



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto: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, December 04, 2024**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

N/A

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

**Project Description:** Proposing an “addition with an extensive remodel” to an existing 3 living unit, two story apartment structure. Will remain 3 living units and 2-story but will include a: 4 bedroom unit, a 1 bedroom unit and a 1 bedroom ADU. Will have roof access space added above the 2<sup>nd</sup> floor. 4 enclosed parking spaces will be provided. 2 are in tandem. Located on a 5,000 sq ft lot at 705 North Pacific Street.

**Project Number:** ADM24-00059

**Assessor Parcel Number(s):** 143-221-04-00

**Contact Person:** David Kimball

**Email:** [david@kimballdevelopment.com](mailto:david@kimballdevelopment.com)

**Zoning:** D-5

**Land Use:** DT

**Neighborhood Area:** Townsite

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*\* 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: 705 North Pacific Street

Assessor's Parcel Number: 143-221-04-00 Lot Area (acres or SF): 5000 SF

Existing Use: Apartment approximately 3,000 SF of which 800 SF of that to be an ADU

Brief Description of Proposal:  
To remodel by keeping some existing walls and foundation

## Property Owner & Applicant Information


Owner Name: T-1 Associates, LLC

Phone Number & E-Mail Address: 8015570593 david@kimballdevelopment.com

Applicant Name: David Kimball

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)

1<sup>st</sup> choice date: 12/4/24 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 12/18/24 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 \_\_\_\_\_

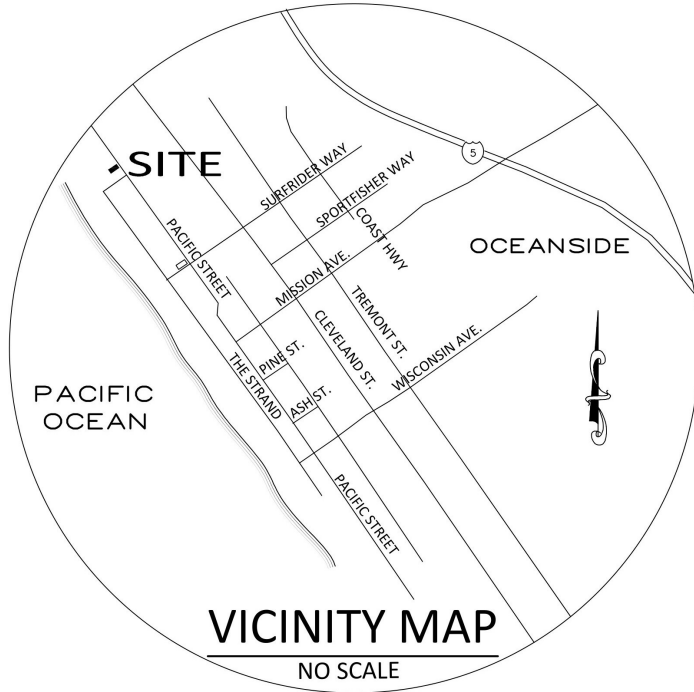
### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

- 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: December 4, 2024 Time: 10:30 am

Assigned Project Planner: Nichole Weedman



### Regional map:



# 705 N. PACIFIC STREET

## SHEET INDEX:

- A-1 SITE PLANS / PROJECT DAT
- A-2 FLOOR PLANS / SECTION
- A-3 PROPOSED ELEVATIONS
- A-4 EXISTING ELEVATIONS SURVEY

## PROJECT DATA:

**SCOPE OF WORK:**  
ADDITION AND COMPLETE REMODEL OF A 3 UNIT APARTMENT BUILDING WITH AN ATTACHED GARAGE

**OWNER:**  
KIMBALL DEVELOPMENT AND MANAGEMENT  
132 WEST PIERPOINT AVE, GARDEN LEVEL  
SALT LAKE CITY, UT 84101  
801.406.8501  
david@kimballdevelopment.com

**APN:**  
143-221-04-00

**ZONING:**  
D-5 COASTAL

**OCCUPANCY:**  
R3 / U

**TYPE OF CONSTRUCTION:**  
VB NON-SPRINKLERED

## AREA CALCS:

### BUILDINGS: PROPOSED:

**LIVING:**  
UNIT #A 2338sf (FOUR BEDROOM)  
UNIT #B 560sf (ONE BEDROOM)  
ADU 668sf (ONE BEDROOM)

**DECKS (UNIT A):**  
369sf (SECOND LEVEL)  
980sf (ROOF)

**ROOF ACCESS (UNIT A):**  
128sf

**GARAGE:**  
822sf

### EXISTING:

**LIVING:**  
UNIT #A 368sf  
UNIT #B 368sf  
UNIT #C 1549sf

**GARAGE:**  
603sf  
**COMMON AREAS:**  
447sf

**BY FLOOR:**  
LOWER- 2383sf  
LIVING 1558sf  
GARAGE 825sf  
UPPER- 2467sf  
LIVING 2100f  
DECK 367sf  
ROOF: 2464sf  
ACCESS 128sf

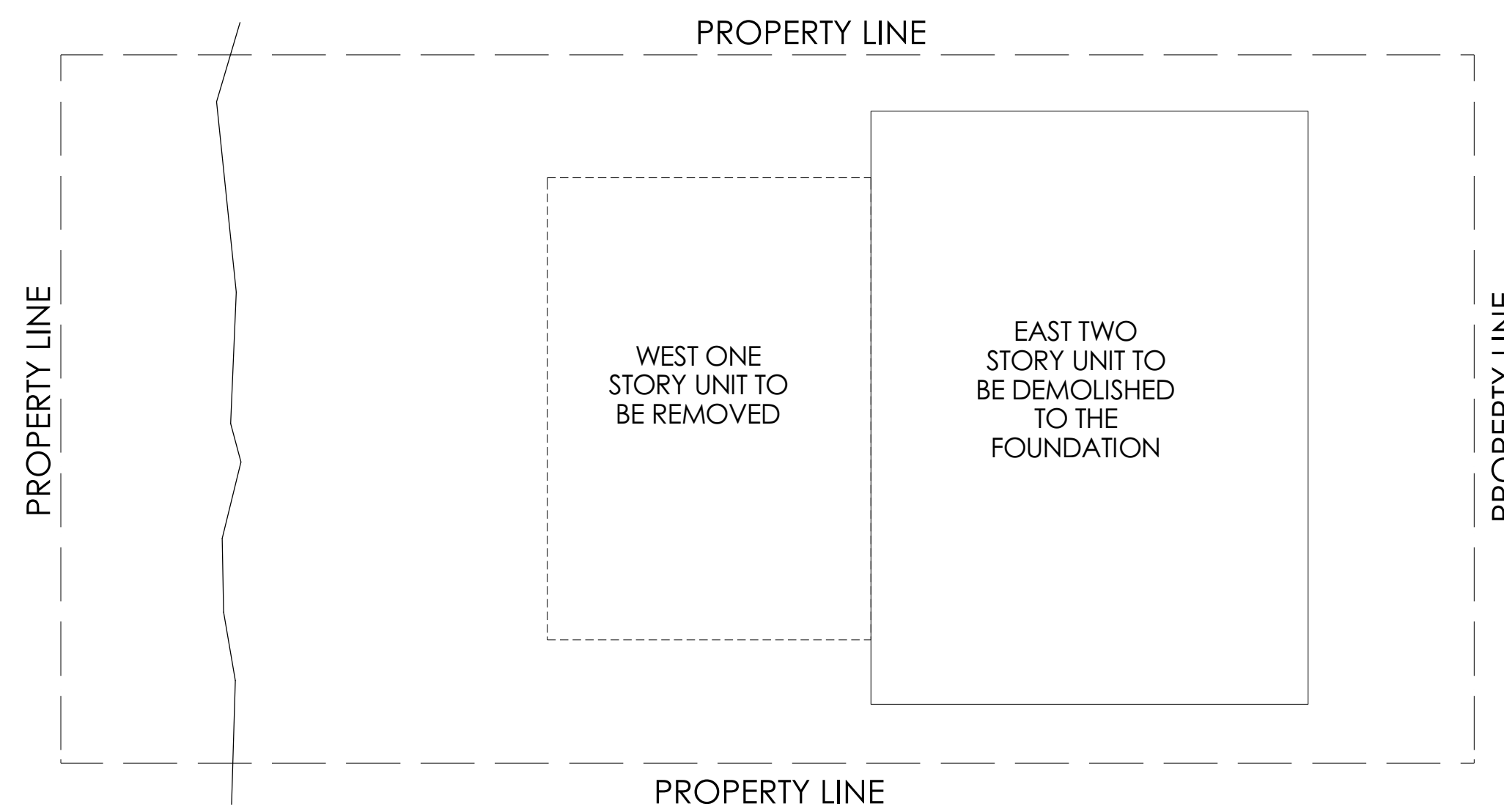
### LOT:

LOT 5000sf  
LOT COVERAGE  
COVERAGE = 2657 / 5000 = 53%  
(STRUCTURE 2457sf + COVERED PATIOS 152sf + STAIRS 48sf)

