*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, October 23, 2024

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed demolition of existing 3 units. Construction of 2 townhome units and 1 attached ADU unit, including 2 private garages on a 4,507 sq ft lot located at 612-16 S. Myers St. The building will be 3 stories plus roof deck. 4 parking spaces will be provided.

**Project Number:** ADM24-00053

**Assessor Parcel Number(s):** 150-263-10-00
**Contact Person:** Scott Maas
**Email:** scott@fieldxstudio.com
**Zoning:** D-5
**Land Use:** DT
**Neighborhood Area:** Townsite

---

**Meeting 2:** 10:30 a.m. – 11:30 a.m.

**Project Description:** Proposed demo of existing residential structures and construct a new, 15-unit, 3-story condo project. Buildings to be approx. 35' tall. Each of the 15-units will have their own roof deck and single car garage space on the ground floor. Requesting Density Bonus & AB2097. It is a .344-acre site located at 303 & 305 S. Myers.

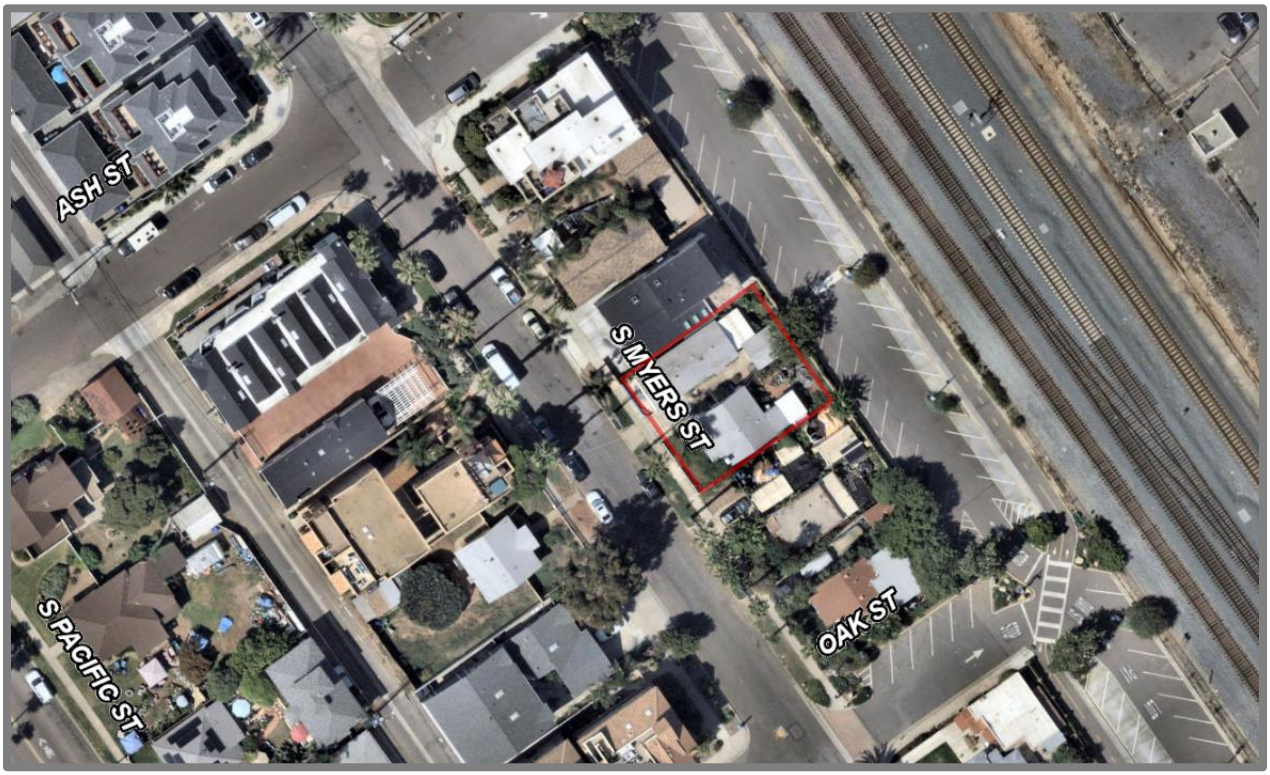
**Project Number:** ADM24-00054

**Assessor Parcel Number(s):** 150-074-29-00
**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 1



*To be completed by City staff* **Project Number**: ADM 24 - 00053

# 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: 612-16 S MYERS ST, OCEANSIDE, CA 92054

Assessor's Parcel Number: 150-263-10-00 Lot Area (acres or SF): 4,507 SF

Existing Use: RESIDENTIAL - MULTI (3 UNITS)

Brief Description of Proposal:
DEMO EXISTING. CONSTRUCTION 2 NEW TOWNHOMES & 1 ADU

## Property Owner & Applicant Information

Owner Name: CROSWELL KEVIN J & NANCY C REVOCABLE TRUST

Phone Number & E-Mail Address: 760-695-2986 kjcroswell@yahoo.com

Applicant Name: SCOTT MAAS / FIELDXSTUDIO INC

Phone Number & E-Mail Address: 858-752-9212 scott@fieldxstudio.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: 10/23/24 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: 11/13/24 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:**

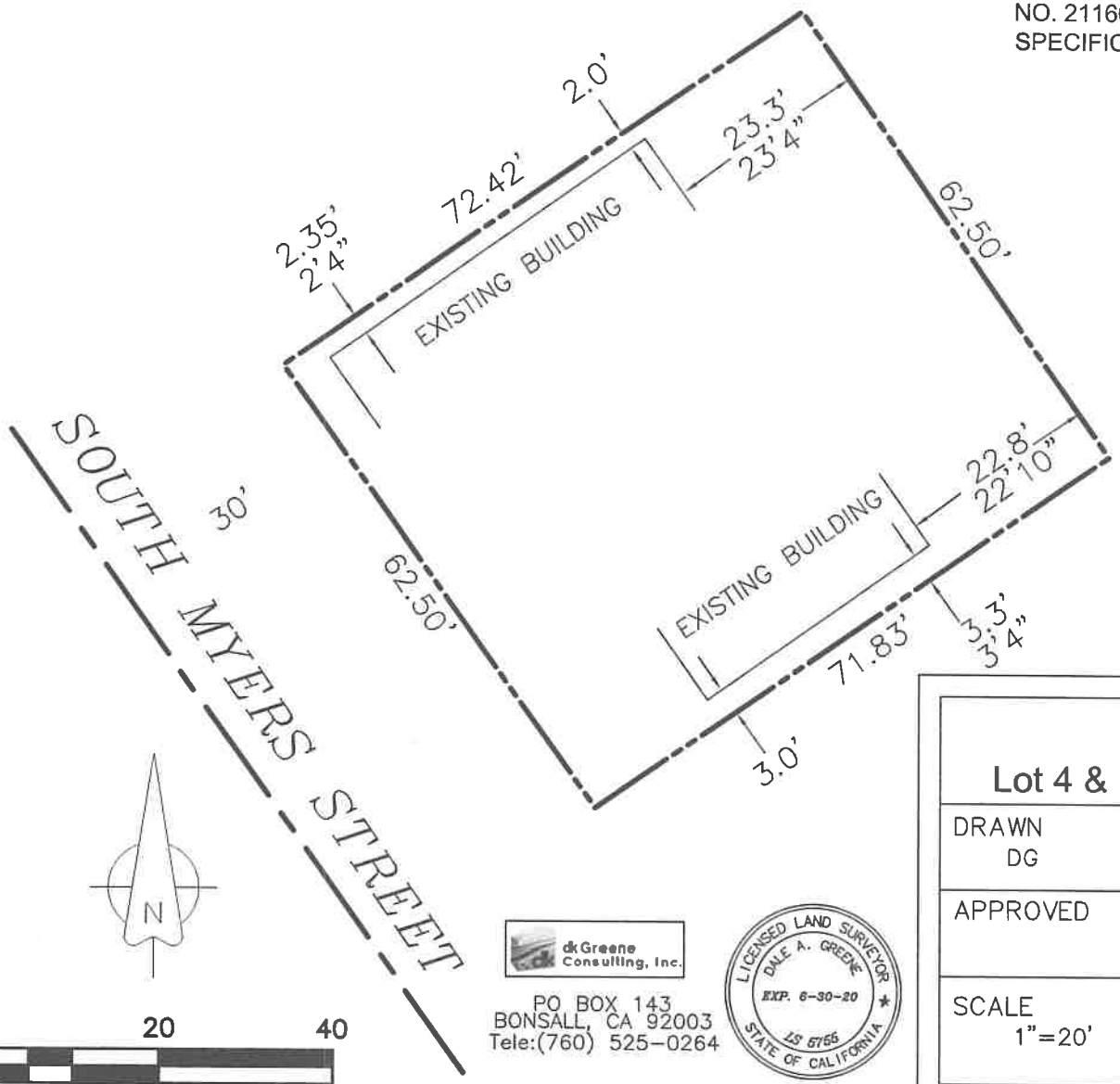
*Assigned meeting date:* October 23, 2024 *Time:* 09:30 am

