAST HIGHWAY

OCEANSIDE, CALIFORNIA



Address:
1722 South Coast Highway, Oceanside, CA 92054

Description:
Multipurpose Industrial/Warehouse/Flex/
Showroom/Retail/Office Building

SF Available:
Up to 51,929 SF (Demisable)

Lot Size:
1.79 acres

APN:
153-213-38, 153-213-41 & 153-213-42

Year Built:
1968

Parking:
+/-72 Spaces in 4 Lots

Zoning:
C2 Mixed Use



WHALEY ST

SOUTH FREEMAN ST

SOUTH COAST HWY

CASSIDY ST



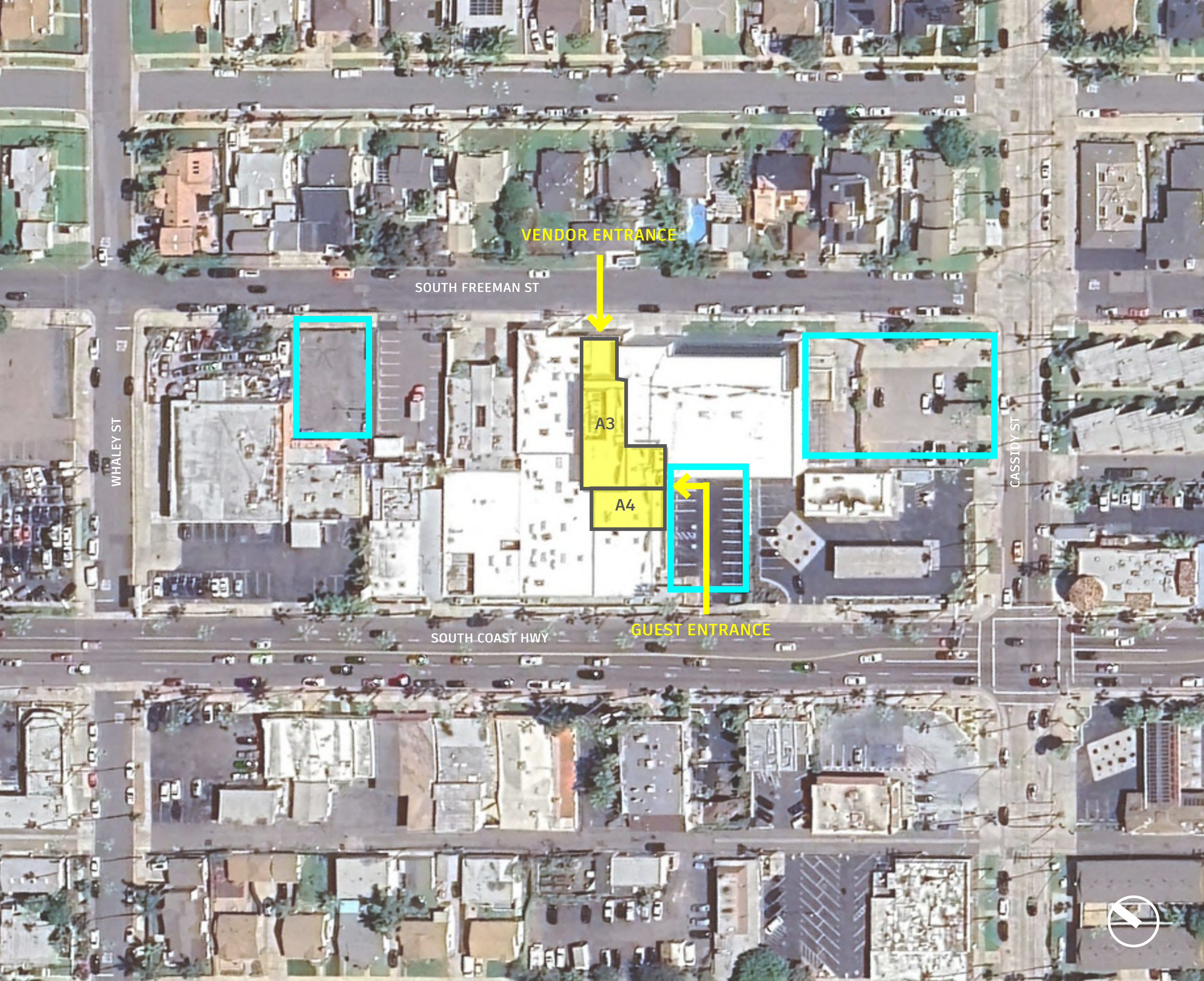
History

We are excited to introduce a new Banquet Hall in the iconic North County Times building, offering a unique venue that seamlessly blends modern aesthetics with the building's original charm. This versatile space will be ideal for hosting a variety of events, including weddings, fundraisers, corporate gatherings, and social celebrations. The character of this quintessential building will be preserved, featuring a beautifully rustic, shabby chic, and industrial ambiance. Highlights of the space include a high ceiling, concrete floors, and exposed brick walls, providing a stunning backdrop for photography.

Community

As proud South Oceanside residents, we, Scott and Desiree McBride, are deeply embedded in our community and committed to its growth. We currently operate two thriving businesses in South Oceanside: Lagree + Versa Fit at 515 Vista Way and Brilliant Event Lighting at 1407 S. Coast Hwy, just behind Surf Bowl. Scott's leadership extended beyond our businesses, as he also served on the board of directors for the South Oceanside Business District during the challenging COVID period. With over 12 years of experience in the event industry, Scott has guided our award-winning lighting company to successfully service thousands of events, cultivating a strong network across Southern California, including San Diego, Los Angeles, Orange County, and Palm Springs. This wealth of experience and industry connections positions us to ensure the success of our new venture. We are excited to introduce a unique and much-needed venue to North County, addressing the current shortage of event spaces, and bringing a refreshing, non-redundant business to the South Oceanside area.





Programming

Entertainment options will include live music or a DJ, with the main room (Suite A3, the larger room) thoughtfully insulated and surrounded by connected rooms that act as sound barriers, ensuring no disturbance to the nearby residential streets.



Parking & Access

Guests will enter through the main entrance along Coast Highway on the South West side, where mandatory valet parking will be provided. We have secured access to three parking lots, totaling 72 spaces, as shown in the attached diagram. The valet service will manage all vehicle traffic, directing foot traffic and car pickups to the Coast Highway entrance. Our operational hours will complement those of the main tenants, as will be operating when most are closed, ensuring ample parking availability. Additionally, we are exploring overflow parking options with the DAV if necessary. We have engaged a Traffic Engineer to determine the necessary number of parking spaces for our operational plan.

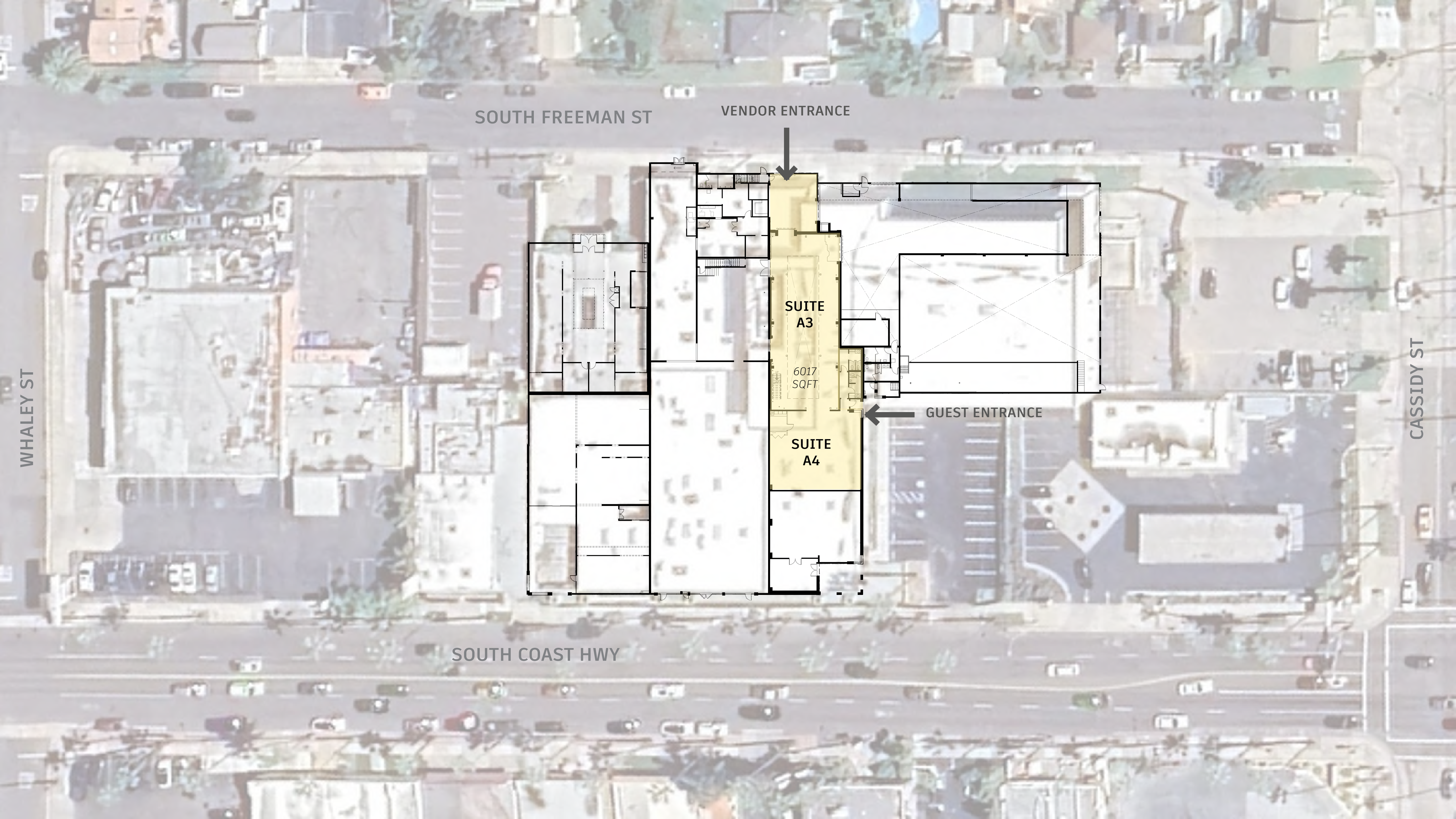
The rear entrance on the east side of the building will be designated for event vendors only, with restricted access times between 8 AM and 10 PM. Vendors needing to retrieve equipment outside these hours will be required to return the following day, starting at 8 AM.