*Assigned Project Planner:* Nathalie Vazquez

Pier View Yoga
Oceanside Transit Center
Missouri Ave
S Tremont St
Fat Joe's O'side
Knuckleheads Barbershop
S Coast Hwy
Washington Ave
S Freeman St
Minnesota Ave
S Nevada St
Wisconsin
Coastal Rail Trail
S Myers St
Elm St
S Pacific St
Cleveland St
Crackheads Oceanside
Coast Auto Care
VITAL Climbing Gym - Oceanside
Oceanside Mortuary
Green Check Beer Co.
Quality Craft Brewery and Food
Communal
Marbella Vacation Rentals
Top rated
Pine St
S The Strand
Baz House - Animal Kingdom
A Strand Of Paradise
Seabreeze
Ash St
Pacific Villas
Psychic Oceanside
Fortune-telling services
U-Haul Moving & Storage of Oceanside
Saint Mary Star of the Sea School
Alberta Ave
S Djumar St
Central Church of Christ
Alan's Bike Shop
Bicycle store
Eris Vegan Food Co
Vegan · $$
Oceana Laundry
U.S. Bank Branch
Leonard Ave
Enterprise Rent-A-Car
W Leonard Ave
West St
Oak St
The Cup Coffee
Plantology Cafe
Textur A Salon
Rockstar Cleaning
Brio Skin Studio
Brio Skin Studio in Oceanside
S21
Tait St
Layers
Google
Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google
United States
Terms
Privacy
Send Product Feedback
100 ft

## NOTE

THIS SURVEY IS BASED ON RECORD DIMENSIONS AND FOUND MONUMENTATION PER PARCEL MAP NO. 21160. NO CORNERS WERE FOUND ON THIS SPECIFIC LOT.



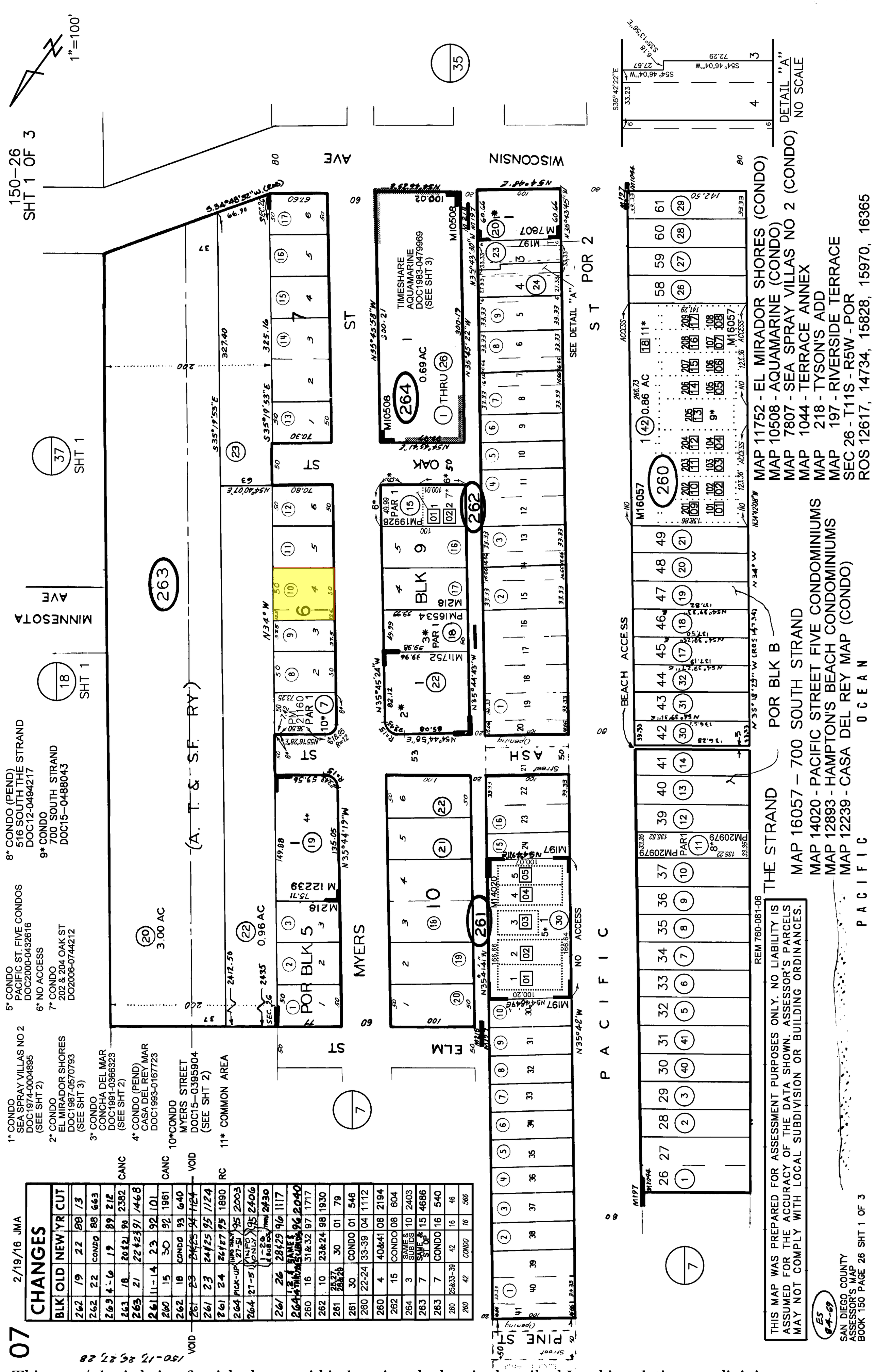

dk Greene Consulting, Inc.
PO BOX 143
BONSALL, CA 92003
Tele:(760) 525-0264

LICENSED LAND SURVEYOR
DALE A. GREENE
EXP. 6-30-20
LS 5765
STATE OF CALIFORNIA

# Results of Survey

## Lot 4 & part of Lot 3, Blk 6, Map No. 218

| | | |
|---|---|---|
| DRAWN DG | DATE 2/15/19 | Kevin & Nancy Croswell<br>612–616 S. Myers St.<br>Oceanside, CA 92054<br>A.P.N. 150–263–10 |
| APPROVED | DATE | |
| SCALE 1"=20' | SHEET | PROJECT NO. 2019–04 |




2/19/16 JMA

## CHANGES

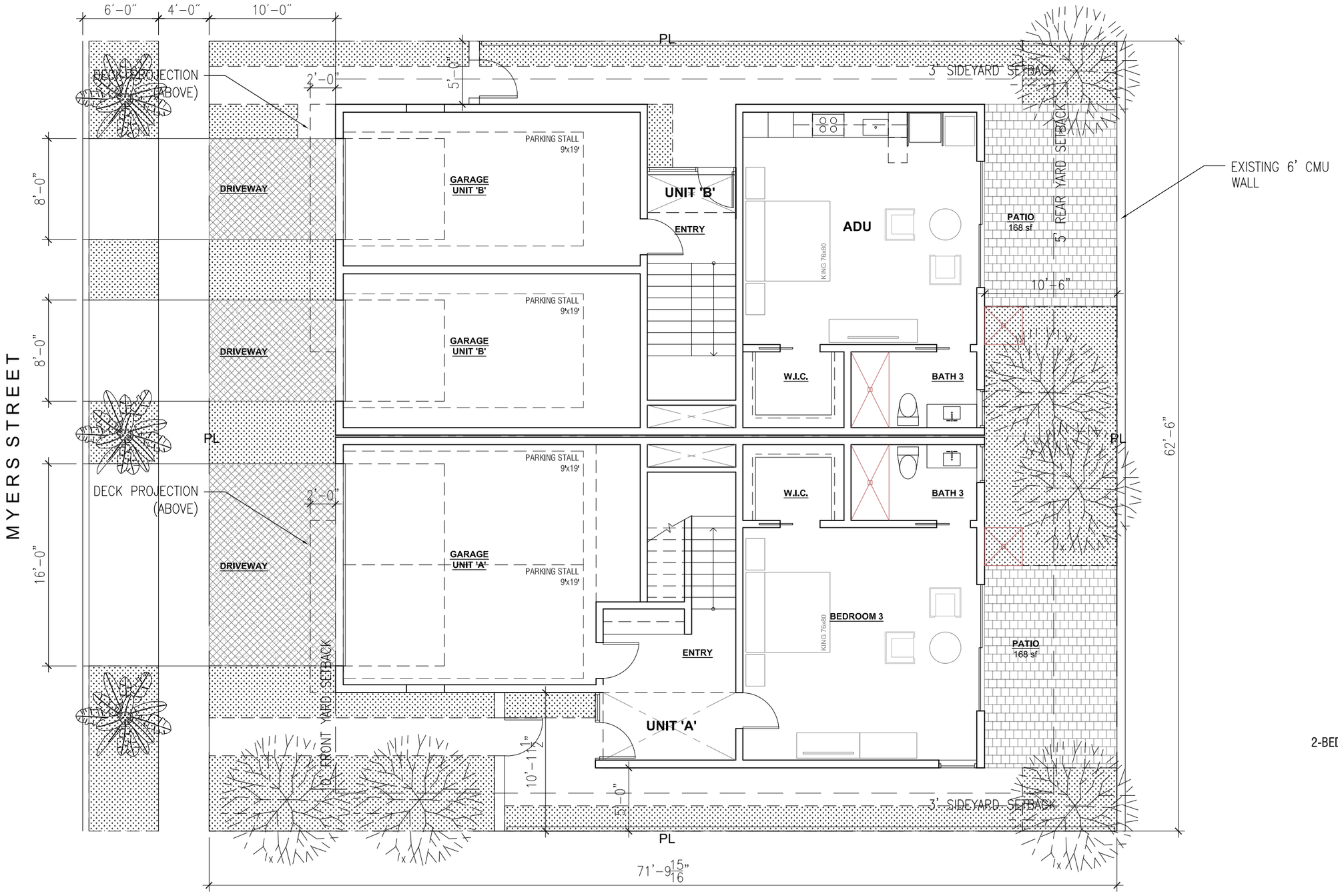
| BLK | OLD | NEW | YR | CUT |
|---|---|---|---|---|
| 262 | 19 | 22 | 88 | 13 |
| 262 | 22 | CONDO | 88 | 663 |
| 263 | 4-6 | 19 | 89 | 212 |
| 263 | 18 | 20&21 | 90 | 2382 |
| 263 | 21 | 22&23 | 91 | 1468 |
| 261 | 11-14 | 23 | 92 | 101 |
| 260 | 15 | 30 | 92 | 1961 |
| 262 | 18 | CONDO | 93 | 640 |
| 261 | 23 | 24&25 | 94 | 1124 |
| 261 | 23 | 24&25 | 95 | 1124 |
| 261 | 24 | 26&27 | 95 | 1890 |
| 264 | PICK-UP | (INFO ONLY 27-51) | 95 | 2003 |
| 264 | 27-51 | (INFO ONLY) | 95 | 2406 |
| | | 1-26 (4 SUB IDS) | 1994 | 2430 |
| 261 | 26 | 28&29 | 96 | 1117 |
| 264 | 1,2 & THRU 4 | SAME & 5 SUB IDS | 96 | 2040 |
| 260 | 16 | 31&32 | 97 | 1717 |
| 262 | 10 | 23&24 | 98 | 1930 |
| 261 | 25,27, 28&29 | 30 | 01 | 79 |
| 261 | 30 | CONDO | 01 | 546 |
| 260 | 22-24 | 33-39 | 04 | 1112 |
| 260 | 4 | 40&41 | 06 | 2194 |
| 262 | 15 | CONDO | 08 | 604 |
| 264 | 3 | SAME & SUB IDS | 10 | 2403 |
| 263 | 7 | SAME & ST OP | 15 | 4686 |
| 263 | 7 | CONDO | 16 | 540 |
| 260 | 25&33-39 | 42 | 16 | 46 |
| 260 | 42 | CONDO | 16 | 566 |

VOID — VOID — CANC — CANC — RC

07

150-17, 26, 27, 28

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.




UNIT SUMMARY:

UNIT A
3-BEDROOM, 3 1/2 BATHROOM
2,982 sf LIVING AREA
474 sf GARAGE

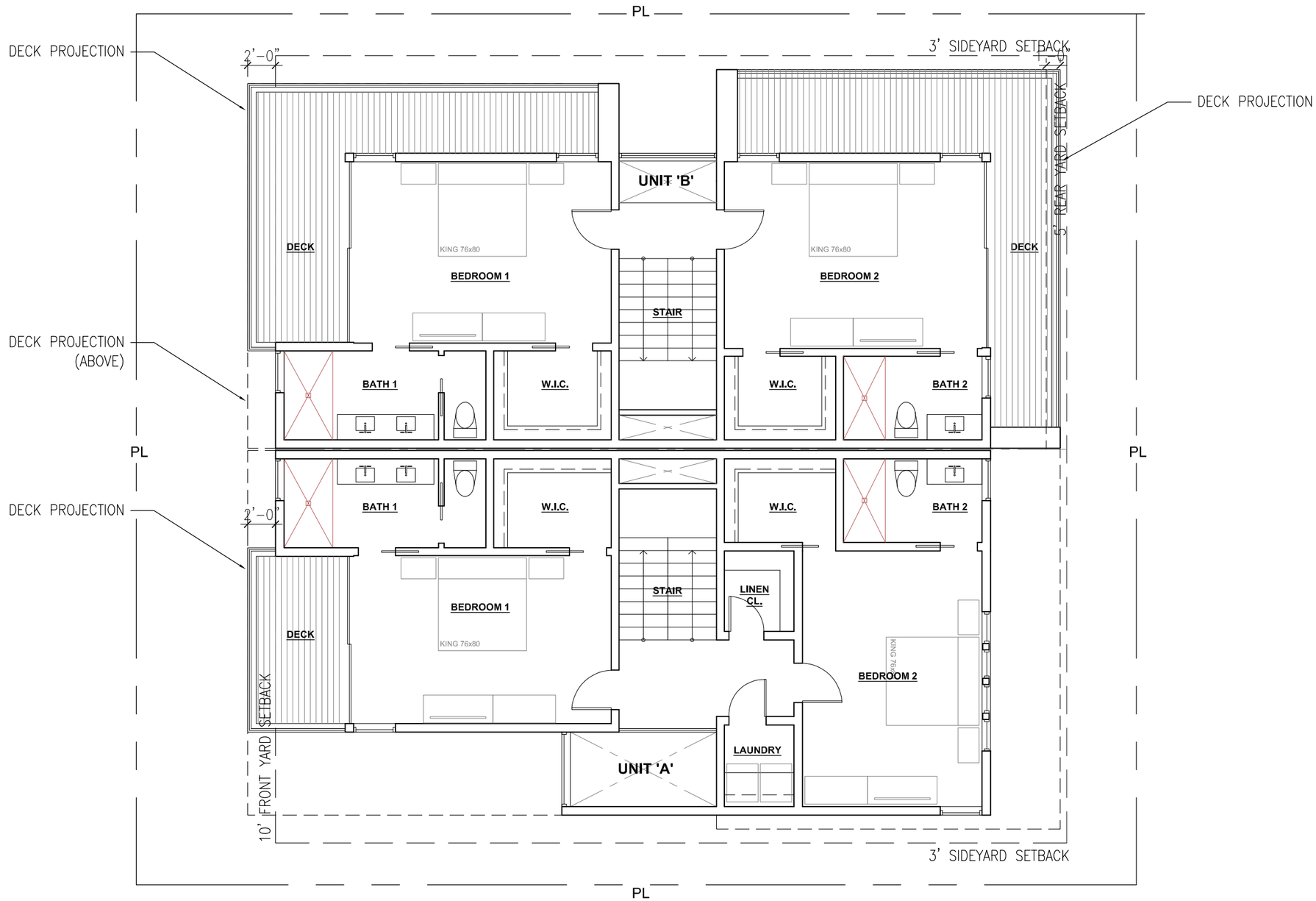
UNIT B
2-BEDROOM, 2 1/2 BATHROOM + ADU
2,265 sf LIVING AREA
515 sf ADU
647 sf GARAGE