Comparable Banquet Halls in South Oceanside

- Privateer Wine Bar
- Pour House
- The Oceanside Moose Lodge

-  Potential Parking Zones
-  Potential Banquet Hall





SOUTH FREEMAN ST

VENDOR ENTRANCE

SUITE
A3

6017
SQFT

SUITE
A4

GUEST ENTRANCE

SOUTH COAST HWY

WHALEY ST

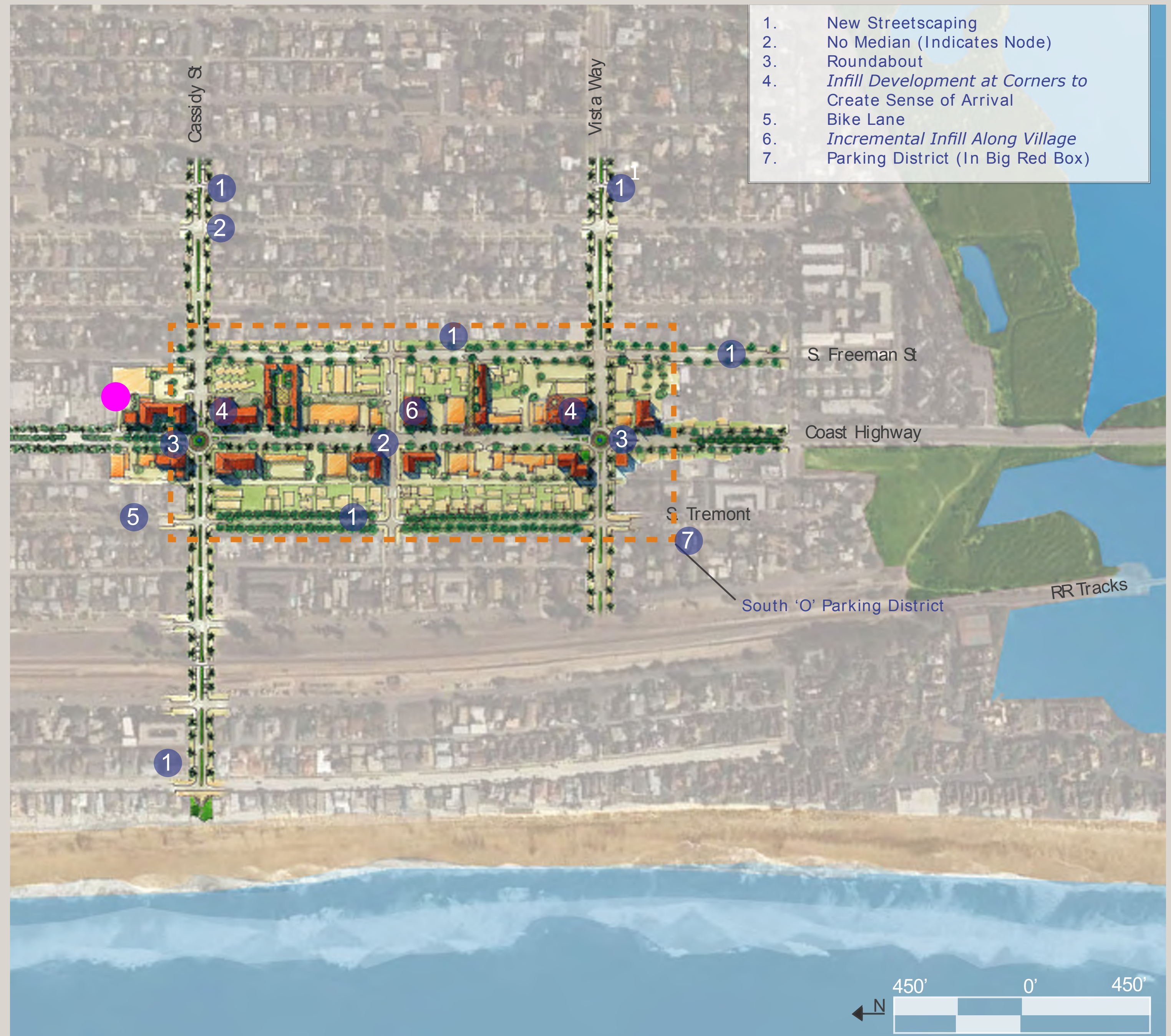
CASSIDY ST

Master Plan

Oceanside's Coastal Highway Vision and Strategic Plan aims to enhance and expand the vibrant arts community that contributes to the city's unique character. Our project aligns perfectly with this vision, making us an ideal fit. Additionally, our venture supports Oceanside's future economic goals by driving tourism and offering a distinctive venue. The Strategic Plan for South 'O' Village highlights that many existing parking lot sizes are inadequate for current requirements, hindering redevelopment. Our one-of-a-kind project is not only special to the city but also promises to have a positive impact on the community, local businesses, and the unique experiences that Oceanside is committed to offering.

We kindly ask you to consider the significance of this project.

 Good Times Banquet Hall & Venue





GOOD TIMES BANQUET HALL

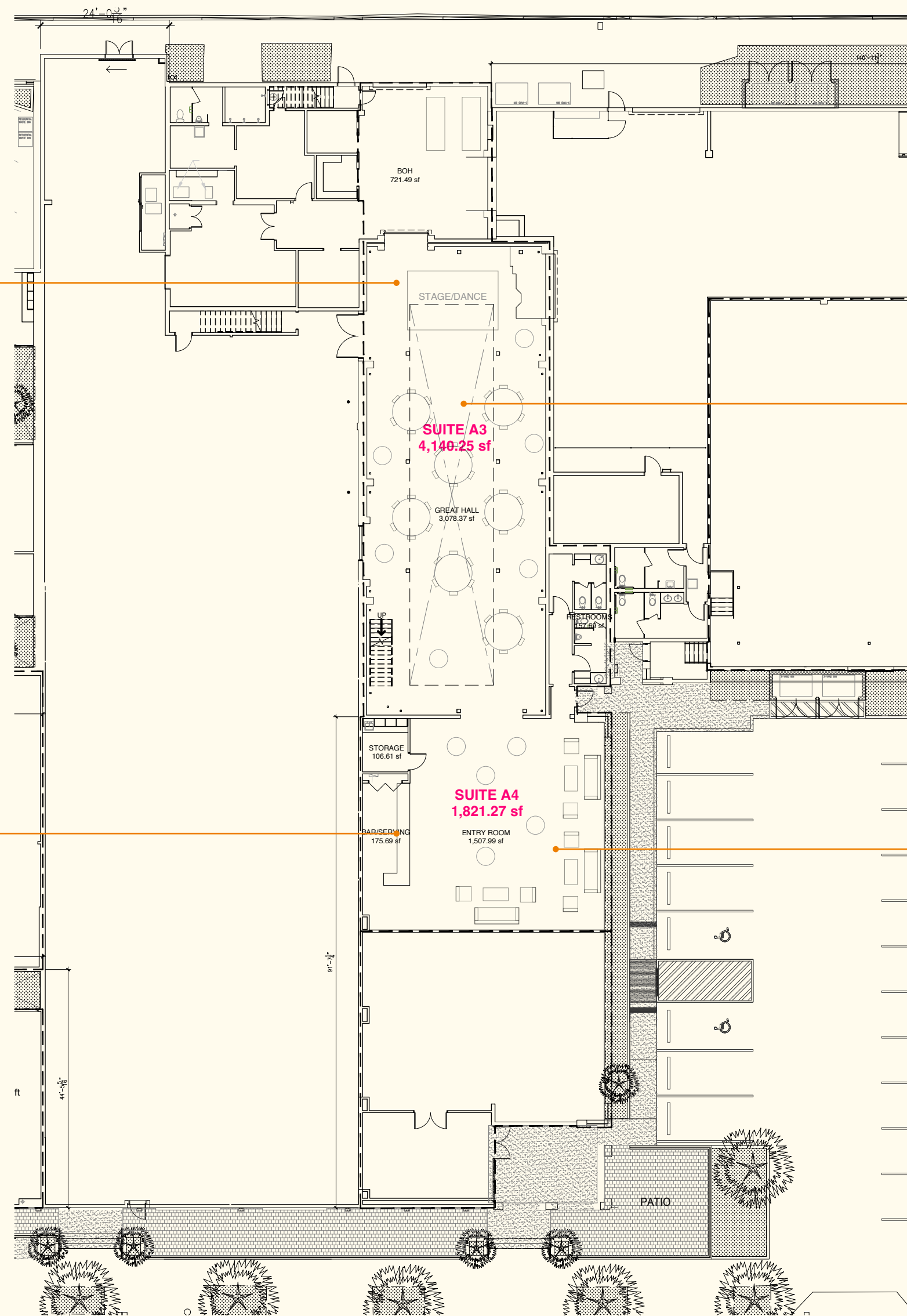




VIEW FROM STAGE



VIEW TOWARDS BAR



SUITE A3/A4- LEVEL 01
SCALE: 1/16"=1'-0"



DINING HALL VIEW



ENTRY ROOM VIEW







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: 3231 Oceanside Blvd.

Assessor's Parcel Number: 162-050- 46, 47 & 48 Lot Area (acres or SF): approx 67 acres

Existing Use: Commercial plant nursery & vacant land

Brief Description of Proposal:

Mixed-use development & residential townhome project within Oceanside Blvd. Smart & Sust. Corridors Specific Plan area. Project densities consistent with SSCSP. Detailed project description & plans to be provided.

Property Owner & Applicant Information

Owner Name: Moon Valley Nursery, LLC 162-050-46 & 47 (c/o Emmett Bergman, CFO)


Phone Number & E-Mail Address: _____

Applicant Name: Lehi Property Development, LLC

Phone Number & E-Mail Address: 801-300-1516 btanner@gmail.com

Applicant's Representative: Dan Niebaum - TPLG; 760-692-1924 dan@lightfootpg.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:  CFO

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

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: August 14 Time preference: 9:30 am 10:30 am either

2nd choice date: August 28 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 documents in PDF to Sergio Madera, smadera@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 28, 2024 Time: 10:30am

Assigned Project Planner: Rob Dmohowski

To be completed by City staff

Project Number: ADM 24 - 00037



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

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Assessor's Parcel Number: 162-050-46, 47 & 48 Lot Area (acres or SF): approx. 67 acres

Existing Use: Commercial plant nursery & vacant land

Brief Description of Proposal:

Mixed-use development & residential townhome project within Oceanside Blvd. Smart & Sust. Corridors
Specific Plan area. Project densities consistent with SSCSP. Detailed project description & plans to be provided.

Property Owner & Applicant Information

Owner Name: Oceanside Industrial Enterprises, LLC 162-050-48 (c/o Ed Essey)

Phone Number & E-Mail Address: _____

Applicant Name: Lehi Property Development, LLC

Phone Number & E-Mail Address: 801-300-1516 btanner@gmail.com

Applicant's Representative: Dan Niebaum - TLPG; 760-692-1924 dan@lightfootpg.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:
Ed Essey
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: August 14 Time preference: 9:30 am 10:30 am either

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Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following documents in PDF to Sergio Madera, smadera@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 28, 2024 Time: 10:30am

Assigned Project Planner: Rob Dmohowski



THE
LIGHTFOOT
PLANNING
GROUP

3231 Oceanside Boulevard Mixed-Use & Residential Development

City of Oceanside Developer's Conference

August 28, 2024

Located within the Oceanside Boulevard Corridor on property designated for substantial new in-fill development under the city's Smart & Sustainable Corridors Specific Plan (SSCSP), the Mixed-Use and Residential development proposed at 3231 Oceanside Boulevard is ideally situated to serve as a catalyst project in activating this corridor, implementing vital goals and policies of the SSCSP, and providing the city with much needed housing. The project area encompasses the existing Moon Valley Nursery site and will take advantage of its location and varying site topography to realize development of a dynamic community located within easy walking distance of the El Camino Real and Rancho Del Oro Sprinter Stations. As a major transportation arterial, Oceanside Boulevard is one of three primary east-west corridors designated for development within the SSCSP. Oceanside Boulevard is the most active corridor of the three and presents the highest potential for successful infill development, especially in consideration of its proximity to the NCTD Sprinter line and station nodes. The proposed project incorporates a use mix that will complement surrounding development, while contributing to Oceanside's housing inventory with the provision of new, quality residential dwellings. As an infill development, the project will also serve to activate the Oceanside Boulevard corridor and improve the street frontage along the project site.

Project Data

APN: 162-050-46, 47 & 48

Project Area: +/- 71.2 acres (+/- 24.1 gross developable acres calculated for density purposes)
(+/- 21.3 net development pad acres shown with site concept plans)

GPU General Plan Designations:

Corridors Mixed Use (CMU) – 40du/ac (Northern Site Area)

Medium Density Residential (MD-R) – 30du/ac (Southern Site Area)

SSCSP Zoning Designation: Specific Plan (SP)

Property Location & Surroundings

The project site is situated along the south side of Oceanside Boulevard approximately 2,200 feet west of the Rancho Del Oro Drive and 2,850 feet east of El Camino Real (**see Attachment A**). The existing nursery site is divided into distinct northern and southern sections by the NCTD/Sprinter line and Loma Alta Creek which runs along the north side of the rail line. Developed industrial sites are located to the east and west along Oceanside Boulevard north of the rail line. South of the rail line, a small open space area and single-family subdivision are located to the east, while vacant property is located to the west. Single-family residential development is also located to the south at much higher elevations than the existing nursery site.

The existing site topography, landforms and on-site habitat areas would considerably buffer the proposed development areas within the existing nursery footprint from the adjacent single-family developments. The proposed on-site development areas would also be positioned at a significant distance from the existing residential uses to the south and east.

Smart Growth Opportunity Areas

Consistent with SSCSP, the project site is also located within designated Smart Growth Opportunity Areas (SGOA) surrounding the El Camino Real and Rancho Del Oro Sprinter Stations - identified as Community Centers OC-4 and OC-5, respectively (*see Attachment B*). SGOAs were established by the San Diego Association of Governments (SANDAG) to promote higher density development in key areas near public transit. SGOA Community Centers are recognized as areas which include the following key elements:

- Housing within walking / biking distance of transit stations
- Feature low- to mid-rise residential, office, and commercial buildings
- Draw from nearby communities and neighborhoods
- Are served by high-frequency transit

The development is anticipated to contribute to the success of these Community Centers through the implementation of a well-planned mix of housing and non-residential uses. Recognizing the site's proximity to the Sprinter Stations, the proposed development will afford future neighborhood residents improved access and opportunities to take advantage of available light rail transit options. Portions of the project site are located only 800 feet west of the Rancho Del Oro Station as measured along the existing rail alignment. Future pedestrian trail opportunities here may provide direct connections to the project site.

The Sprinter line serves 15 stations along its route between transit centers in Escondido and Oceanside. The Oceanside Transit Center provides connections to the NCTD Coaster, L.A. Metrolink, and Amtrak train services. NCTD bus service is also readily available with nearby stops located at each Sprinter Station and the Oceanside Boulevard intersections with El Camino Real and Rancho Del Oro Drive. Transit use will also provide recognized community benefits experienced through reductions in the amount of vehicle trips associated with the development.

Smart and Sustainable Corridors Specific Plan

The site is situated within the Oceanside Boulevard Corridor as part of City of Oceanside's SSCSP. The project location in a designated mixed-use corridor and its proximity to the Sprinter light rail stations allows the proposed development to contribute in achieving prominent goals of the SSCSP.

- **SSCP Vision:**
 - "The corridors are envisioned to leverage existing urban infrastructure to accommodate new housing and employment growth, which in turn will contribute to the safety, accessibility, vibrancy, and visual quality of these corridors."
 - "New nodes of activity located near transit stations and major intersections provide opportunities for infill growth, consistent with state, regional, and local smart growth initiatives."
- **SSCP Land Use Recommendations:**
 - Residential: "With California and the San Diego region in the midst of a profound housing crises, and with many residents experiencing homelessness, it is incumbent upon local jurisdictions to facilitate additional housing production across the income spectrum, with an emphasis on senior, supportive, and lower income housing. This Plan seeks to boost availability of housing sites by promoting a range of housing opportunities along the corridors."

- Housing locations: Support medium- to high- density development along the corridor in strategic locations near transit hubs while balancing the needs of existing industrial areas, such as between Canyon Drive and El Camino Real.
- Support a Pedestrian-Oriented City: Promote land uses that help shape new growth to create a denser, pedestrian-oriented environment in mixed-use or pedestrian-focused areas.

Proposed Development

Envisioned to provide market rate and affordable inclusionary units as part of an infill community, the proposed project concept is to develop portions of the existing property which have been previously graded as pad areas utilized for nursery operations. Most of these areas currently are, or have historically been, occupied by paved roads and parking areas, nursery buildings and ancillary structures, nursery stock and storage areas, and related facilities. As mentioned, the property is divided into northern and southern portions by the NCTD rail line and Loma Alta Creek alignment. The project proposes development on the northern and southern areas which will be connected by a new bridge crossing to be constructed over the rail line and creek. The bridge will generally align with the existing at-grade crossing which has been in place for many years.

The northern portion of the site adjacent to Oceanside Boulevard is approximately 18 acres in size. This area is planned as Corridors Mixed Use (CMU) under the SSCSP and will consist of two separate Plan Areas, PA-1 and PA-2, to be located west and east of the primary community entrance. PA-1 will include a mixed-use building with approximately 570 multi-family units comprised of up to seven stories with studios, one- and two-bedroom plans. The building concept is designed to enclose a centrally located, above grade parking garage with a parking ratio of approximately 1.7 spaces/unit. The building will also encompass residential amenity spaces and non-residential use areas located near the project entrance at Oceanside Boulevard. The building design also responds to existing grades and site elevation differential where the Oceanside Boulevard frontage is situated approximately 15 feet higher in elevation than the existing PA-1 pad area.

PA-2 is planned east of the main project entrance with its location set back from Oceanside Boulevard and situated “behind” the neighboring parcel (occupied by Orco Block) so that does not have direct street frontage areas. This area will include 3-story townhomes designed in varying back-to-back configurations with approximately 93 two- and three-bedroom homes. Residential amenities, landscaping and parking areas will be distributed throughout the site. Parking will include 2-car garages for each unit and surface guest spaces with a ratio of approximately 2.45 spaces/unit.

The total developable area for PA 1 & PA 2 has been calculated at approximately 11.5 acres accounting for the exclusion of approximately 6.5 acres of existing and proposed hardline preserve areas. This results in an approximate project density of 58 units/ac with a total of 663 units. This will be achievable through application of State Density Bonus Law provisions.

PA-3 in the southern portion of the site is comprised of approximately 53 acres planned for Medium Density Residential (MD-R) residential uses under the SSCSP. Proposed residential development concepts in PA-3 feature an integrated plan with approximately 247 homes within three distinct townhome areas organized around a network of landscape, amenity and open spaces areas. Townhomes will generally be comprised of three- and four-story structures with two-car garages and

include “staggard town”, “flats/carriage town”, and “interlocking town” product designs. An internal roadway network will provide pedestrian and vehicular circulation and access to guest spaces throughout the site. The provision of garage and guest parking spaces across the site achieves a viable parking ratio of approximately 2.64 spaces/unit.

The total developable area for PA 3 has been calculated at approximately 12.6 acres accounting for the exclusion of approximately 40.6 acres of existing and proposed hardline preserve areas, open space easements, no structure easements, and steep slope areas (which correspond with hardline preserve areas). This results in an approximate project density of 20 units/ac with a total of 247 units.

Project Entitlements

Discretionary entitlements anticipated to secure approvals for the proposed project will consist of Tentative Parcel Map, Development Plan and Density Bonus applications. Ultimate development plan, unit counts, project density and other entitlement details will be determined in conjunction with a formal discretionary application submittal.

Density Bonus Application

State Density Bonus Law (SDBL) allows for an increase in the overall number of market rate units within the project with the provision of a specified amount of inclusionary units. SDBL also entitles projects to certain development incentives or concessions and provides for waivers from development standards that would otherwise physically preclude the project at the density proposed. The project’s location within ½ mile of a major transit stop also qualifies the project for standard reductions in parking requirements. Under the current design concepts waiver requests are anticipated to allow for increased building heights and adjustments to open space requirements. Density bonus quantities, affordability levels and specific waiver requests would be determined in detail as part of the project discretionary development application.

Development Constraint Areas

The community design will preserve the significant riparian areas and sensitive habitats as found throughout this parcel. These areas will generally be designated as hardline preserve / open space in conjunction with the future entitlement proposal. Areas considered by the SSCSP as undevelopable land, including - steep slopes, creeks, and protected habitat, are generally avoided by the proposed development area and have not been included in density calculations. Existing and proposed hardline preserve areas, open space easements, no structure easements, and steep slope areas (which correspond with hardline preserve areas) located on the property are also avoided by the planned development.

Hardline preserve areas are recorded across various portions of the property which correspond to identified habitats and steep slopes in the southern section of the site and to the Loma Alta Creek corridor along the north side of the NCTD rail line. Much of the recorded hardline preserve does not align with the actual habitat and graded nursery areas as currently found on site. The project proposes to revise the hardline area consistent with the on-site habitat and in consideration of the existing developed nursery footprint. The conceptual site plans present the revised hardline area along with proposed minimum 50-foot wide FMZ areas adjacent to the proposed development pads which align with the historic graded site areas of the nursery. ***(See Attachment C – Onsite Preserved Habitat and Attachment D – Preliminary Slope Analysis)***

Various habitat areas have also been identified across portions of the property which may be preserved and incorporated into the proposed hardline preserve areas. The proposed project development area is designed to avoid existing habitat and riparian areas to the greatest extent possible. Updated Biological Reports, supporting documents and surveys will be prepared in conjunction with the discretionary application for this site.