## FLOOR PLAN - LEVEL 01

SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024



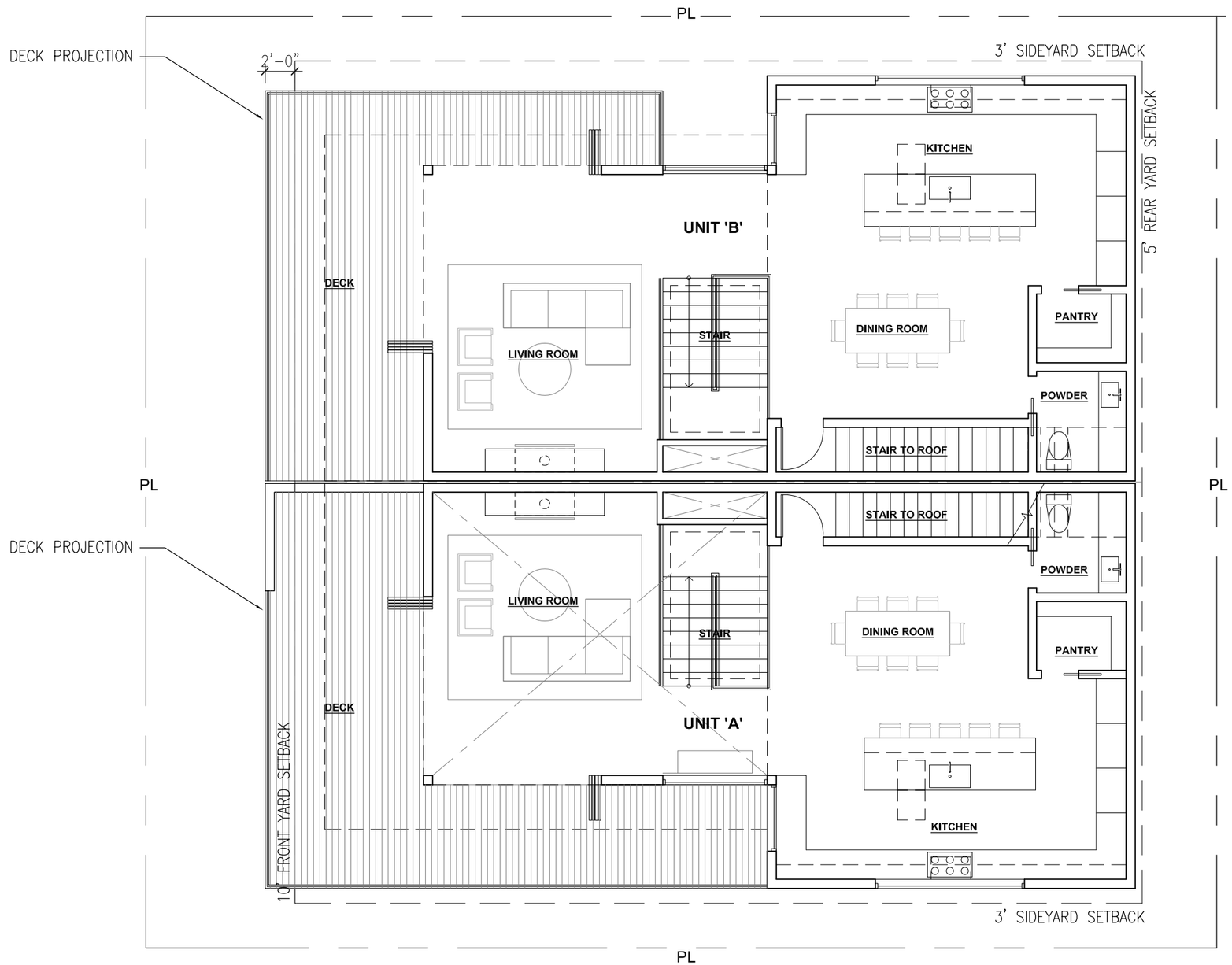

**FLOOR PLAN - LEVEL 02**

SC: 1/8"=1'-0"

**612-616 MYERS STREET**

CONCEPTUAL DESIGN

9/25/2024




**FLOOR PLAN - LEVEL 03**

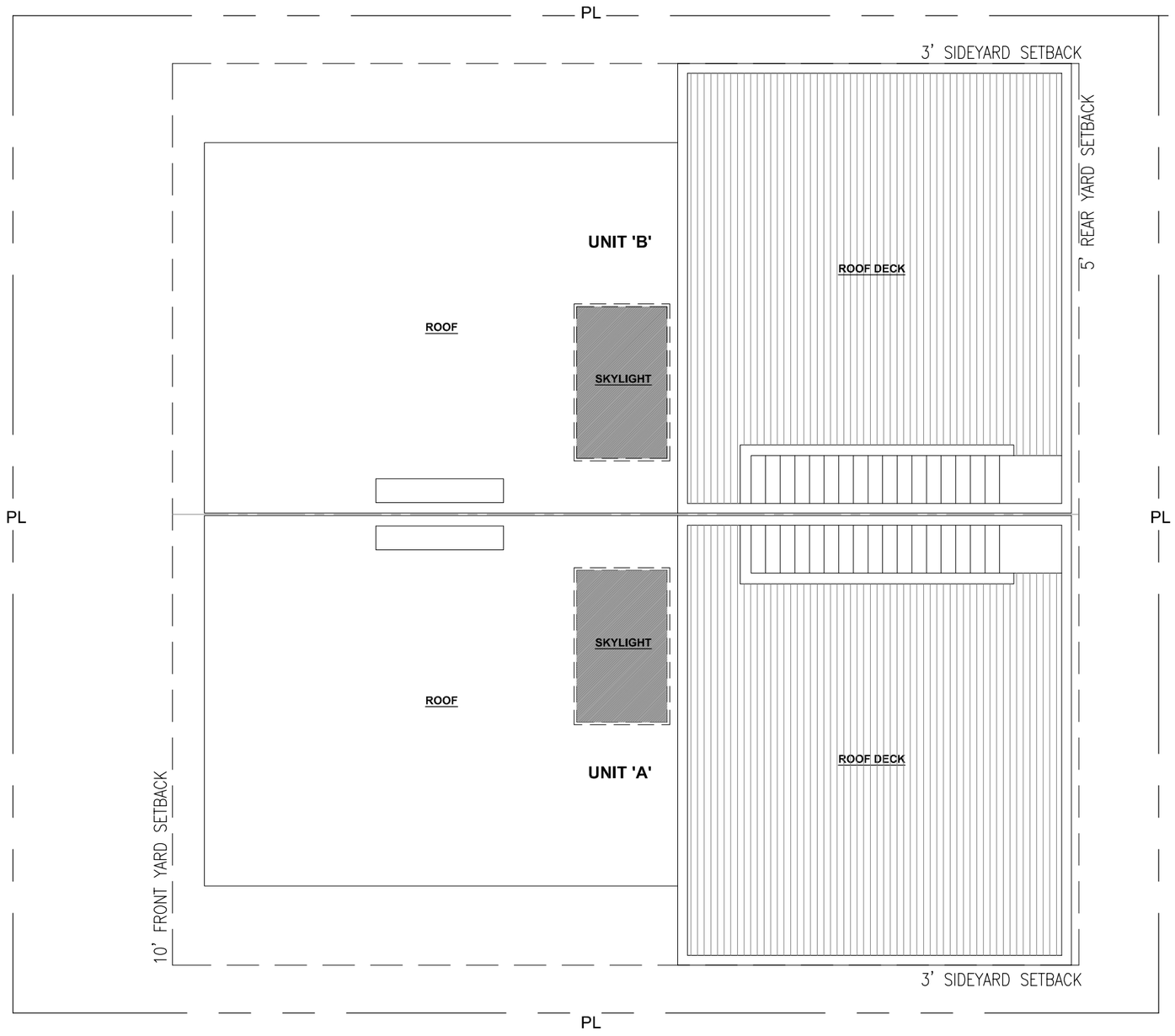
SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**