Project Site Access and Circulation

The project proposes a primary signalized entry at Oceanside Boulevard which will align with an approved roadway to the north within the El Corazon Park development. The project entry drive is designed as a central “spine” through the project site and will connect on the northern and southern development areas via a new bridge crossing proposed to extend over the rail line and creek. The bridge will generally align with the existing at-grade crossing which has been in place for many years and used as part of nursery operations. An additional right-in, right-out access point to Oceanside Boulevard is planned at the far west end of the PA-1 to also support secondary Emergency Vehicle Access (EVA) and circulation. Internal roadways are designed to provide safe and convenient pedestrian and vehicle circulation throughout the site and facilitate emergency vehicle access. Please note the following elements incorporated with the planned project:

- Coordination is on-going with NCTD and CPUC staff regarding the proposed bridge crossing over the rail line;
- An EVA road is proposed in the southern portion of the property to connect from the PA-3 area to Skyline Drive to the south. The road has been designed to meet grade limitations and apparatus turning movement requirements;
- Project roadways are designed at 28’ – 35’ minimum widths to meet fire apparatus and laddering requirements and incorporate cul-de-sacs, “T” turn-arounds, and internal drive loops;
- Roadways are designed at a 32’ wide minimum where single-sided on street parking is proposed and a 36’ wide minimum where double-sided parking is proposed within development area;
- Community guest parking areas are incorporated throughout the project areas;
- Pedestrian walkways will be incorporated as part of the specific project roadway design.

Grading and Utilities

The proposed development pad areas for the project generally align with the existing graded areas which are part of the developed nursery footprint. Specific site grading within these areas is planned to facilitate the proposed development plan. The site topography of the existing nursery pads “steps” up significantly in elevation from north to south. As such, the proposed project development areas will be located at much lower elevations and separated from the existing single-family uses to the south. ***(See Attachment E – Conceptual Mass Grading)***

Existing water and sewer facilities and easements are located on or near the property within the adjacent Oceanside Boulevard right-of-way. The conceptual development plans propose connections to these facilities as necessary to provide for fire and domestic water service requirements and to incorporate efficient sewer service for the project. Detailed water and sewer studies are anticipated to be prepared in conjunction with specific development plans in conjunction with the discretionary application.

Questions and Comments Requested for Review and Response by Staff:

Planning:

1. It is anticipated that as part of the SSCSP the zoning designation for the property will be Specific Plan (SP). What standard will development regulations be based on?
2. Will SDBL Waivers and/or Concessions & Incentives related to the SSCSP standards be allowed?
3. As described, the project proposes to revise the hardline preserve area consistent with the on-site habitat and in consistent with the existing developed nursery footprint. The conceptual site plans present the revised hardline area along with proposed minimum 50-foot wide FMZ areas adjacent to the proposed development pads which also align with the historic graded site areas of the nursery. Can staff provide input on this proposal?
4. Will the city support habitat mitigation / restoration and potential creation of additional hardline preserve areas on site?
5. Is there a potential mechanism for the transfer of dwelling units between the CMU and MDR planning areas?
6. Are there any transportation concerns with the proposed extension of Olive Road as the main roadway to serve the site?
7. Will an Addendum to the GPU/SSCSP EIR be required to address the specific project as proposed?

Fire:

8. Can fire staff please comment on the conceptual project circulation and the proposed secondary EVA routes? PA-1 proposes a 7-story multi-family building; PAs 2 & 3 propose 3 & 4-story townhomes.

Transportation:

9. The project proposes to establish a signalized intersection at the primary entry on Oceanside Boulevard to provide safe turning movements and align with the El Corazon roadway to the north. Can staff provide comments on this proposal?
10. Please confirm that the proposed project will be exempt from a VMT analysis due to its location within ½ mile of the Rancho Del Oro Sprinter Station.

Water Utilities:

11. The project proposes connections to water and sewer facilities within or near the Oceanside Boulevard right-of-way.
12. Does water utilities staff have any concerns with this design?

Project Attachments Included

Attachment A: Regional and Vicinity Aerial Maps

Attachment B: SSCSP and SGOA – Community Centers

Attachment C: On Site Preserved Habitat and Hardline Preserve Areas

Attachment D: Preliminary Slope Analysis

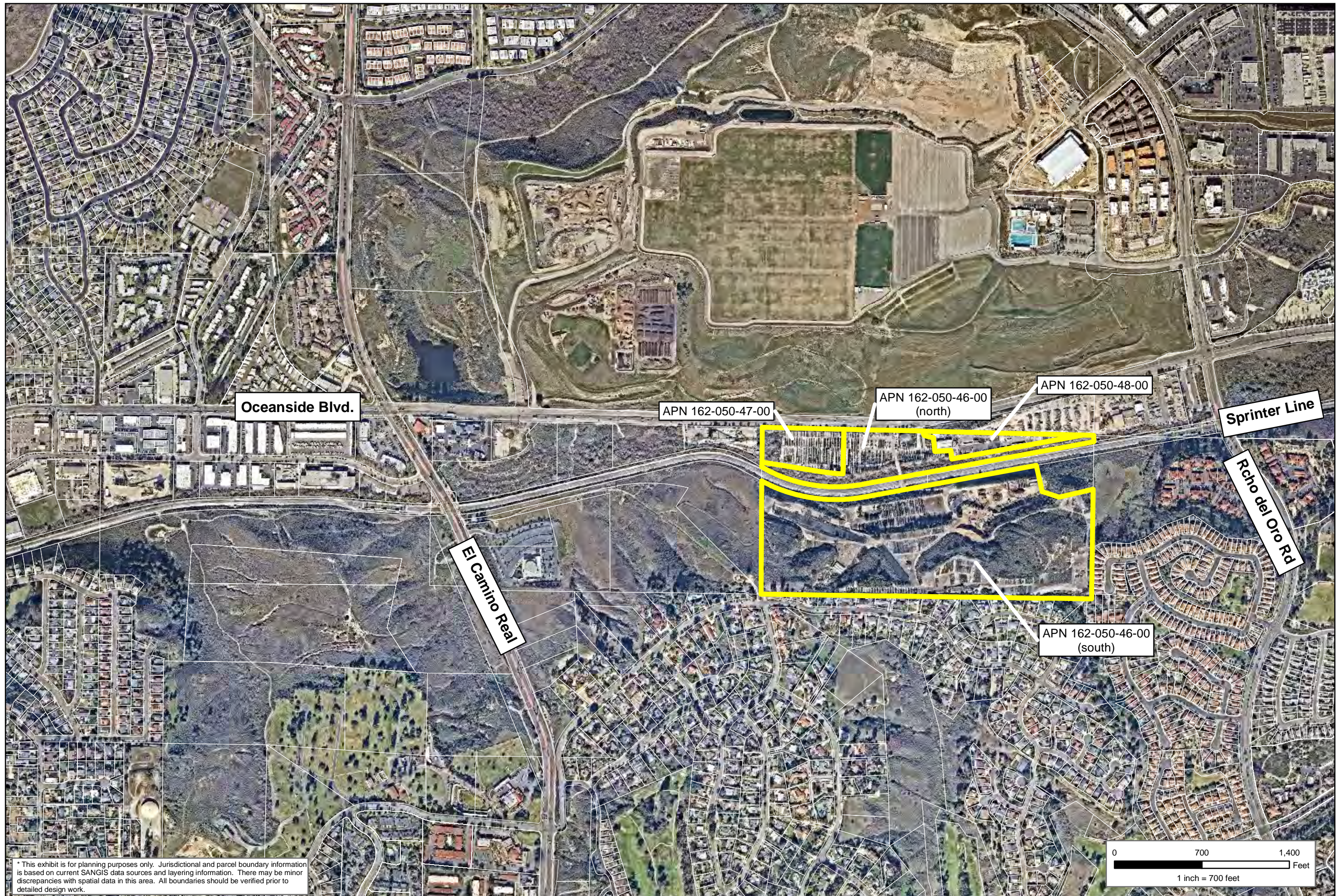
Attachment E: Conceptual Mass Grading Exhibit

Attachment F: PA-1 Conceptual Site and Architectural Plan Sets

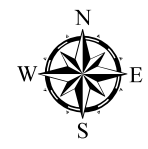
Attachment G: PAs-2 & 3 Conceptual Site and Architectural Plan Sets

**Attachment A:
Regional and Vicinity Aerial Maps**

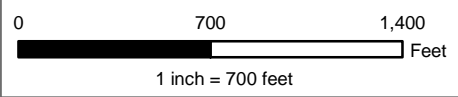
(Exhibits on Following Pages)



3231 OCEANSIDE BLVD.



REGIONAL
AERIAL MAP
1 INCH = 700 FEET



* This exhibit is for planning purposes only. Jurisdictional and parcel boundary information is based on current SANGIS data sources and layering information. There may be minor discrepancies with spatial data in this area. All boundaries should be verified prior to detailed design work.

3231 OCEANSIDE BLYD.



AERIAL MAP
1 INCH = 250 FEET



Oceanside Blvd.

APN 162-050-47-00
4.85 acres

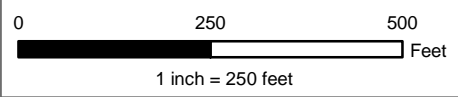
APN 162-050-46-00 (north)
9.98 acres

APN 162-050-48-00
3.21 acres

Sprinter Line

APN 162-050-46-00 (south)
53.21 acres

* This exhibit is for planning purposes only. Jurisdictional and parcel boundary information is based on current SANGIS data sources and layering information. There may be minor discrepancies with spatial data in this area. All boundaries should be verified prior to detailed design work.

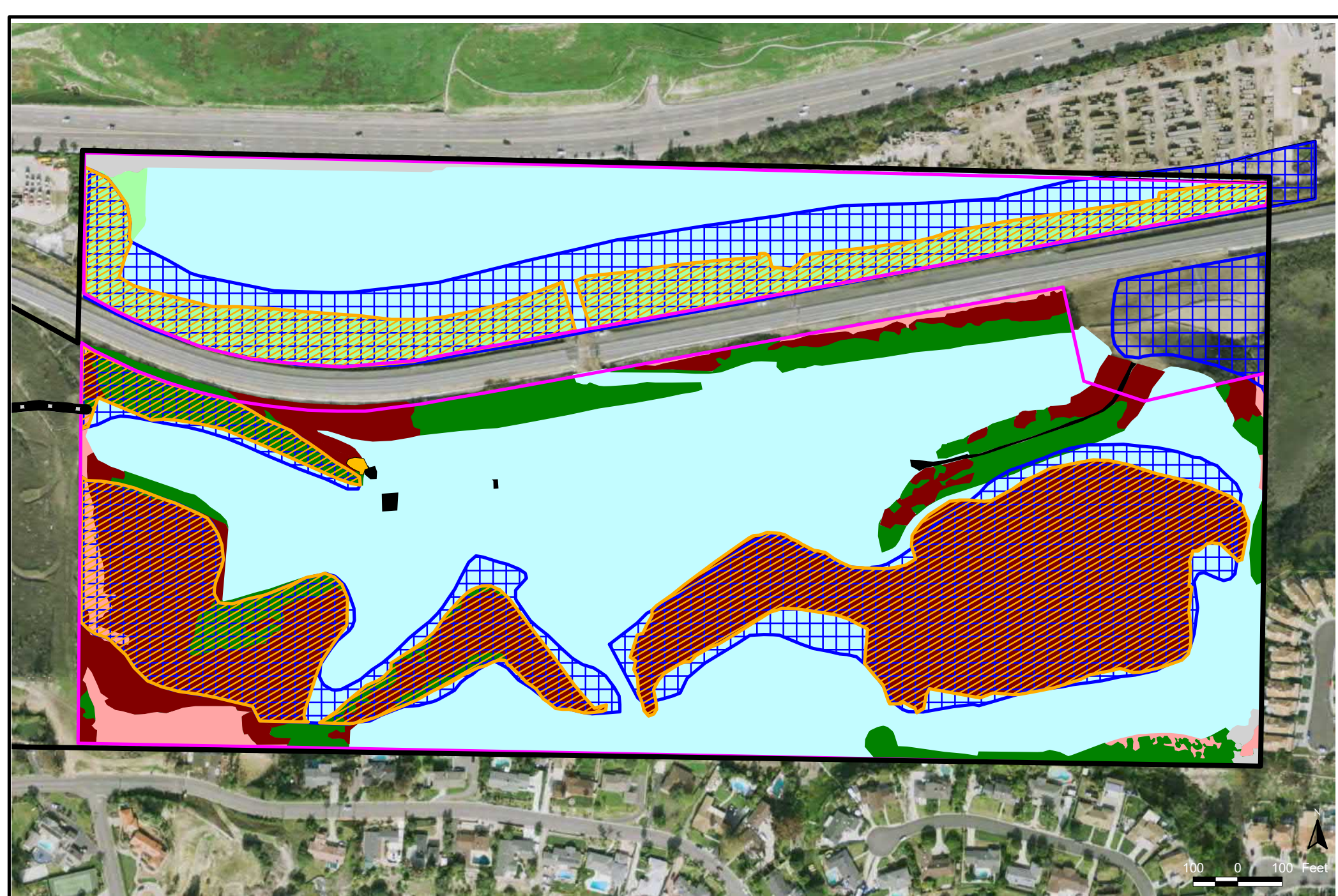


**Attachment B:
Smart and Sustainable Corridors Specific Plan &
Smart Growth Opportunity Areas – Community Centers Map**

(Exhibit on Following Page)

**Attachment C:
On Site Preserved Habitat and Hardline Preserve Areas**

(Exhibit on Following Page)



Property

Current Hardline Preserve - 39.88 acres

Habitat in Hardline Preserve - 21.99 acres

Nursery Footprint

Chaparral
Developed

Coastal Sage Scrub

Non-Native Grassland

Disturbed

Southern Willow Scrub

100 0 100 Feet

FIGURE 4
Onsite
Preserved Habitat

**Attachment D:
Preliminary Slope Analysis**

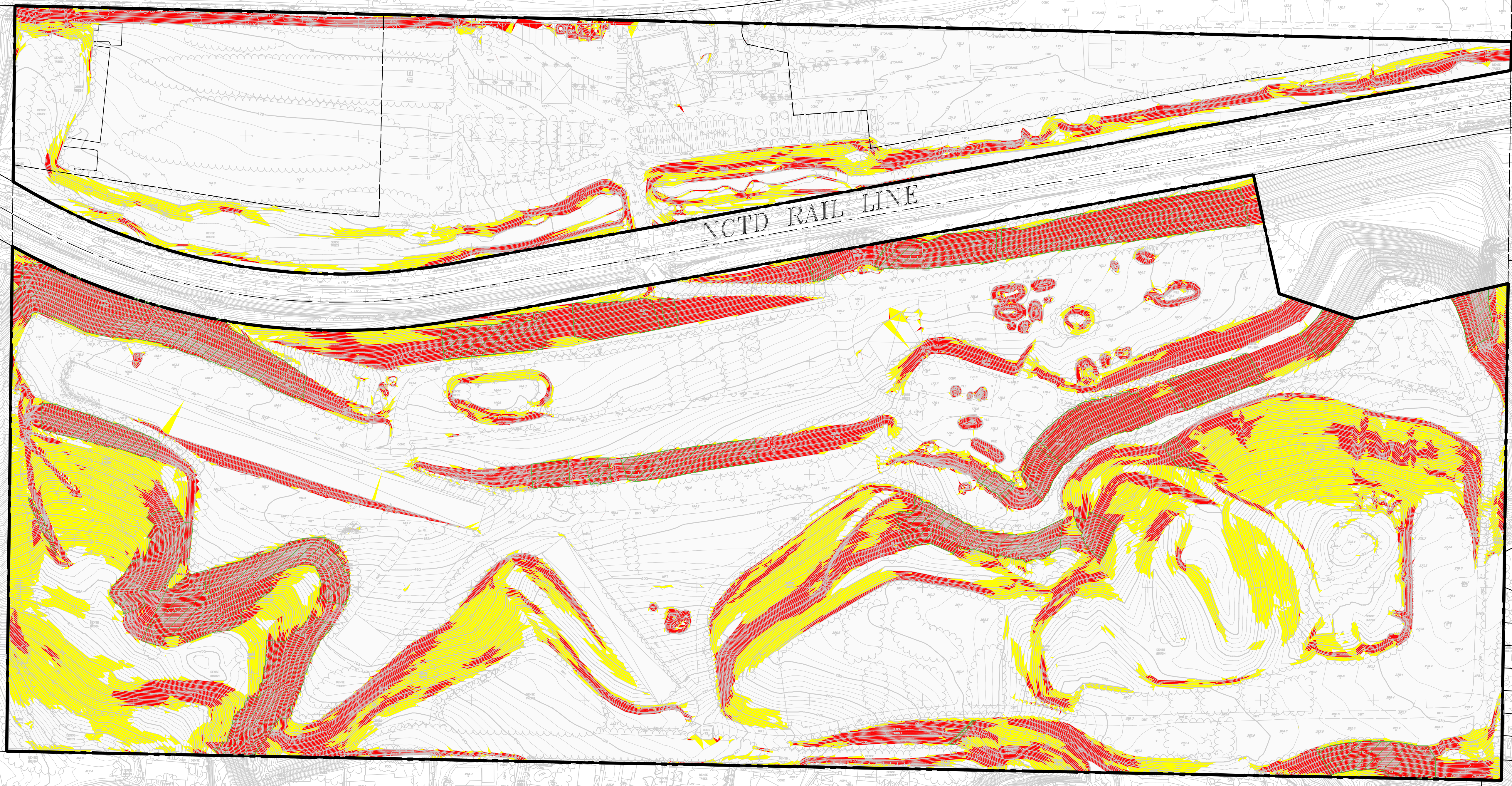
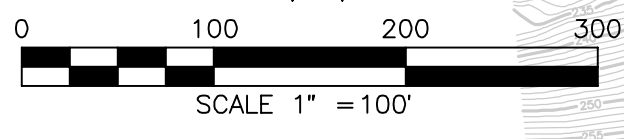
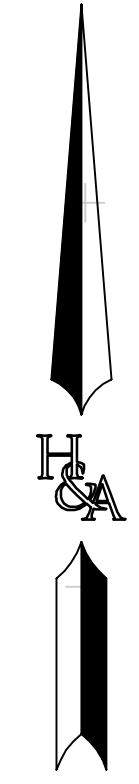
(Exhibit on Following Page)

OCEANSIDE BLVD.

NCTD RAIL LINE

SAN HELENA

SKYLINE



SLOPE AREA TABLE

	SLOPE RANGE (%)	PLAN AREA (ACRE)	% OF TOTAL AREA
	0%–20%	46.6	65.4
	20%–40% (0'–25' HEIGHT)	10.5	14.7
	40%+ (0'–25' HEIGHT)	8.42	11.8
	40%+ (25'+ HEIGHT)	5.78	8.11
	TOTALS	71.3	100

PREPARED BY:

H&A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH858558-4500 FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	ORIGINAL	3/25/24	H&A
2			
3			
4			
5			
6			
7			
8			

SLOPE ANALYSIS
3231 OCEANSIDE BLVD.
CITY OF OCEANSIDE, CALIFORNIA

SHEET
1
OF
2

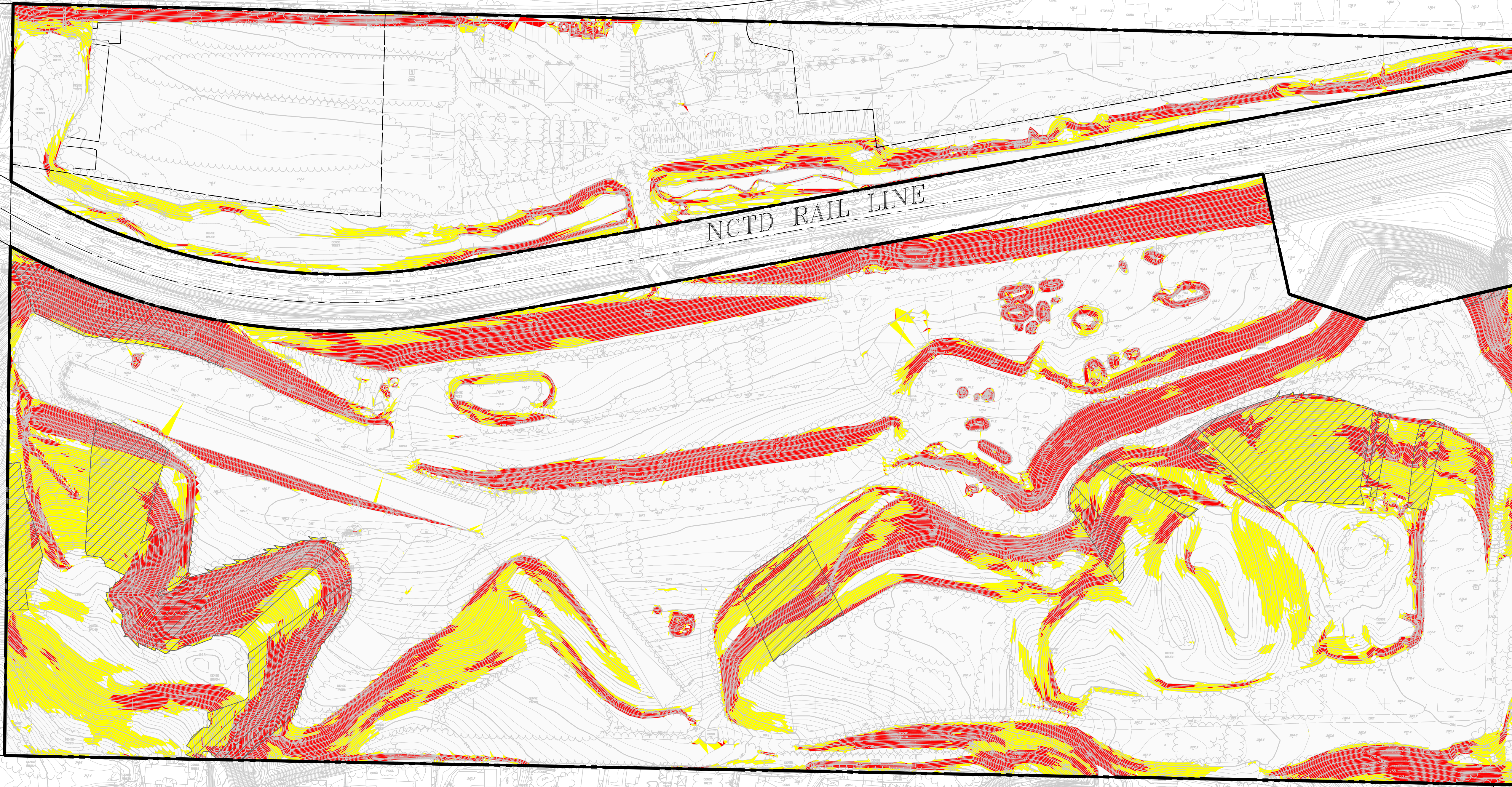
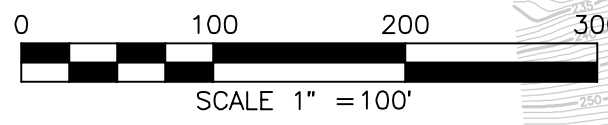
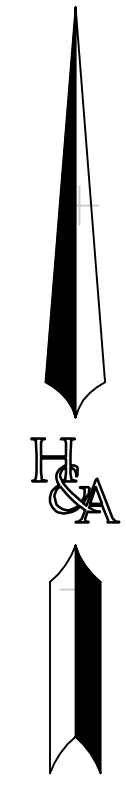
OCEANSIDE BLVD.