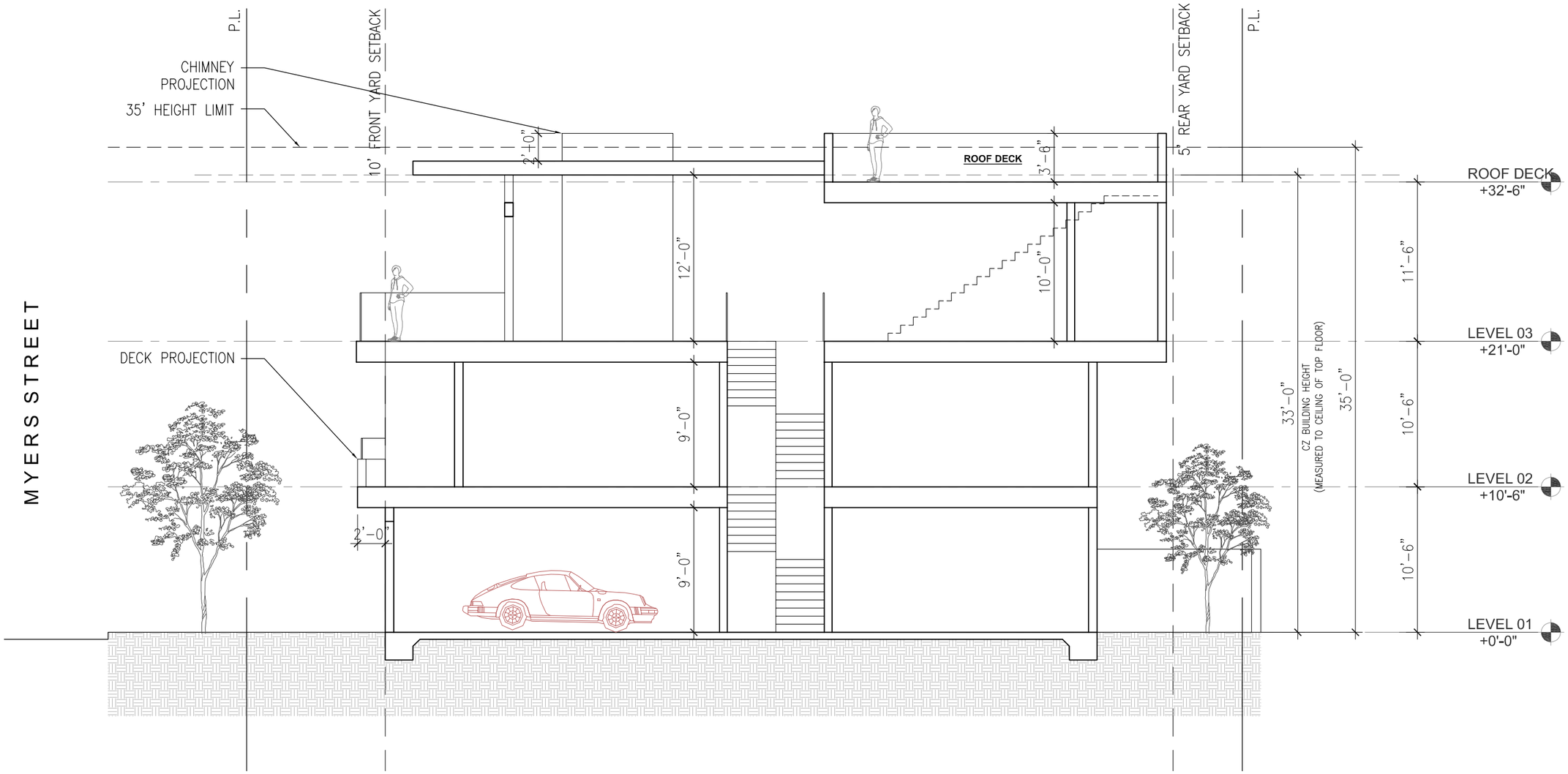
CONCEPTUAL DESIGN

9/25/2024




**ROOF PLAN**
SC: 1/8"=1'-0"

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024




**TYP. BUILDING SECTION**

SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**

CONCEPTUAL DESIGN

9/25/2024

**3D VIEWS**
NO SCALE

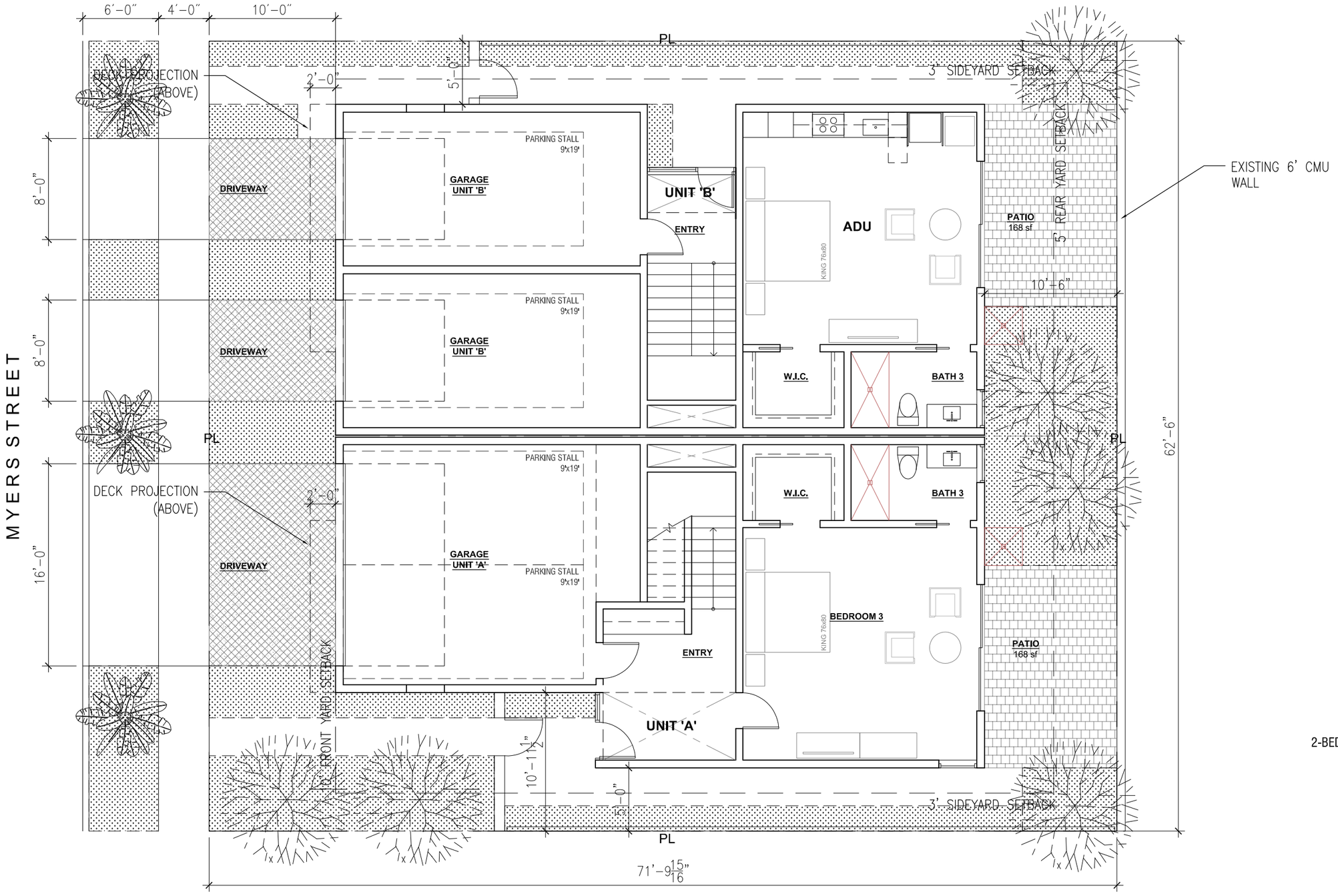
**3D VIEWS**
NO SCALE

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024

**3D VIEWS**
NO SCALE

FXS

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024




UNIT SUMMARY:

UNIT A
3-BEDROOM, 3 1/2 BATHROOM
2,982 sf LIVING AREA
474 sf GARAGE

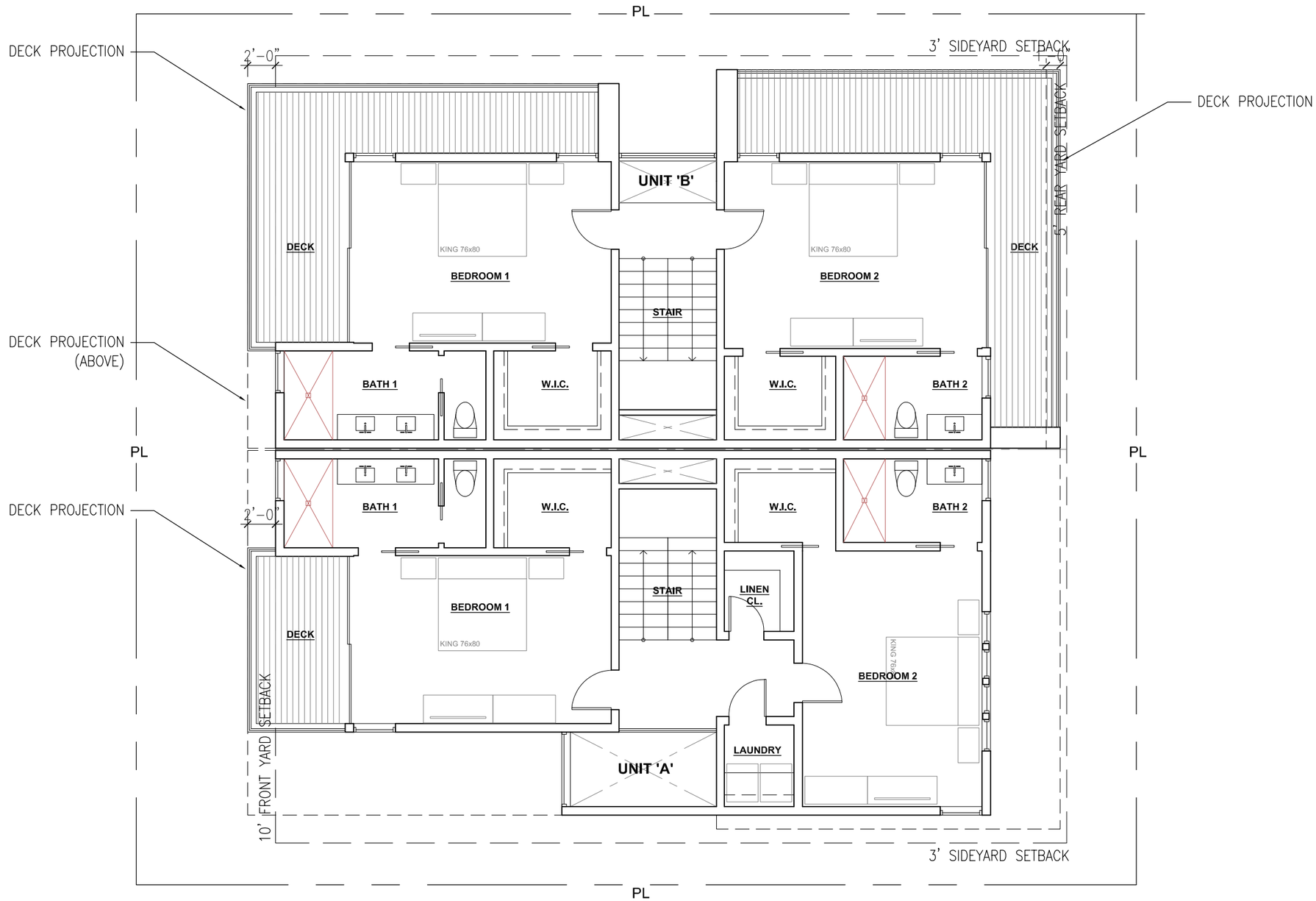
UNIT B
2-BEDROOM, 2 1/2 BATHROOM + ADU
2,265 sf LIVING AREA
515 sf ADU
647 sf GARAGE

## FLOOR PLAN - LEVEL 01

SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024



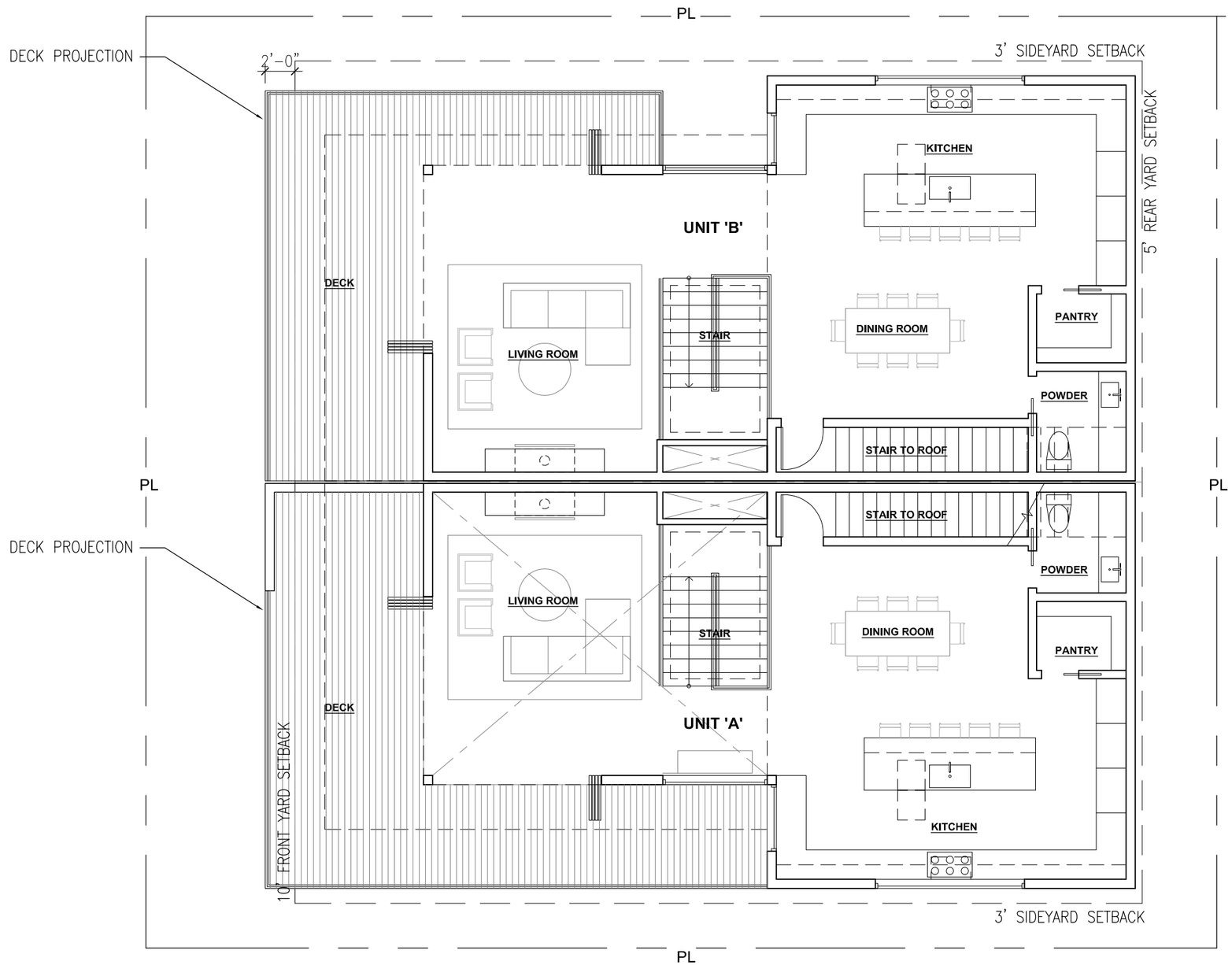

**FLOOR PLAN - LEVEL 02**

SC: 1/8"=1'-0"

**612-616 MYERS STREET**

CONCEPTUAL DESIGN

9/25/2024




**FLOOR PLAN - LEVEL 03**

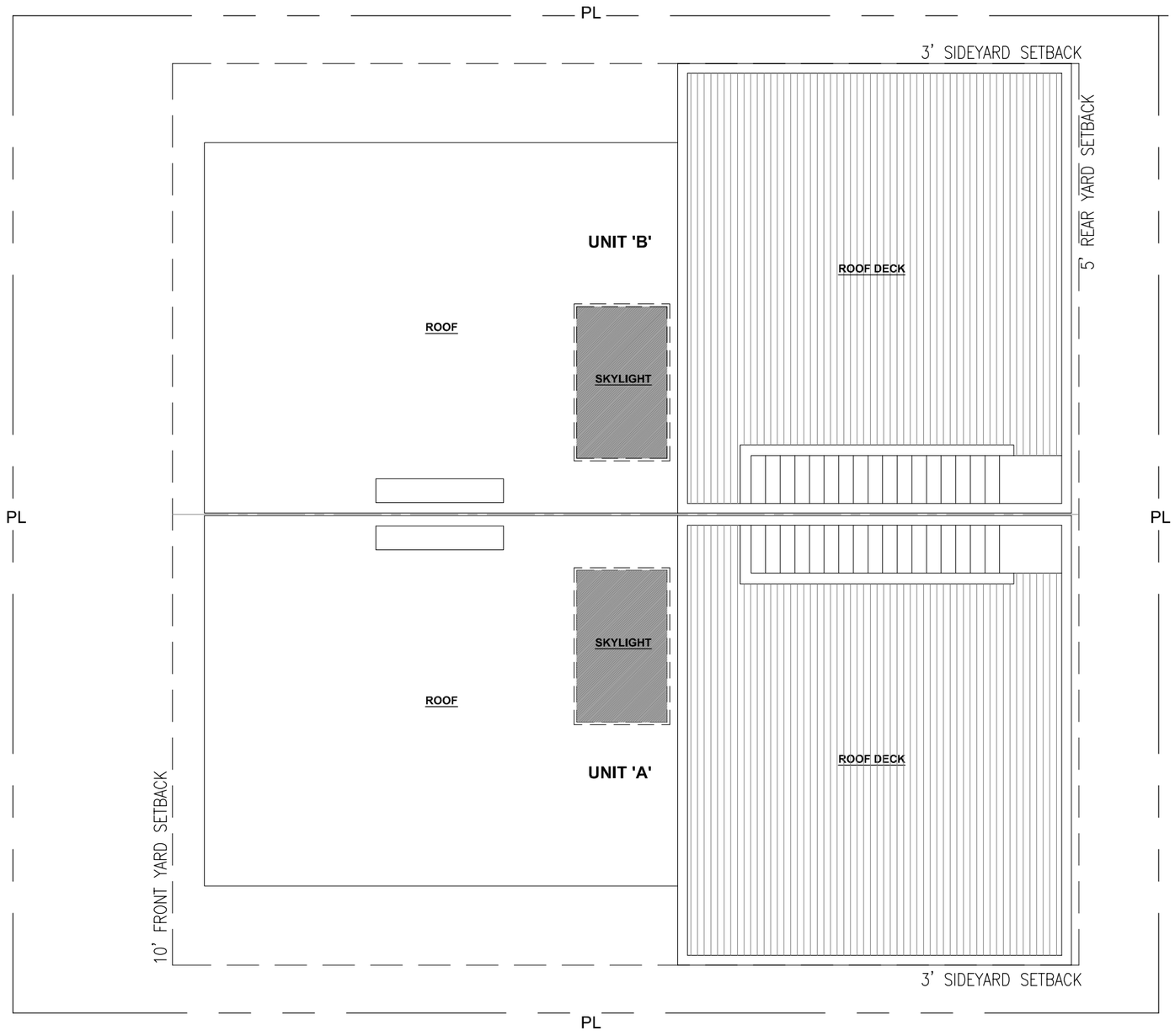
SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**

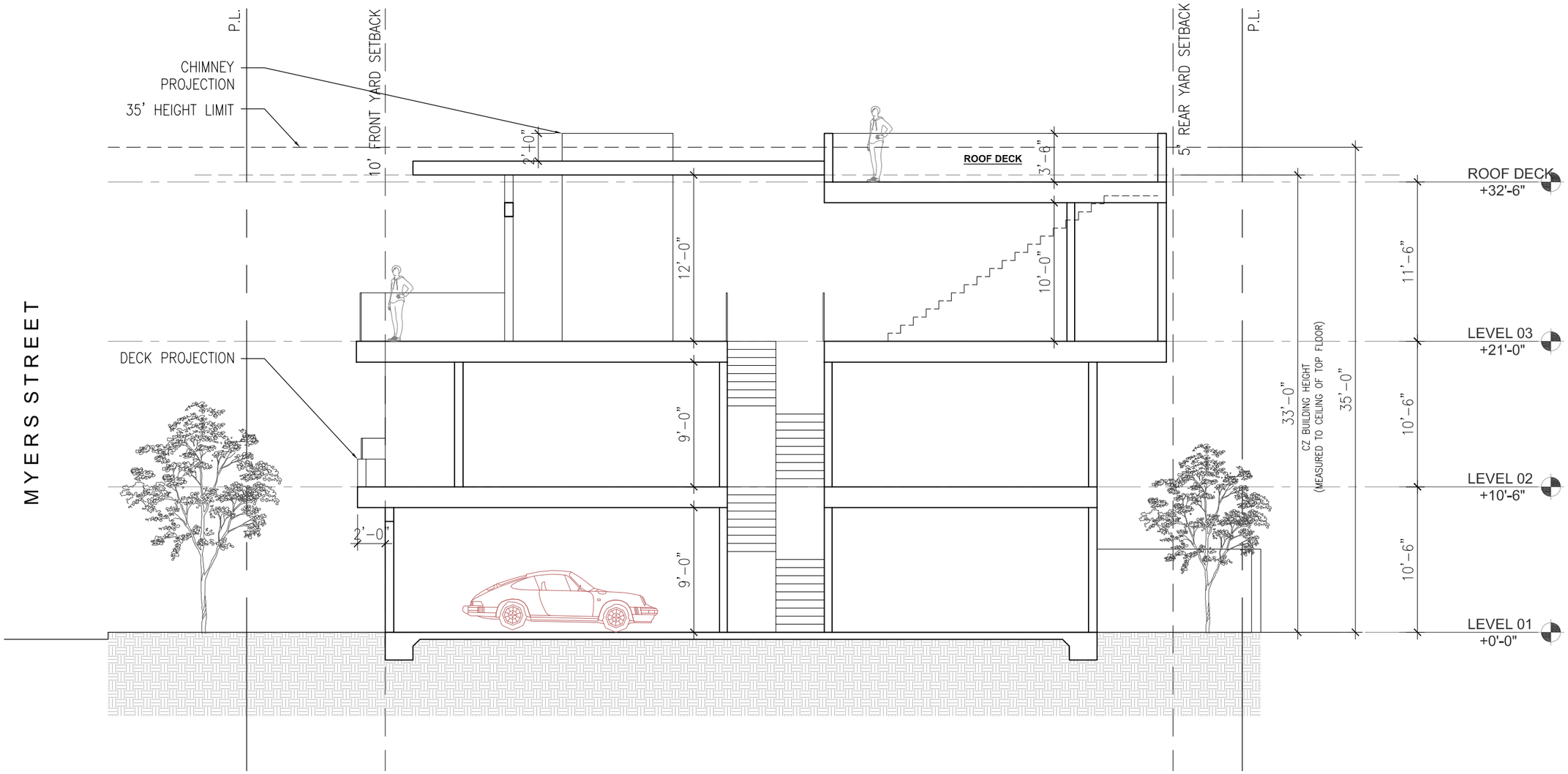
CONCEPTUAL DESIGN

9/25/2024




**ROOF PLAN**
SC: 1/8"=1'-0"

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024




**TYP. BUILDING SECTION**

SC: 1/8"=1'-0"

FXS

**612-616 MYERS STREET**

CONCEPTUAL DESIGN

9/25/2024

**3D VIEWS**
NO SCALE

**3D VIEWS**
NO SCALE

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024

**3D VIEWS**
NO SCALE

FXS

**612-616 MYERS STREET**
CONCEPTUAL DESIGN
9/25/2024

858.752.9212 c | 858.750.6995 o | www.fieldxstudio.com
2033 San Elijo Avenue #643, Cardiff by the Sea, CA 92007

DEVELOPER'S CONFERENCE (PRE-APPLICATION)
PROJECT DESCRIPTION LETTER

612-16 Myers St, Oceanside, CA 92054

Scope of Work:
Demolition of existing 3 units. Construction of 2 townhome units and 1 attached ADU unit, including 2 private garages. Though no parking required due to proximity to Transit Center, 4 parking spaces are provided. Building is 3 stories plus roof deck. CZ height measured to ceiling of top floor as per Definitions. Roof deck parapet/railings project beyond the 35' height limit.

Specific questions:

- There are 3 existing units on site. Owner's intention would be to develop 2 or 3 units here. Recognizing the replacement housing ordinance, can you confirm if 2 units plus an ADU addresses that requirement? Or would they be required to have 3 separate legal units?
- If ADU is included to address the required 3rd unit, I understand that short term rentals are not allowed. Would that just not be allowed on the ADU? Or also on any other unit on site?
- Because the lot is only 4,500 sf, I assume that we cannot split since we couldn't meet the 2,500 sf min. under 1232 D District Additional Development Regulations (E)? Also since this is a multi-family zone, and not single family, I assume we cannot utilize SB-9 for a split?
- Height: D District is 35' height limit. Since this is also in the coastal zone, are we allowed to use the CZ definition of height (measured to ceiling of top floor?)
- Confirm no FAR or Lot Coverage restrictions.
- Driveway: there is no alley here, and the driveway maximum width is 24' per 1232. If we did multiple townhome units with individual garages, can we split these into multiple curb cuts? Is there a rule limiting the number of curb cuts? I see also that Community Development Commission may approve vehicular access over 24'. Is that reasonable to think we could get multiple driveways that total more given this provision?
- 25% Landscape Requirement: can a planted grasscrete paving at the driveways count toward this requirement? Do permeable paver patios count toward this requirement?
- Any other issues with the proposed layout as shown?

**Scott M. Maas**, Architect, LEED AP
Principal

858.752.9212 c | 858.750.6995 o | www.fieldxstudio.com
2033 San Elijo Avenue #643, Cardiff by the Sea, CA 92007

# ITEM 2

Docusign Envelope ID: 00C802EB-09A9-42C1-AD3A-E93CA674235F

*To be completed by City staff* **Project Number**: ADM 24 - 00054

# 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: 303 & 305 S. Myers

Assessor's Parcel Number: 150-074-29-00 Lot Area (acres or SF): 15,000 S.F.

Existing Use: Two existing single family homes

Brief Description of Proposal:
Removal of single family homes and construction of 15 new density bonus condo. 3 story units.

## Property Owner & Applicant Information

Owner Name: John Magee

Phone Number & E-Mail Address: johnkmagee@gmail.com (301) 305-4848

Applicant Name: Kirk Moeller - KM Architects

Phone Number & E-Mail Address: 760-803-8006 kirk@kmarchitectsinc.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: John Magee 0CDB025BFC0F405

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

## Requested Meeting Date/Time (please provide 2 options)

1st choice date: 10/9 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: 10/23 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:

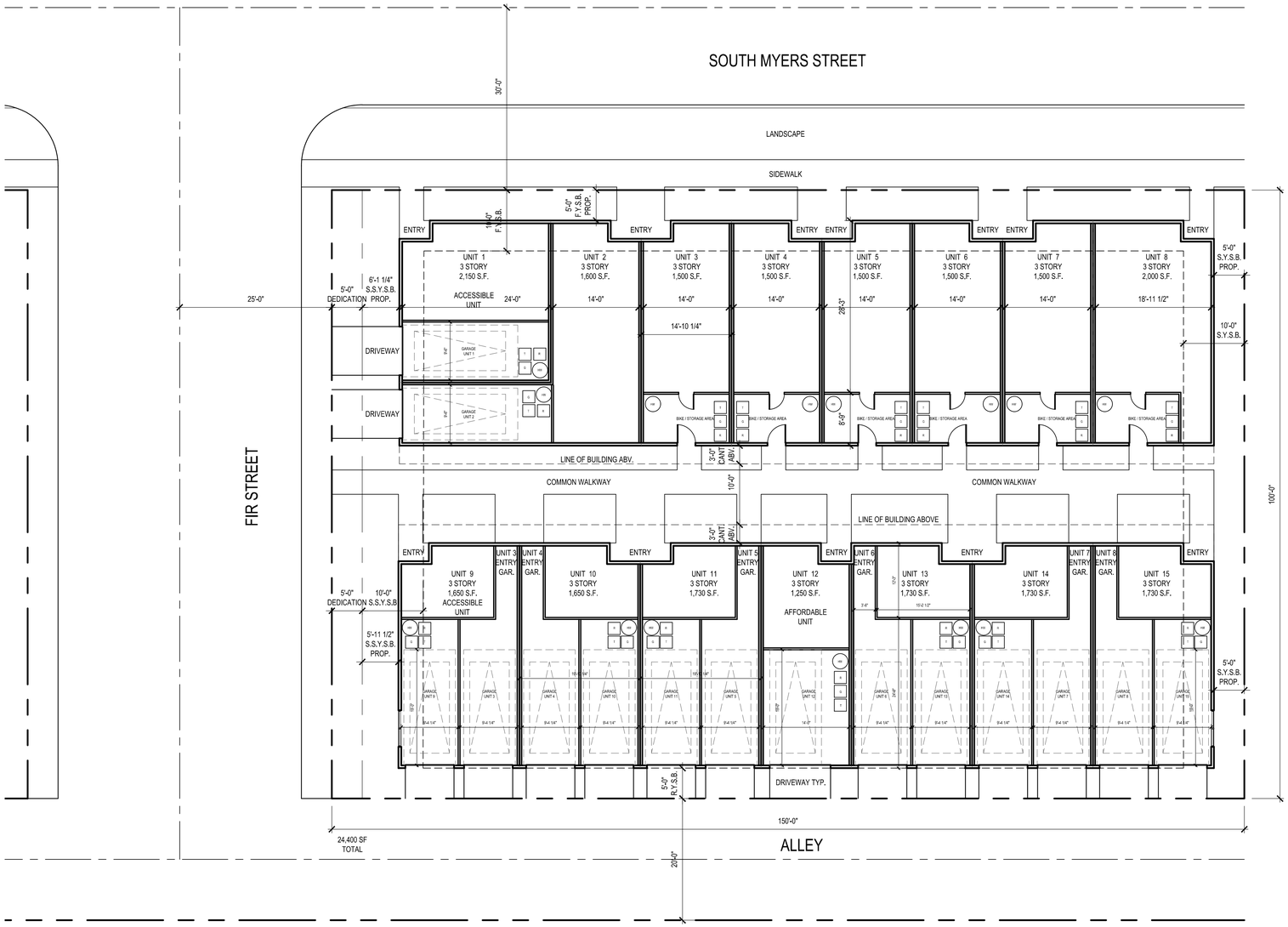
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

**To be completed by City staff:**

*Assigned meeting date:* October 23, 2024 *Time:* 10:30 am

*Assigned Project Planner:* Dane Thompson

# Vicinity Map




## CONCEPTUAL SITE PLAN

0 5' 10' 20'
SCALE: 1" = 10'-0"

N

## PROJECT TEAM

| | | | |
|---|---|---|---|
| OWNER: | JEAN MAGEE TRUSTEE | CIVIL ENGINEER: | T.B.D. |
| ARCHITECT: | KIRK MOELLER ARCHITECTS, INC.<br>CONTACT: KIRK MOELLER<br>2888 LOKER AVENUE EAST, STE. 220<br>CARLSBAD, CA. 92010<br>T: 760-814-8128<br>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, ST A TE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 218, FILED IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY, OCTOBER 26, 1885.

## PROJECT SUMMARY

| | |
|---|---|
| ASSESSORS PARCEL NUMBER: | 150-074-29-00<br>150-074-08-00 |
| ADDRESS: | 303 & 305 SOUTH MYERS<br>OCEANSIDE, CA 92054 |
| LOCATION DESCRIPTION: | 303 & 305 S. MYERS |
| GROSS ACREAGE: | 15,000 SQ. FT. / .344 AC. |
| ZONE: | D-5 |
| GENERAL PLAN: | DOWNTOWN |
| GROSS FLOOR AREA: | 24,400 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: | 2 EXISTING DWELLING UNITS |
| PROPOSED DWELLING UNITS: | 15 UNITS |
| DENSITY: | 1 UNIT / 1,000 SF LAND AREA<br>MAXIMUM ALLOWED THROUGH DENSITY BONUS PROVISIONS<br>1 UNIT / 1,000 SF LAND AREA<br>PROPOSED |
| LOT COVERAGE: | 9,914 SF / 15,000 = 66% |
| PRIVATE OUTDOOR SPACE: | A MIN. OF 48 SF REQUIRED WITH MINIMUM DIMENSION OF 6'. |
| PARKING: | 1 CAR ATTACHED GARAGE AT 15 UNITS AND 1 CAR DETACHED GARAGE AT 6 UNITS |

## LEGEND

| | |
|---|---|
| PROPERTY LINES | |
| ZERO CURB | |
| ELECTRICAL TRANSFORMER: | T |
| FIRE HYDRANT: | |

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

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.

# 303 S. MYERS BEACH HOMES
## 303 - 305 SOUTH MYERS STREET
## OCEANSIDE, CA

| | |
|---|---|
| Date: | 9-18-2024 |
| Project: | 24-120 303 MYERS |
| File: | A1.1 |
| Revisions: | |

Sheet Title:
**SITE PLAN**

Sheet Number:
**A1.1**

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

**303 & 305 S. Myers**
**APN: 150-074-29-00**

# Project Description

Project Site: The project site is located at 303 and 305 S. Myers on the West side of the Myers. The site is approximately 15,000 square feet in size, or .344 acres. The project site is currently developed with two small single story, single-family residences which will all be demolished. The overall site is relatively flat and rectangular in shape – roughly 150 feet wide by 100 feet deep.

Project: The project consists of the demolition of the existing residential structures and the construction of a new, fifteen unit, three story condominium project. The buildings shall be approximately 35' tall and shall contain private roof decks for each of the fifteen 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 project shall utilize State Density Bonus law to achieve 1 Dwelling Unit per 1,000 SF of land density.

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