NCTD RAIL LINE

SAN HELENZ

SKYLINE

TIPPANYS



SLOPE AREA TABLE

Slope Range (%)	Plan Area (Acre)	% of Total Area
0 - 20	46.6	65.4
20 - 40	10.5	14.7
40+	14.2	19.9
Totals	71.3	100
20+ MIN. DIFF. OF 50'	5.34	7.49

PREPARED BY:



**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Mioplis Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 FX(619)558-1414

SLOPE ANALYSIS
**3231 OCEANSIDE
BLVD.**
CITY OF OCEANSIDE, CALIFORNIA

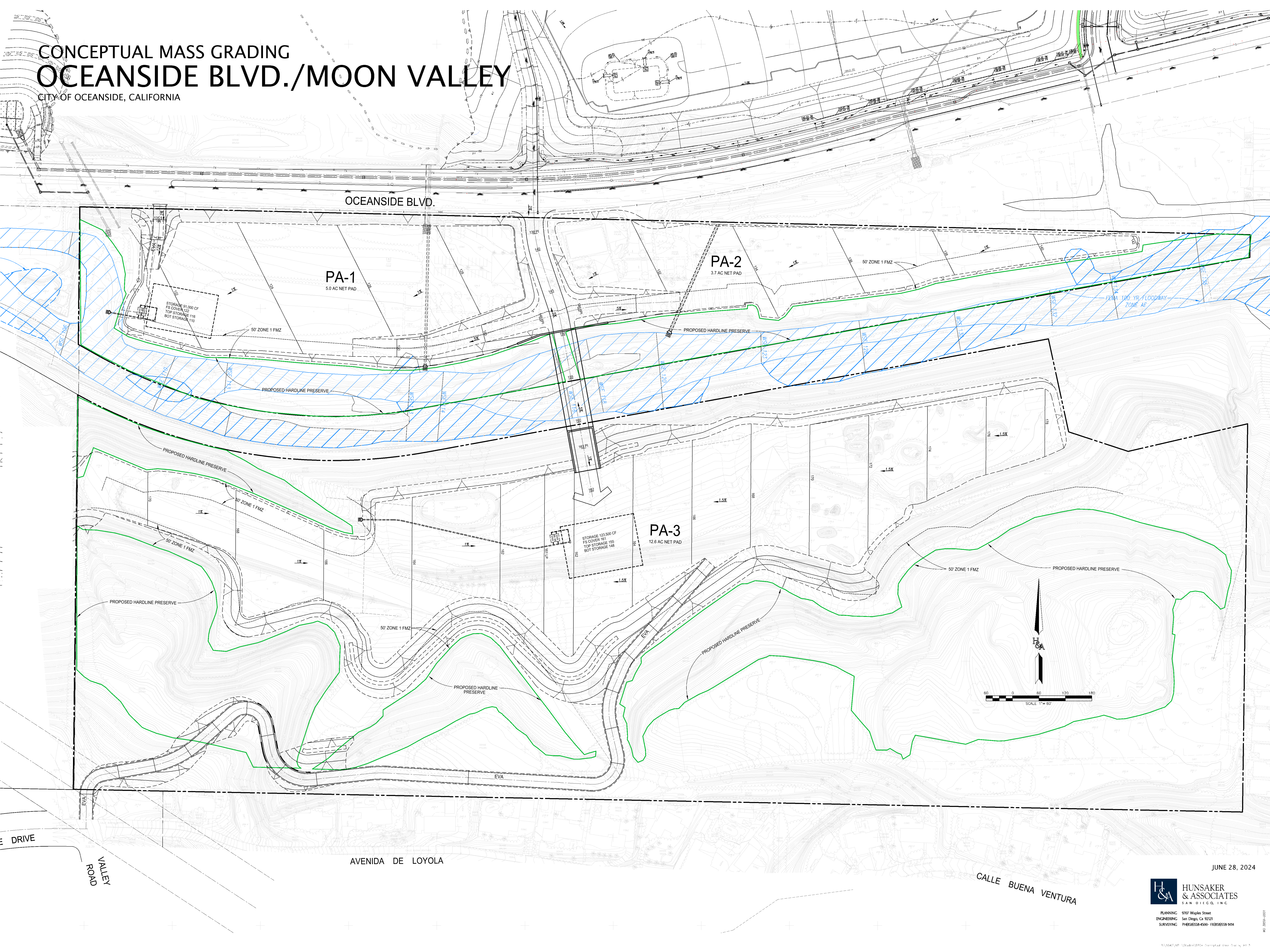
SHEET
2
OF
2

**Attachment E:
Conceptual Mass Grading Exhibit**

(Exhibit on Following Page)

CONCEPTUAL MASS GRADING OCEANSIDE BLVD./MOON VALLEY

CITY OF OCEANSIDE, CALIFORNIA

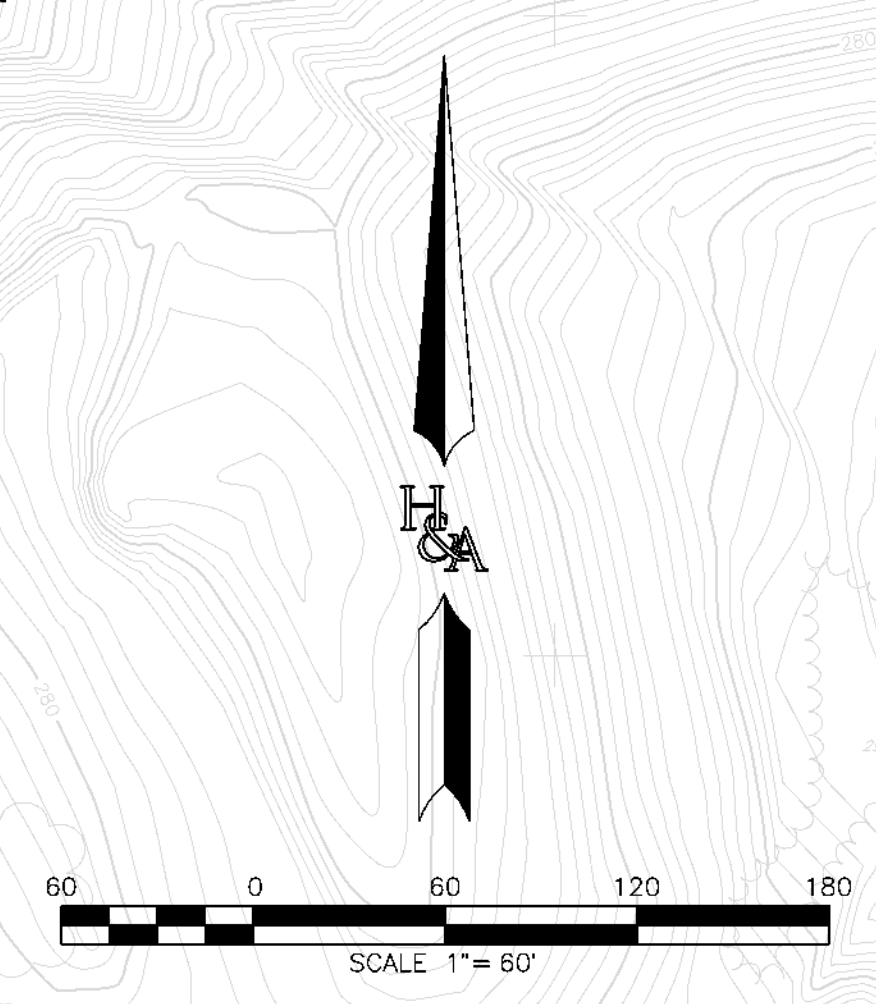


OCEANSIDE BLVD.

PA-1
5.0 AC NET PAD

PA-2
3.7 AC NET PAD

PA-3
12.6 AC NET PAD



DRIVE

VALLEY ROAD

AVENIDA DE LOYOLA

CALLE BUENA VENTURA

JUNE 28, 2024

H&A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH858558-4500 - FX858558-1414

06/28/2024

FILED:\045\10\1045\1045-0001\001\001.dwg, 21/1

Attachment F: PA - 1

- **Conceptual Site Plan**
- **Conceptual Architectural Plan Set**
- **Conceptual Sections**
- **Concept Massing Views**
- **Character Elevations**
- **Concept Fire Access Plan**

(Exhibits on Following Pages)

TABLE OF CONTENTS

- COVER SHEETA-01
- CONCEPTUAL MASTERPLANA-02
- CONCEPTUAL SITE PLAN | 7 STORY WRAP.....A-03
- CONCEPTUAL SECTIONSA-04
- CONCEPTUAL ENLARGED SECTIONS.....A-05
- CONCEPTUAL MASSING VIEWS.....A-06
- CHARACTER ELEVATIONS.....A-07
- CONCEPTUAL FIRE ACCESS PLANA-08



PROJECT TEAM:

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dan@lightfootpg.com

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PaoloL@aoarchitects.com

CIVIL ENGINEER:

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San Diego, CA 92121
(858) 558-4500
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TBurns@HunsakerSD.com

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cly@AngelenoArchitects.com

**BRENT
TANNER**

3231 OCEANSIDE BLVD.

OCEANSIDE, CA

COVER SHEET



A-01

JOB NO. 2024-598
DATE 08-15-2024



7 STORY WRAP							
TOTAL UNIT COUNT	570		UNITS				
SITE (GROSS NET)	10.6	4.6	AC				
DENSITY (GROSS NET)	54	125	DU/AC				
BUILDING UNIT COUNT				PRKG REQ		PRKG PROVIDED	
UNIT TYPE	TOTAL	AVG SF ±	MIX %	RATIO	QTY	RATIO	QTY
STUDIO	14	600	2%	1.50	21	1.70	24
1 BR	326	750	57%	1.50	489	1.70	554
2 BR	230	1050	40%	2.00	460	1.70	391
GUEST				0.20	114		
TOTAL	570	867	100%	1.90	1,084	1.70	969

NOTES:
 ASSUME THE 15,000 SF BASIN IS WITHIN THE FIRE LANE.
 ASSUME THE STORM DRAINING EASEMENT WILL BE RELOCATED.

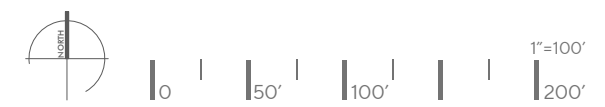


— GROSS AREA
 — NET AREA

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3231 OCEANSIDE BLVD.
 OCEANSIDE, CA

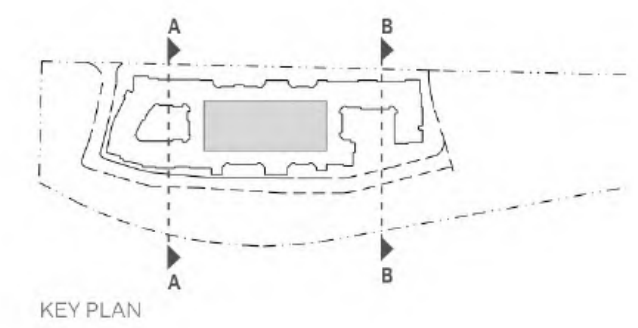
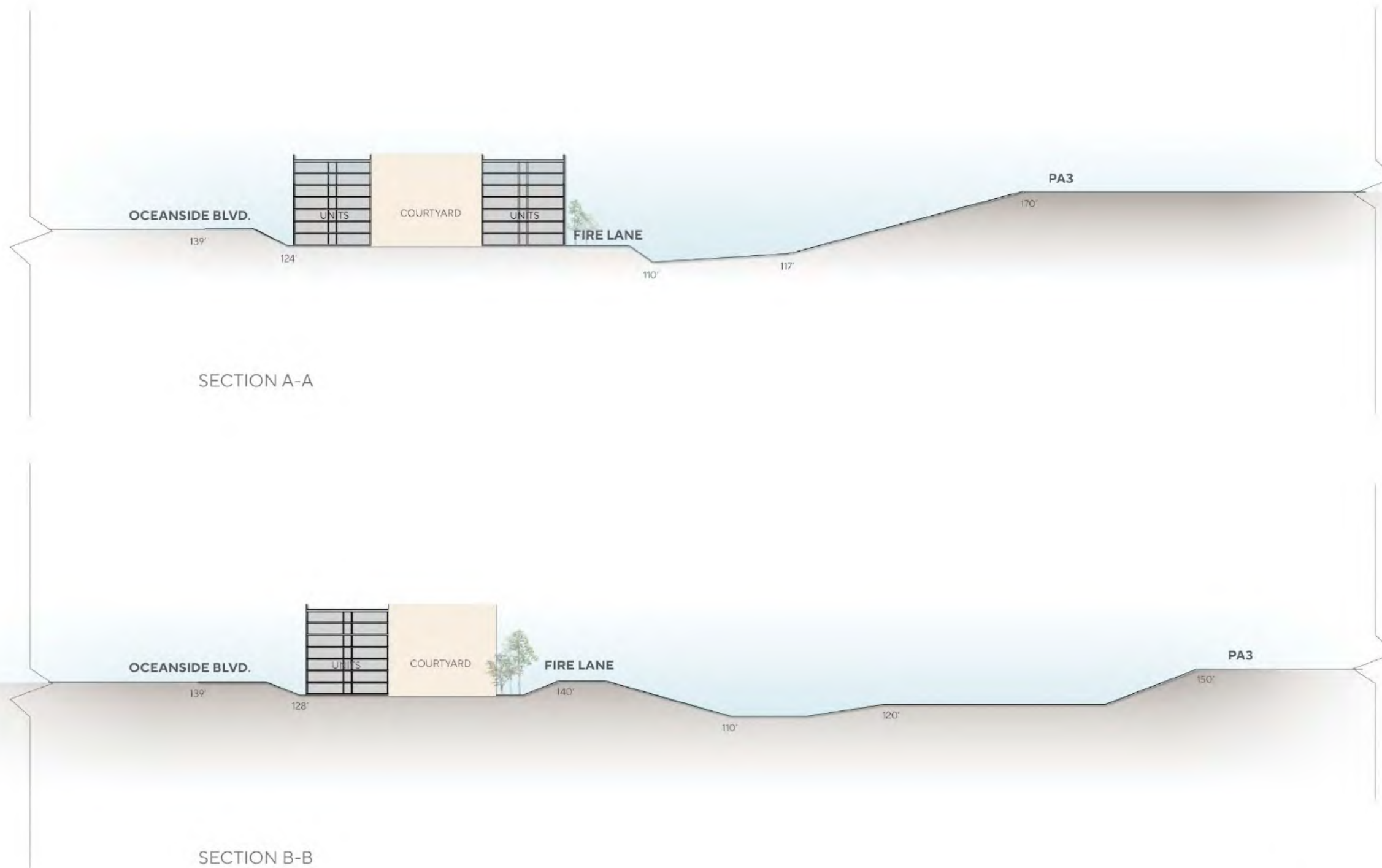
CONCEPTUAL SITE PLAN | 7 STORY WRAP



A-03

JOB NO. 2024-598
 DATE 08-15-2024

+2A +5B



**BRENT
TANNER**

3231 OCEANSIDE BLVD.
OCEANSIDE, CA

CONCEPTUAL SECTIONS
1"=100'
0' 50' 100' 200'



A-04

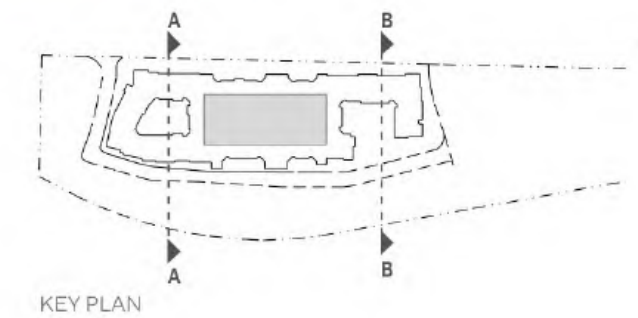
JOB NO. 2024-598
DATE 08-15-2024



SECTION A-A



SECTION B-B



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OCEANSIDE, CA

CONCEPTUAL ENLARGED SECTIONS



A-05

JOB NO. 2024-598
DATE 08-15-2024



AERIAL 1



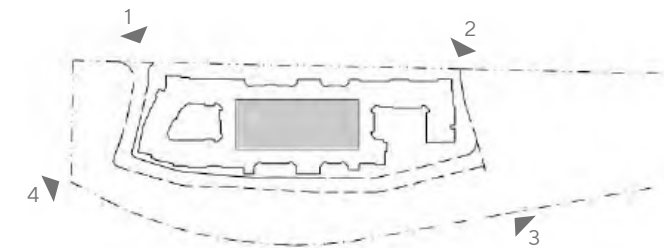
AERIAL 2



AERIAL 3



AERIAL 4



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3231 OCEANSIDE BLVD.

OCEANSIDE, CA

CONCEPTUAL MASSING VIEWS



A-06

JOB NO. 2024-598
DATE 08-15-2024



**BRENT
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3231 OCEANSIDE BLVD.

OCEANSIDE, CA

CHARACTER ELEVATIONS



A-07

JOB NO. 2024-598
DATE 08-15-2024



**BRENT
TANNER**

3231 OCEANSIDE BLVD.

OCEANSIDE, CA

CONCEPTUAL FIRE ACCESS PLAN



A-08

JOB NO. 2024-598
DATE 08-15-2024

Attachment G: PAs – 2 & 3

- **Conceptual Site Plan**
- **Conceptual Architectural Plan Set**
 - **Floor Plans**
 - **Character Elevations**

(Exhibits on Following Pages)



OCEANSIDE SITE DATA

SCHEME 4

PRODUCT	PRODUCT DESCRIPTION	UNIT COUNT	A CREAGE APPROX	DENSITY (SPRDS)	PARKING RATIO
PA2	1 BACK TO BACK TOWNS	93	4.08	22.81	2.45
PA3	2 FLAT, CARRIAGE TOWNS	58	2.78	20.89	2.64
PA3	3 INTERLOCKING TOWNS	140	5.96	23.47	2.64
PA3	4 STAGGERED TOWNS	49	4.58	16.82	2.64
GRAND TOTAL		340	17.40	21.15	2.60

OCEANSIDE PRODUCT DATA

SCHEME 4

PRODUCT	PRODUCT DESCRIPTION	UNIT COUNT	PLAN TYPE	SF	BED/BA	GARAGE	NO. OF STORY	
PA2	1 BACK TO BACK TOWNS	18	PLAN 1	1,164	2 BED, 2.5 BA	2-CAR	3	
		64	PLAN 2	1,399	3 BRD, 3 BA	2-CAR	3	
		26	PLAN 3	1,326	3 BRD, 2.5 BA	2-CAR	3	
		5	PLAN 4	1,456	3 BRD, 2.5 BA	2-CAR TANDEM	3	
		SUBTOTAL		93				
PA3	2 FLAT/CARRIAGE TOWNS	11	PLAN 1	1,067	2 BED 2 BA	2-CAR	1	
		11	PLAN 2	1,161	2 BED, 2 BA	2-CAR	2	
		14	PLAN 3	1,439	2 BED 2 BA	2 CAR TANDEM	3	
		11	PLAN 4	1,596	3 BRD, 3 BA	2-CAR	3	
		11	PLAN 5	1,674	3 BRD, 2.5 BA	2-CAR	3	
	SUBTOTAL		58					
	3 INTERLOCKING TOWNS	70	PLAN 1	1,632	3 BRD, 3.5 BA	2 CAR TANDEM	4	
		70	PLAN 2	2,143	4 BRD, 4.5 BA	2-CAR	4	
	SUBTOTAL		140					
	PA3	4 STAGGERED TOWNS	19	PLAN 1	1,704	3 BRD, 3.5 BA, BOYUS	2-CAR	4
22			PLAN 2	1,911	3 BRD, 3.5 BA, BOYUS	2-CAR	4	
8			PLAN 3	2,222	3 BRD, 3.5 BA, BOYUS	2-CAR	4	
SUBTOTAL			49					
GRAND TOTAL		340						

OCEANSIDE PA-3 OCEANSIDE, CA
LEHI PROPERTY DEVELOPMENT, LLC
 1568 MORNING VIEW WAY, LEHI, UT 84043
 PHONE:

RESIDENTIAL PRODUCTS
@ PA2 & PA3

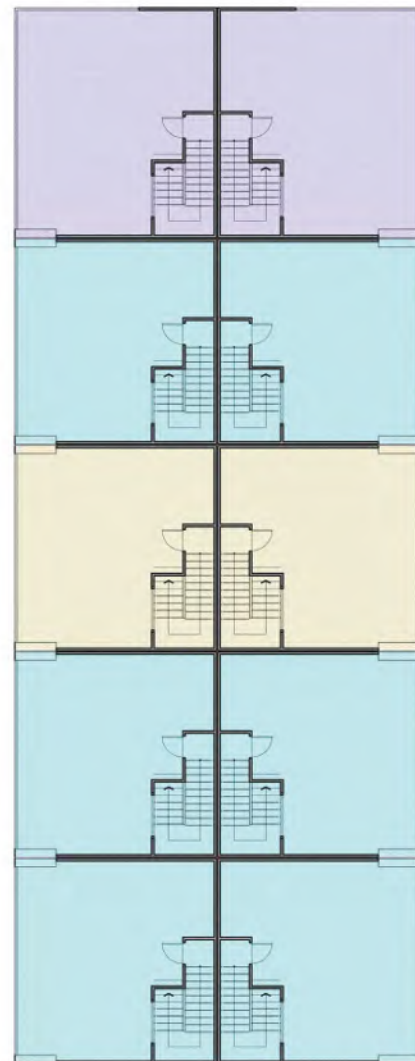
CONCEPTUAL SITE PLAN
 SCHEME 4
 A-0.1

ANGELENO ASSOCIATES, INC.
 147 E. CITY PLACE DR. 08.14.24
 PHONE: (714) 285-1888 JOB: 2414

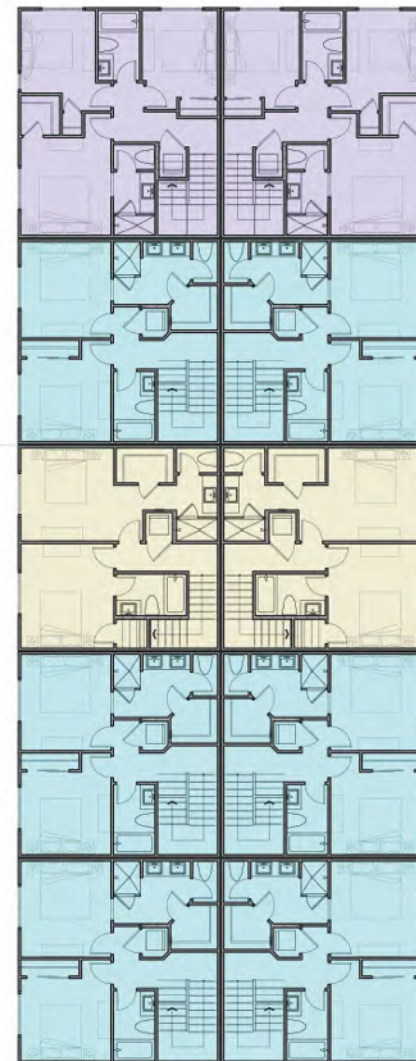




PLAN 2 PLAN 2 PLAN 1 PLAN 2 PLAN 3



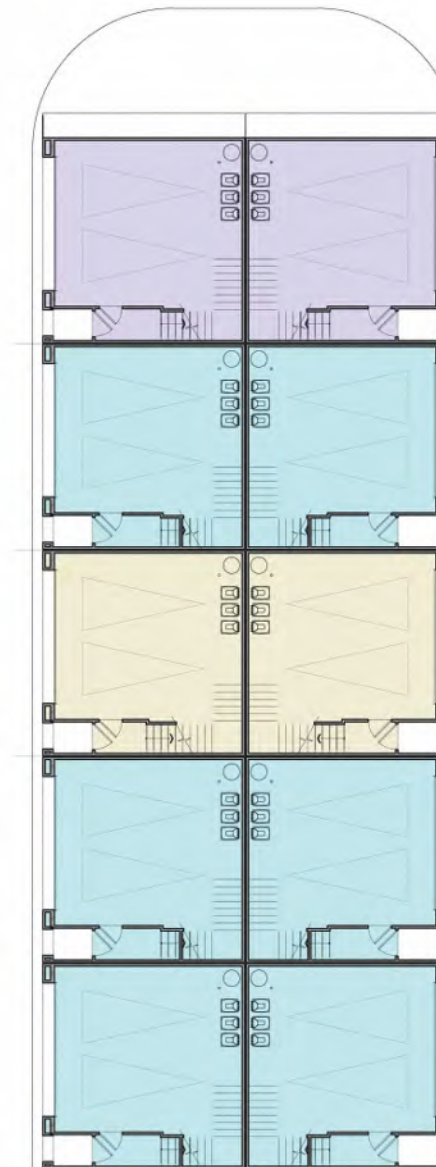
FOURTH LEVEL DECK- OPTIONAL



THIRD FLOOR



SECOND FLOOR



PLAN 3
1,326 SF
3 BED, 2 1/2 BA

PLAN 2
1,189 SF
3 BED, 3 BA

PLAN 1
1,164 SF
2 BED, 2 1/2 BA

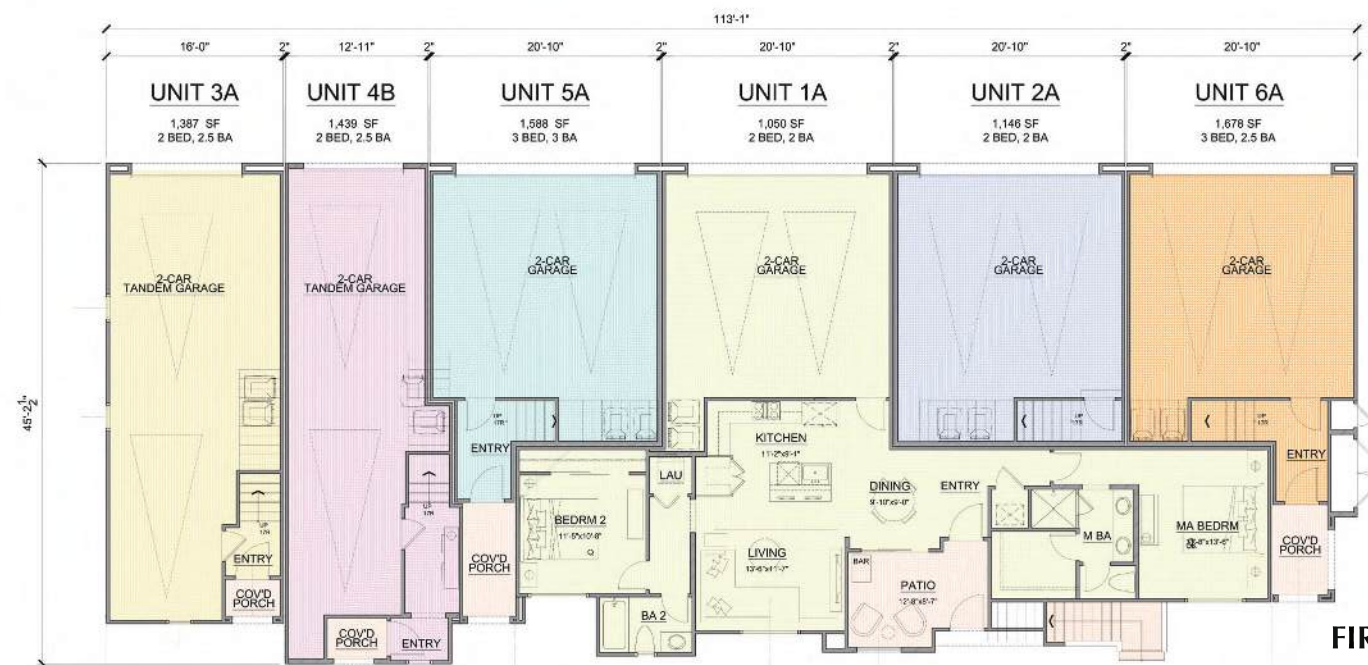
PLAN 2
1,183 SF
3 BED, 3 BA

PLAN 2
1,189 SF
3 BED, 3 BA

FIRST FLOOR
PRODUCT 1 - BACK TO BACK TOWNS
FLOOR PLANS

A-1.1





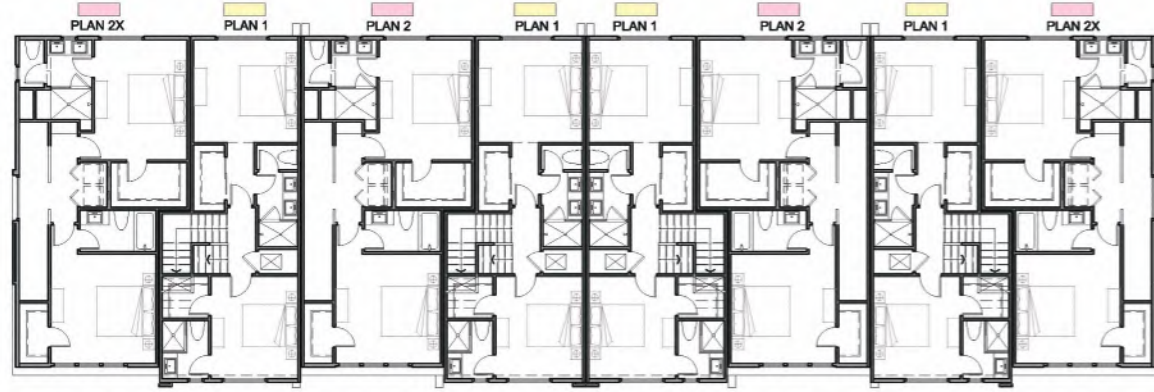




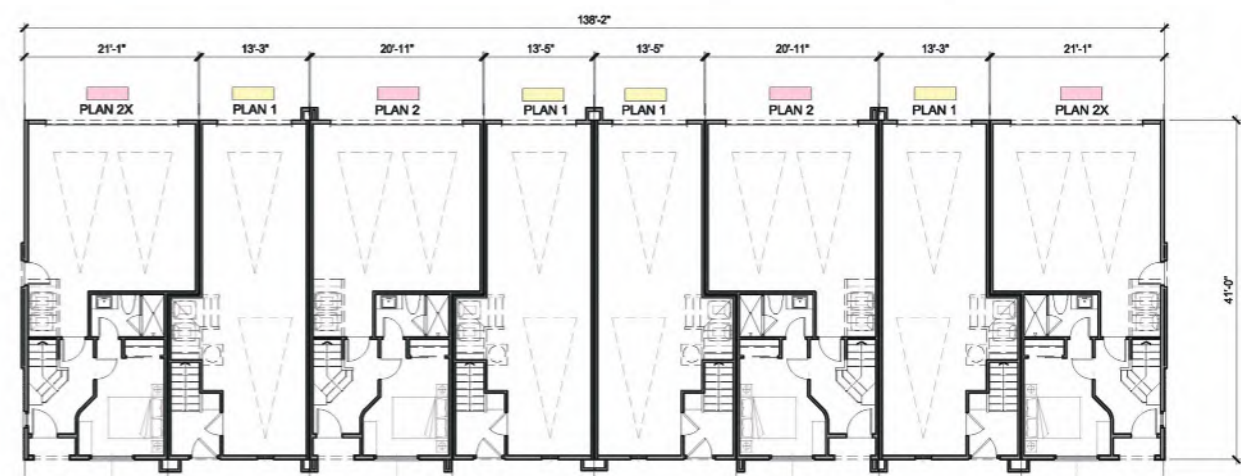
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR