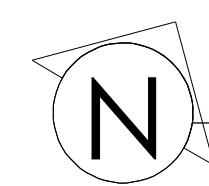
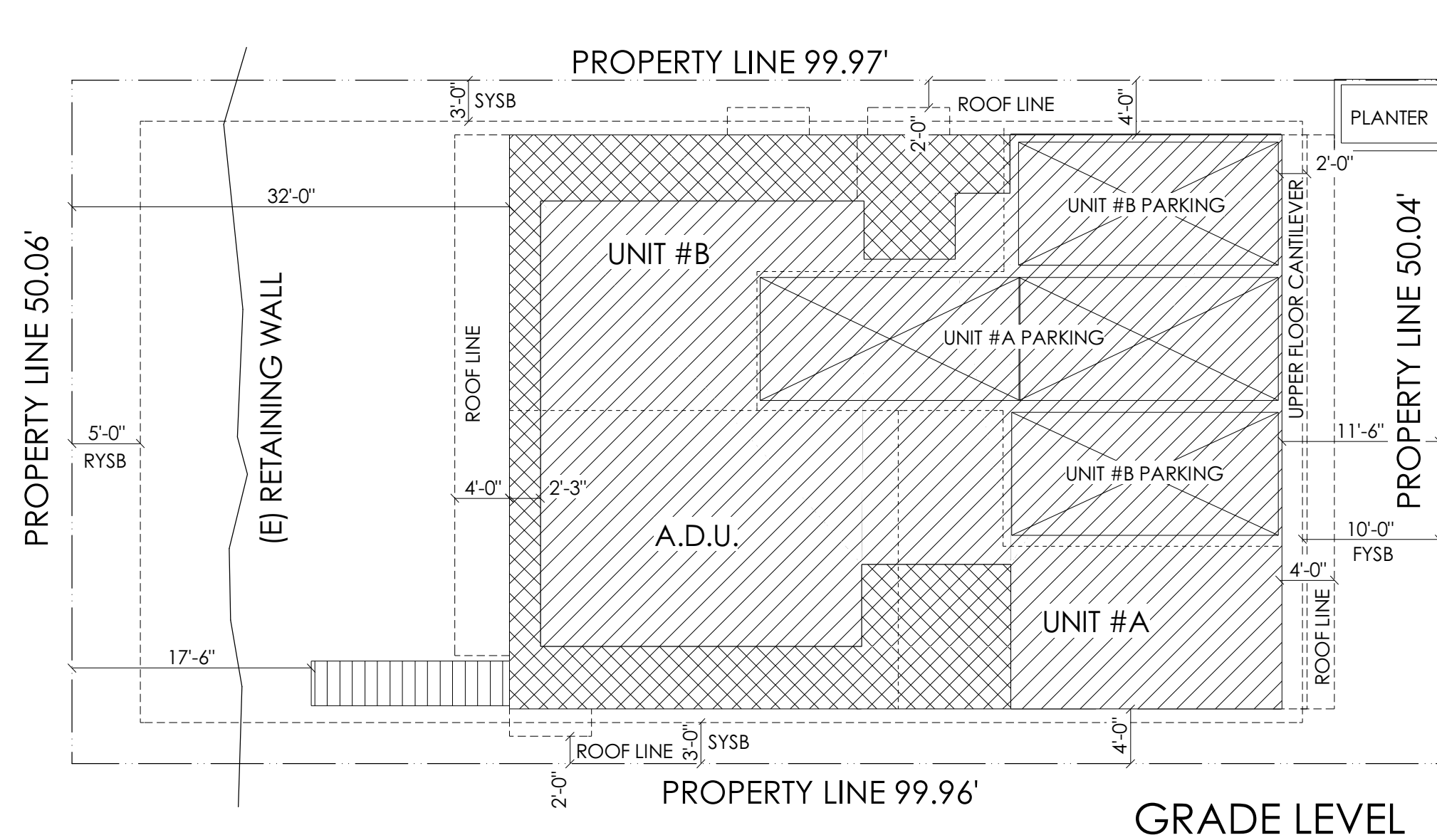
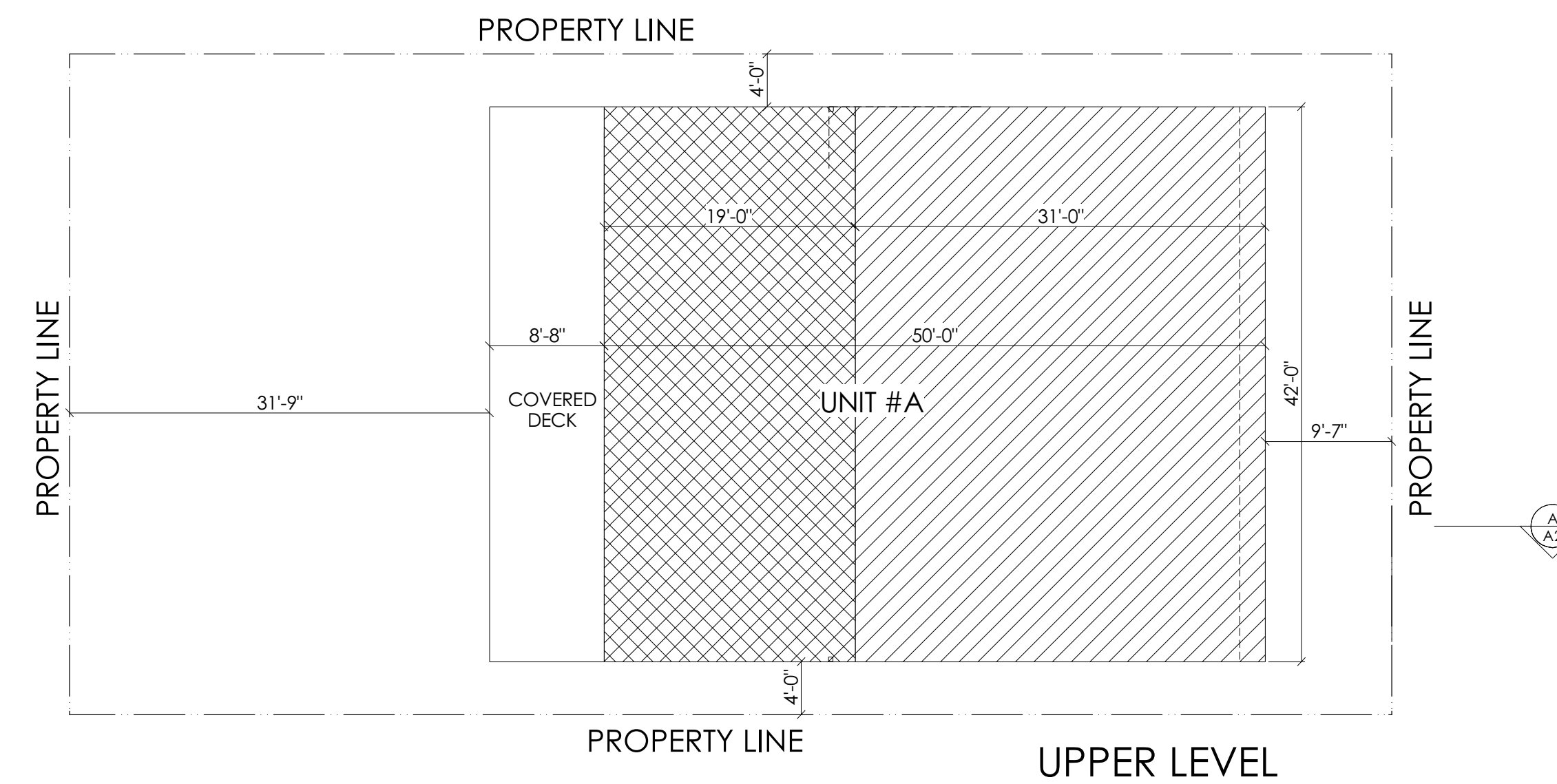
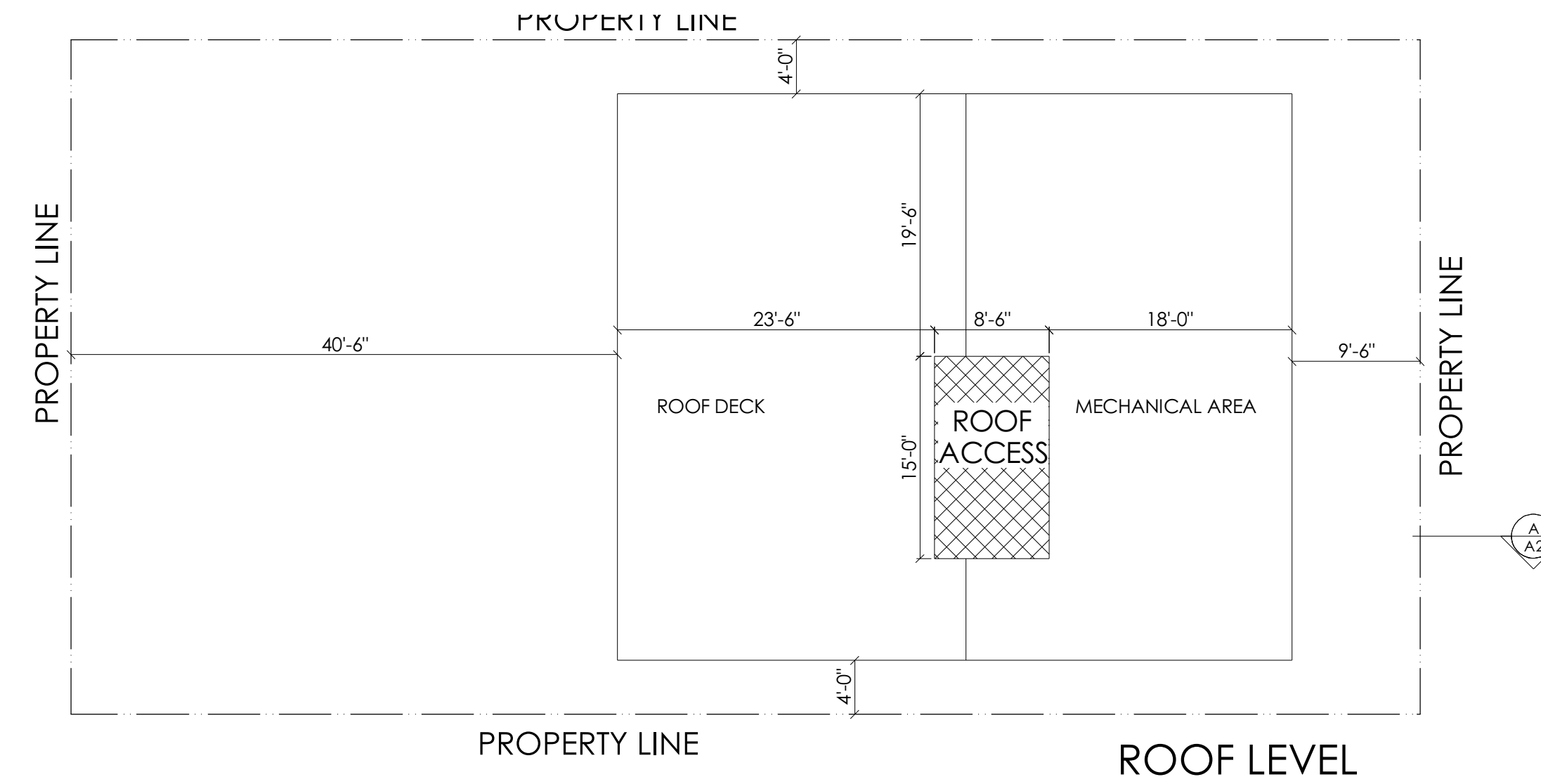
F.A.R.  
G.F.A. = 4338 / 5000 = .88

### PARKING:

UNIT #A ONE BEDROOM	1.5 SPACES REQUIRED
UNIT #B FOUR BEDROOMS	2 SPACES REQUIRED
ADU ONE BEDROOM	0 SPACES REQUIRED
	4 SPACES PROVIDED (COVERED)



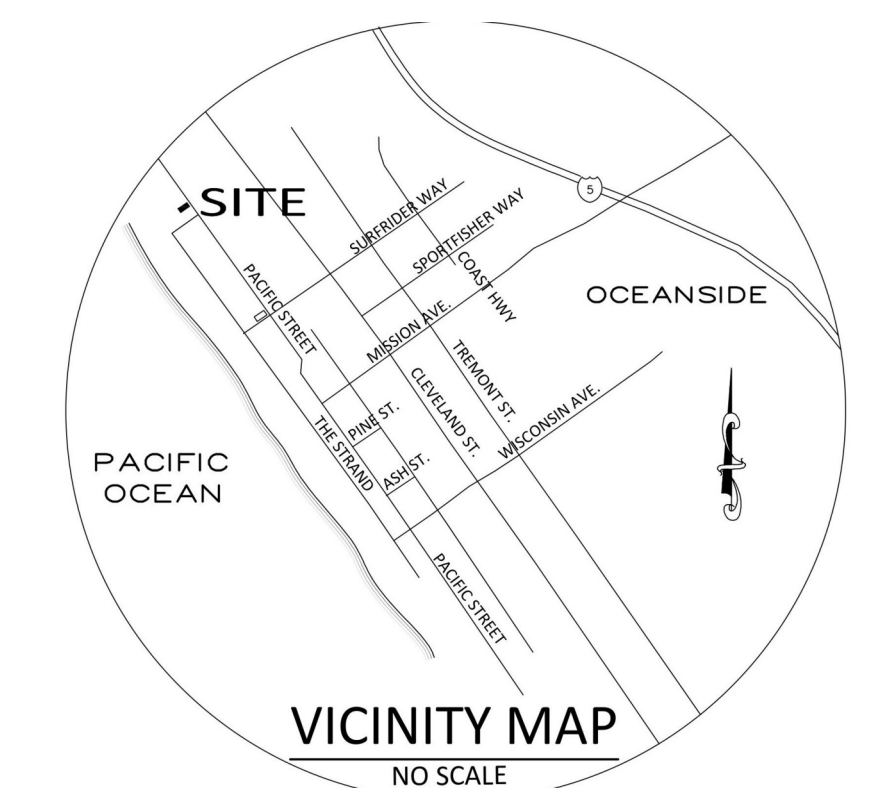
## DEMO PLAN



## SITE PLAN

SCALE = 1" = 10' - 0"

- INDICATES NEW AREA
- INDICATES EXISTING AREA



### REVISIONS

NO.	DESCRIPTION

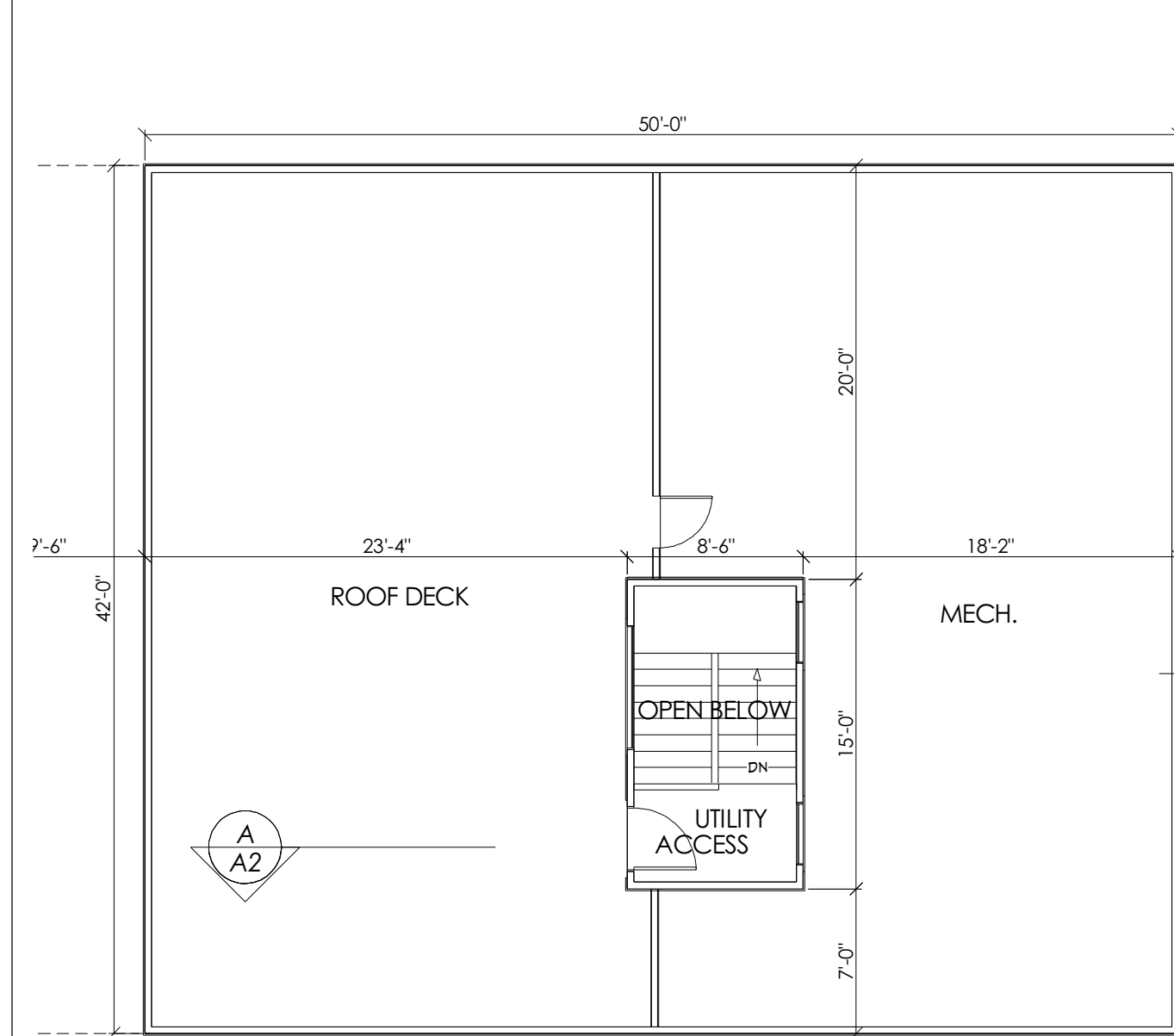
**ALEX FAULKNER DESIGNS**  
 2120 JIMMY DURANTE BLVD. DEL MAR, CA SUITE 114  
 760-809-8772 - alexfdesigns@gmail.com

705 N. PACIFIC APT. REMODEL / ADDITION  
 705 N. PACIFIC STREET OCEANSIDE, CA 92054

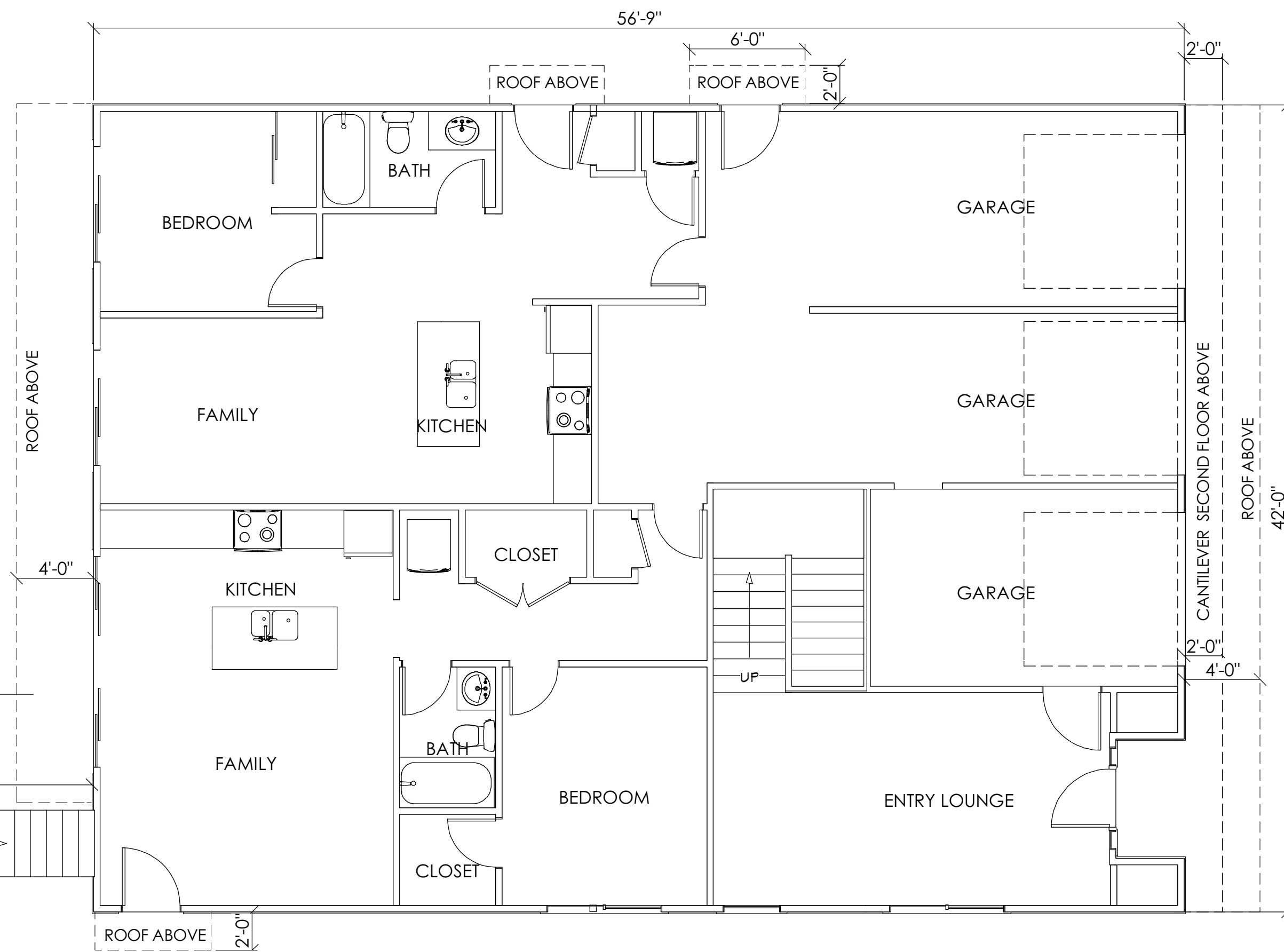
DATE 11.19.24

SHEET NUMBER

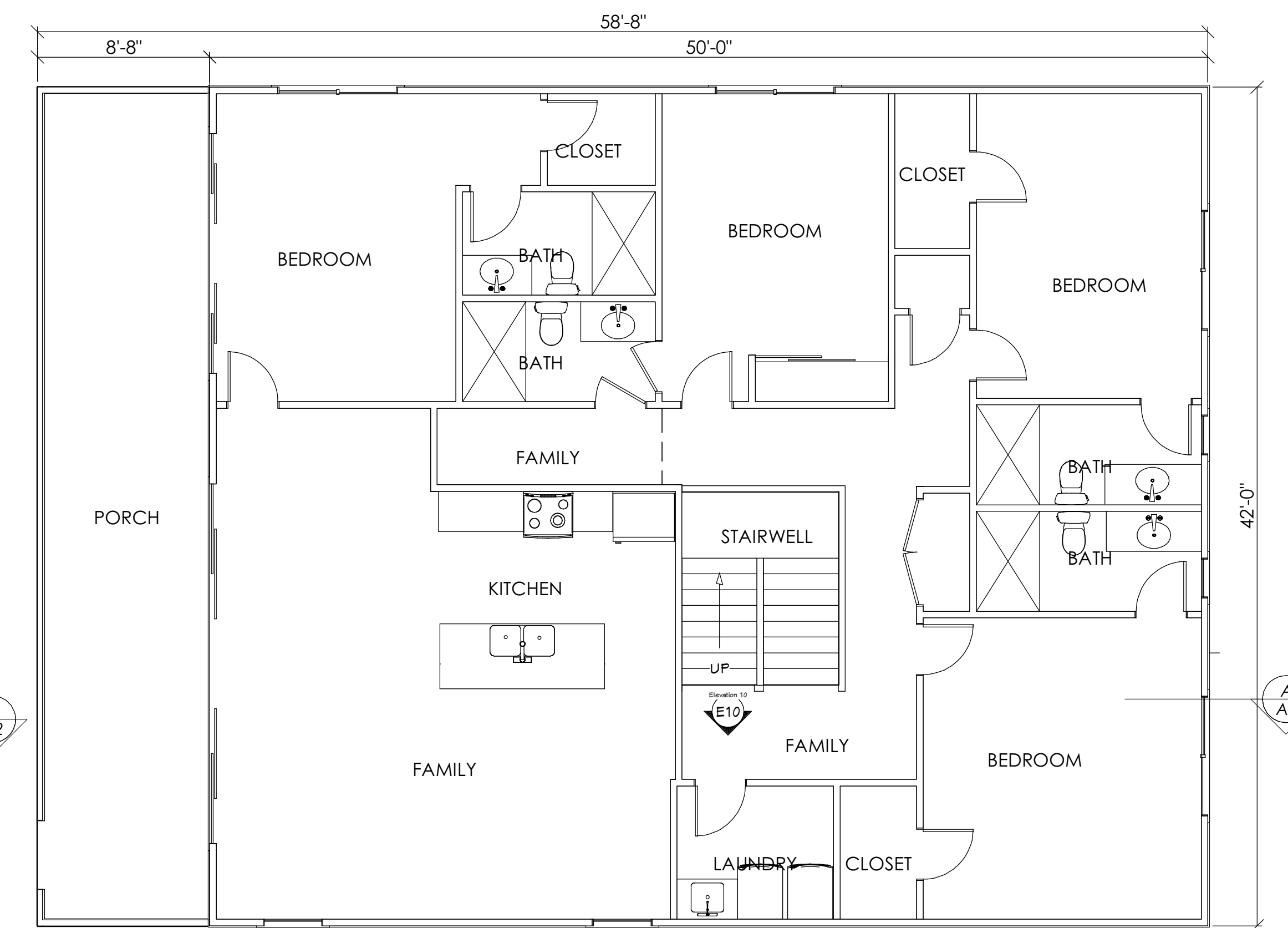
**A-1**



**ROOF**  
SCALE = 1/8" = 1'-0"

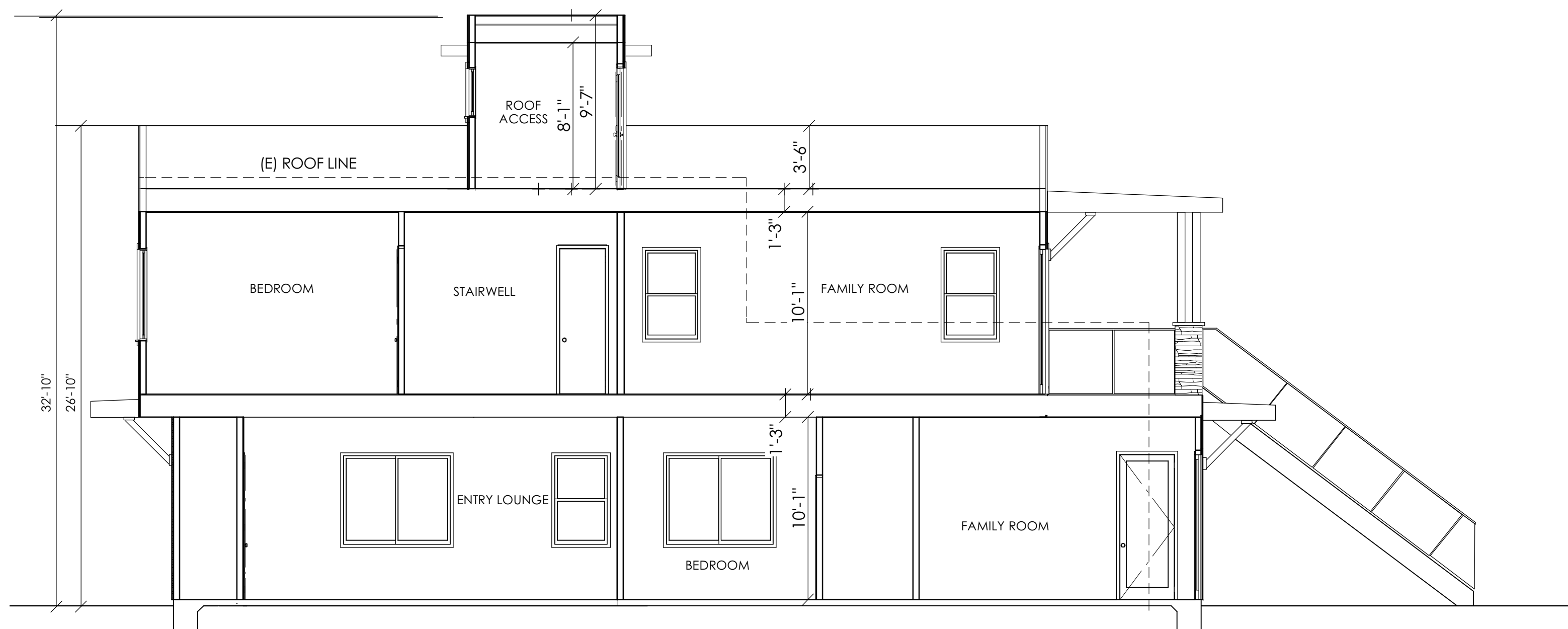


UPPER

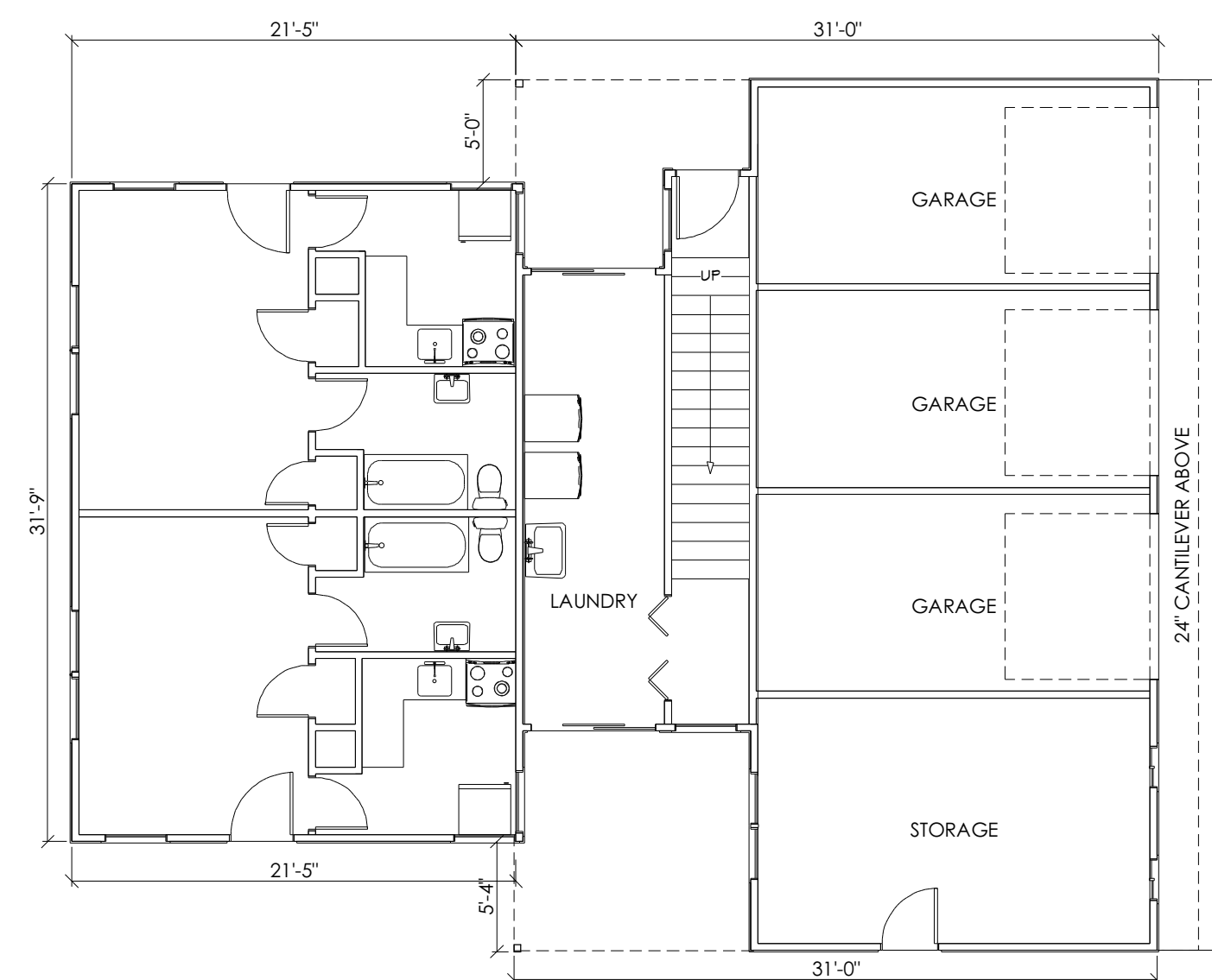


LOWER

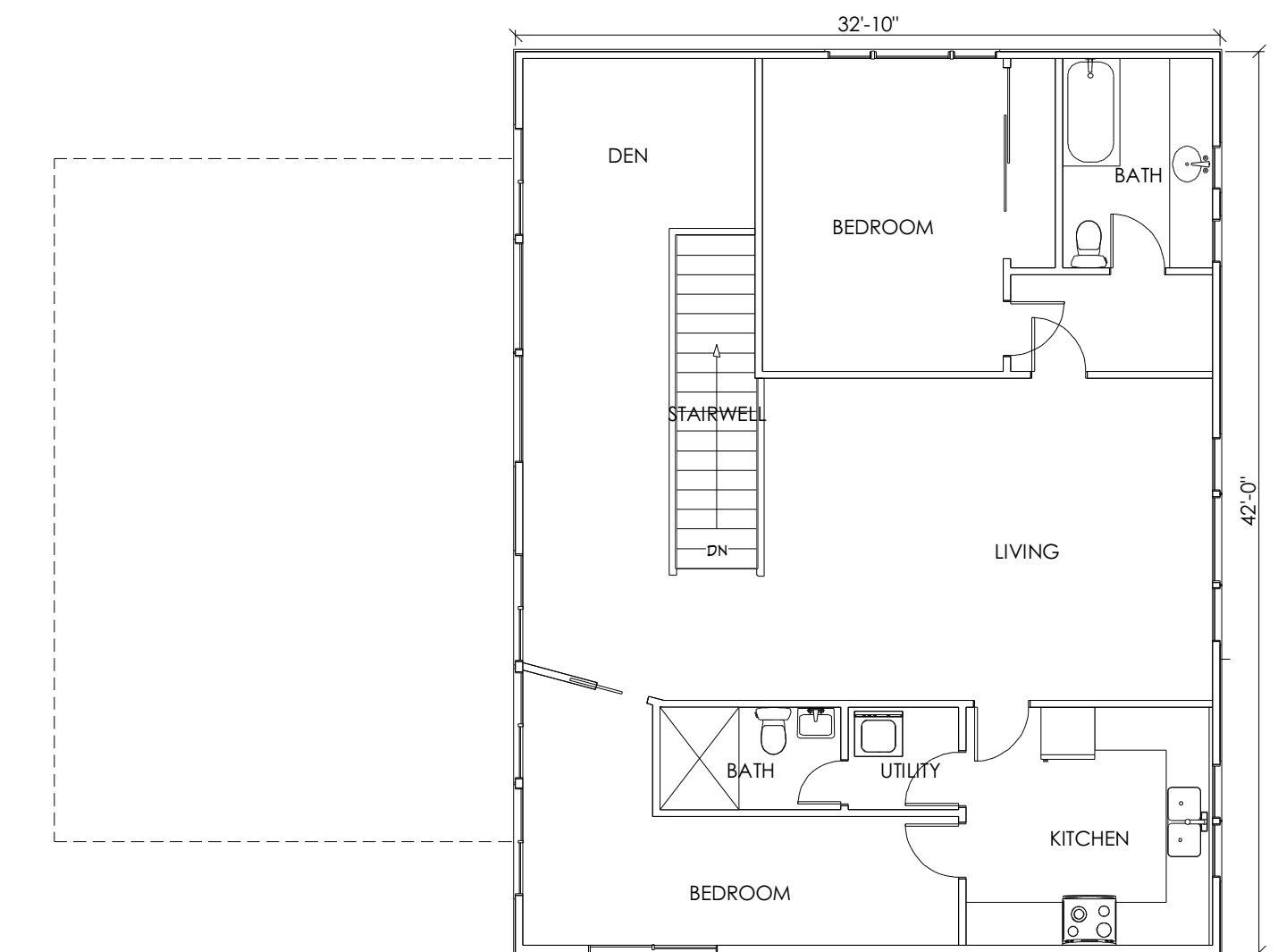
**PROPOSED FLOOR PLANS**  
SCALE = 3/16" = 1'-0"



**SECTION A-A**  
SCALE = 3/16" = 1'-0"



LOWER



UPPER

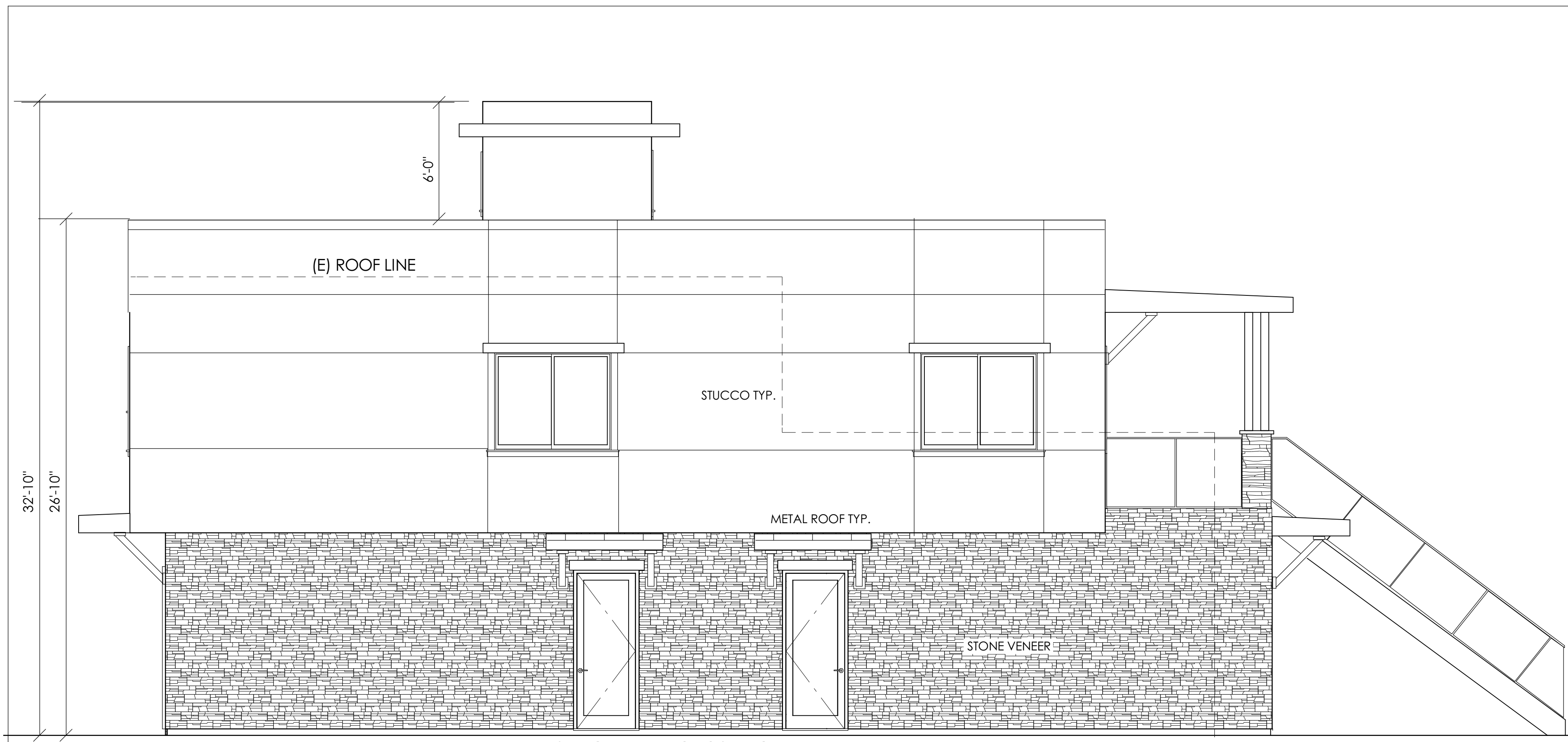
**EXISTING FLOOR PLANS**  
SCALE = 1/8" = 1'-0"

REVISIONS

**ALEX FAULKNER DESIGNS**  
2120 JIMMY DURANTE BLVD. DEL MAR, CA SUITE 114  
760-809-8772 - alexdesigns@gmail.com

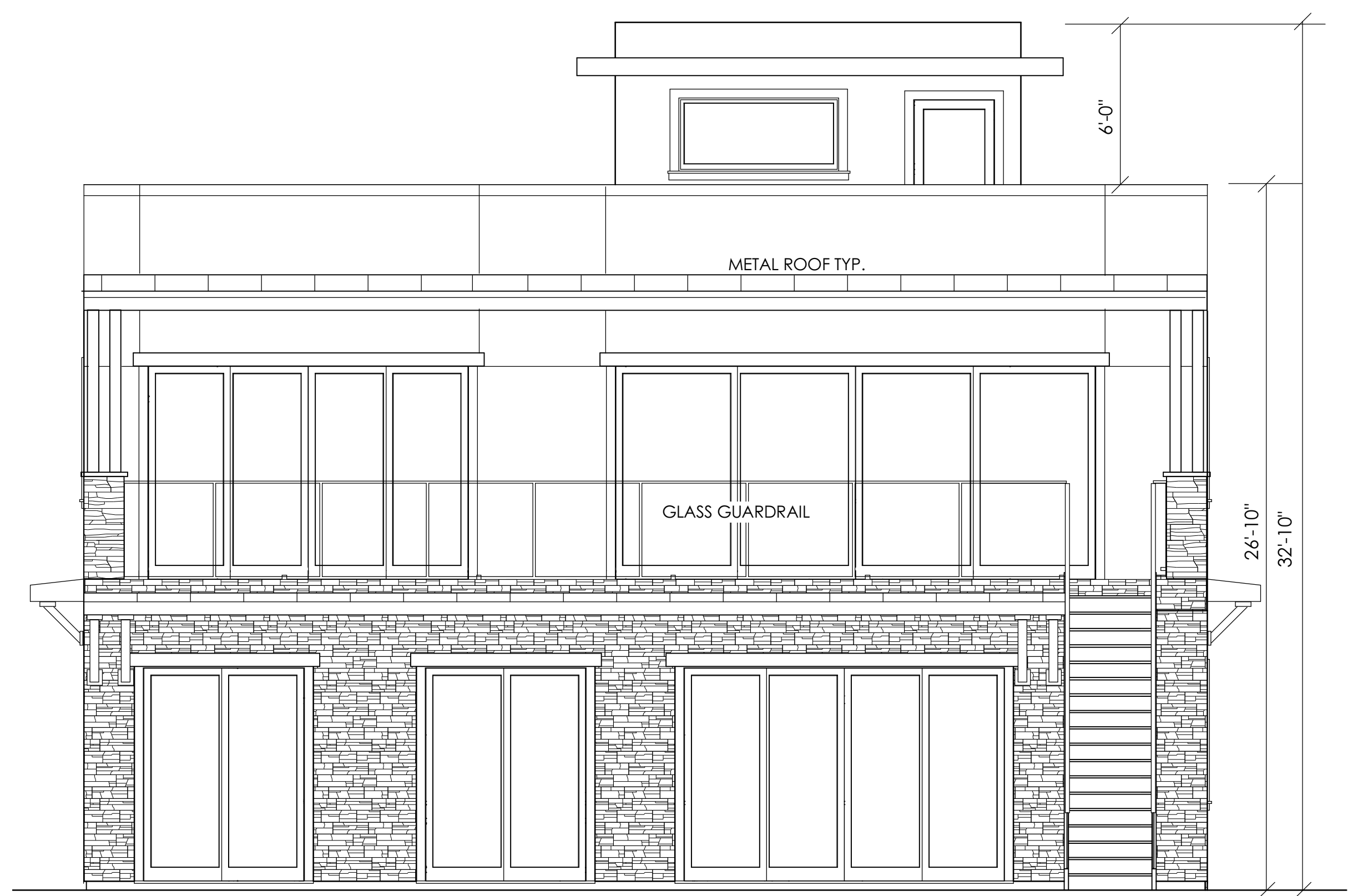
705 N. PACIFIC APT. REMODEL / ADDITION  
705 N. PACIFIC STREET OCEANSIDE, CA 92054

DATE 11.19.24  
SHEET NUMBER **A-2**



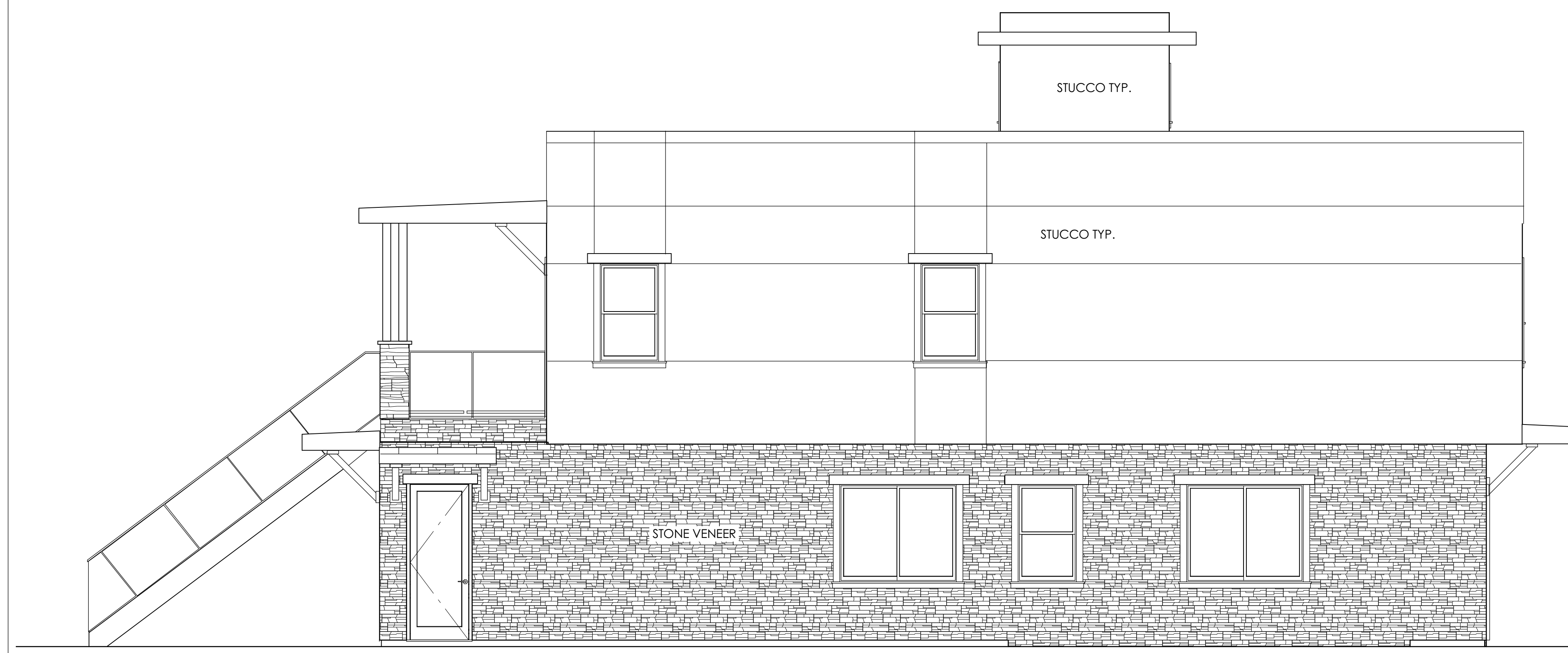
# NORTH ELEVATION

SCALE = 1/4" = 1'-0"



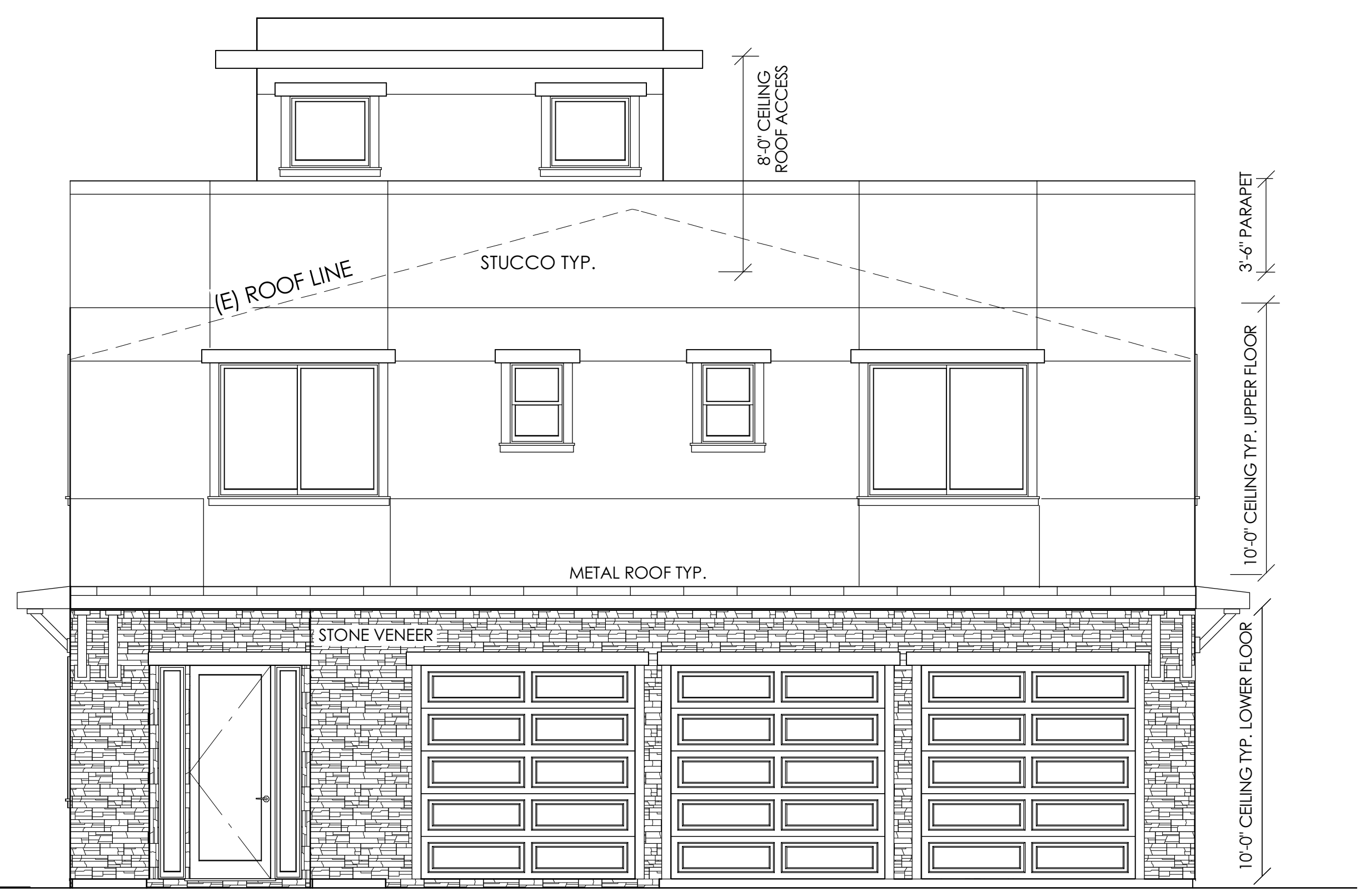
# WEST ELEVATION

SCALE = 1/4" = 1'-0"



# SOUTH ELEVATION

SCALE = 1/4" = 1'-0"



# EAST ELEVATION

SCALE = 1/4" = 1'-0"

REVISIONS

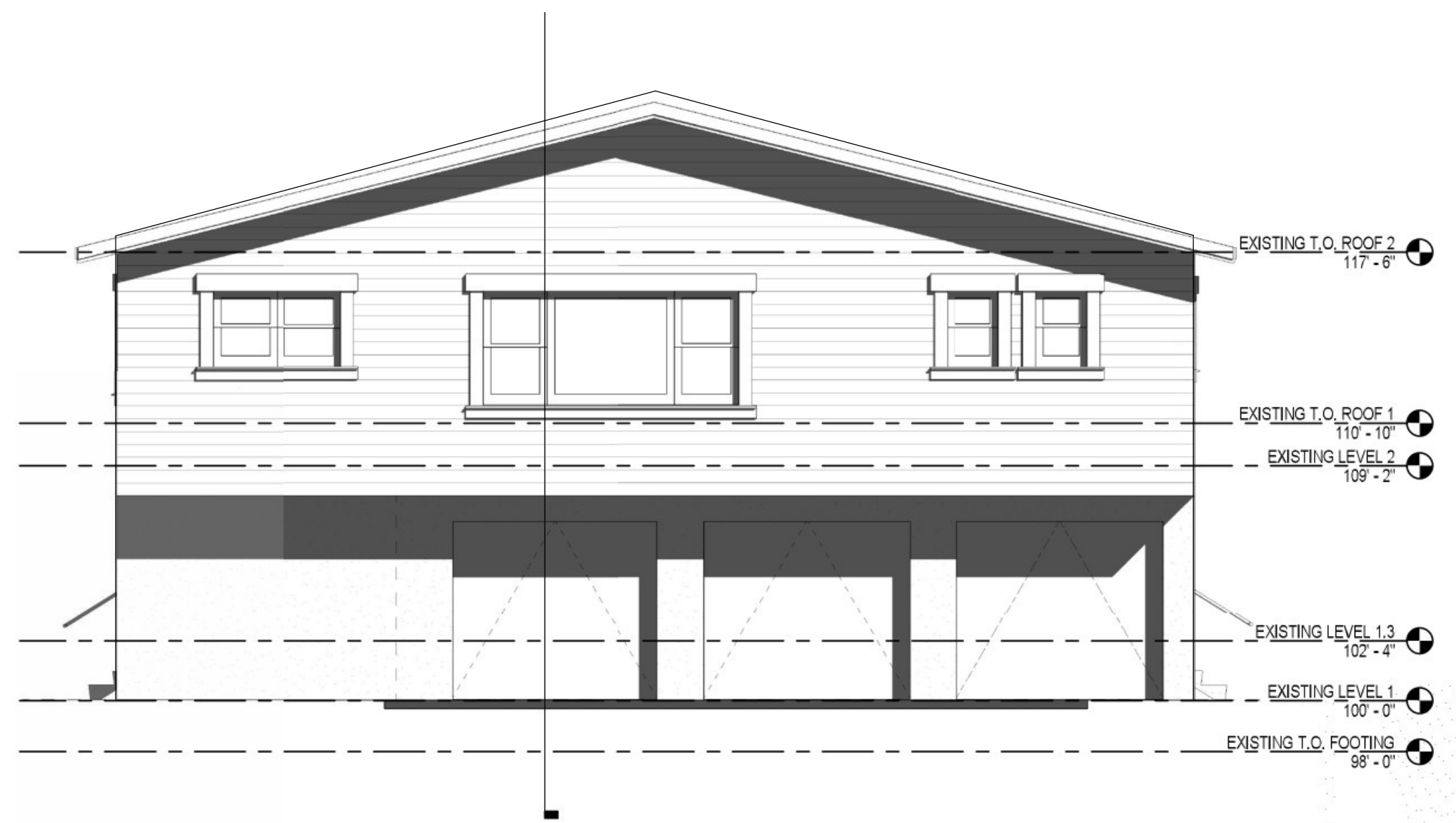
ALEX FAULKNER DESIGNS  
 2120 JIMMY DURANTE BLVD. DEL MAR, CA SUITE 114  
 760-809-8772 - alexdesigns@gmail.com

705 N. PACIFIC APT. REMODEL / ADDITION  
 705 N. PACIFIC STREET OCEANSIDE, CA 92054

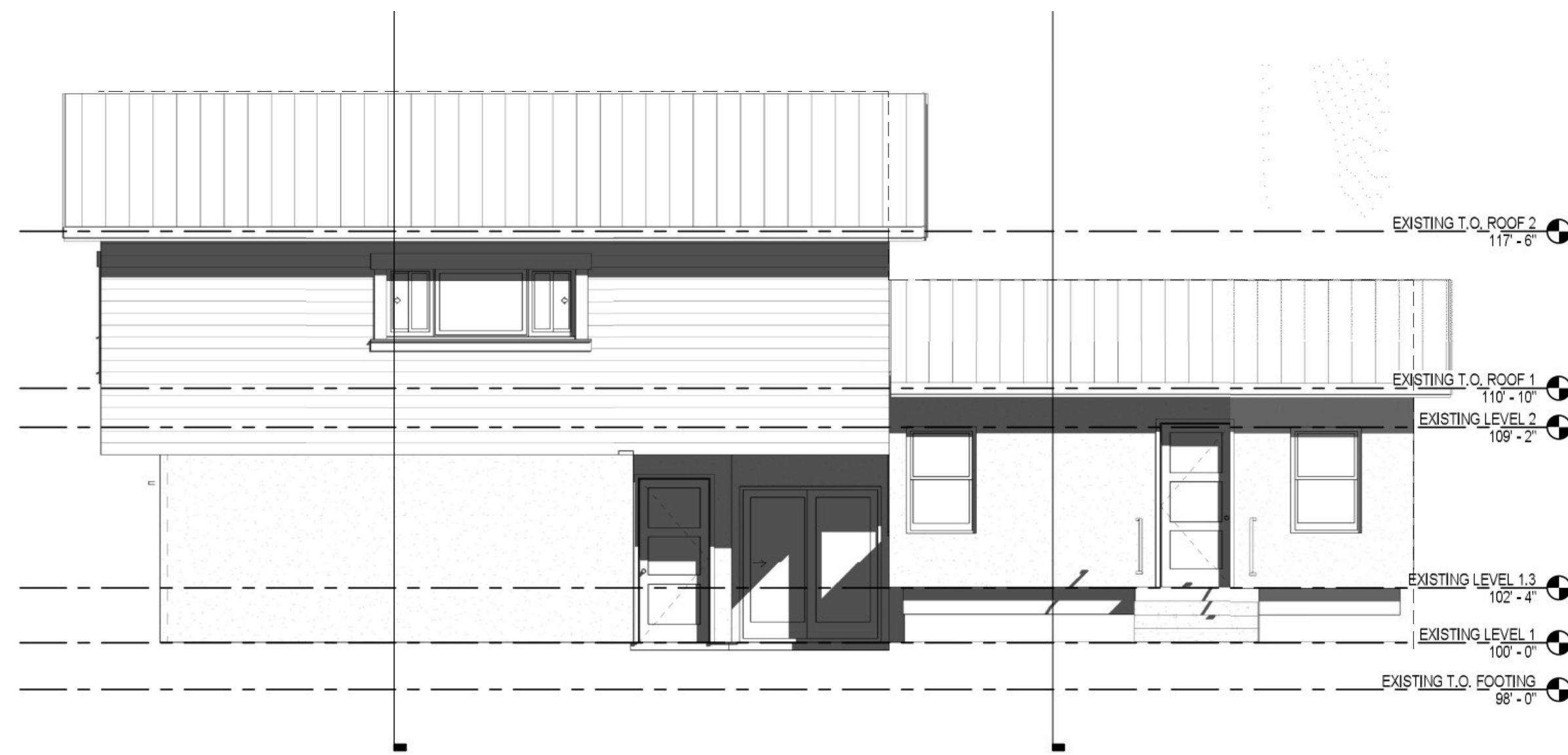
DATE 11.19.24

SHEET NUMBER

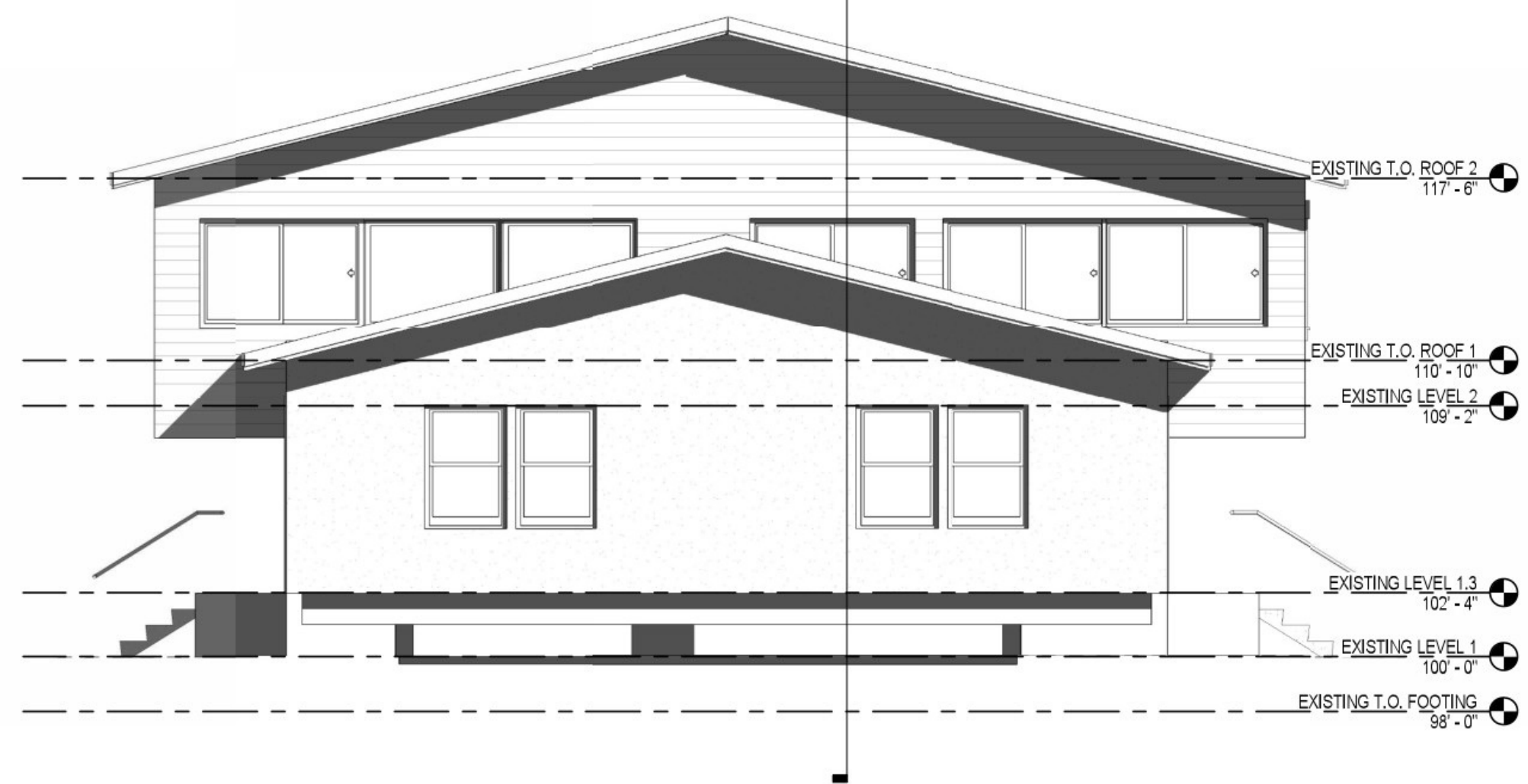
A-3



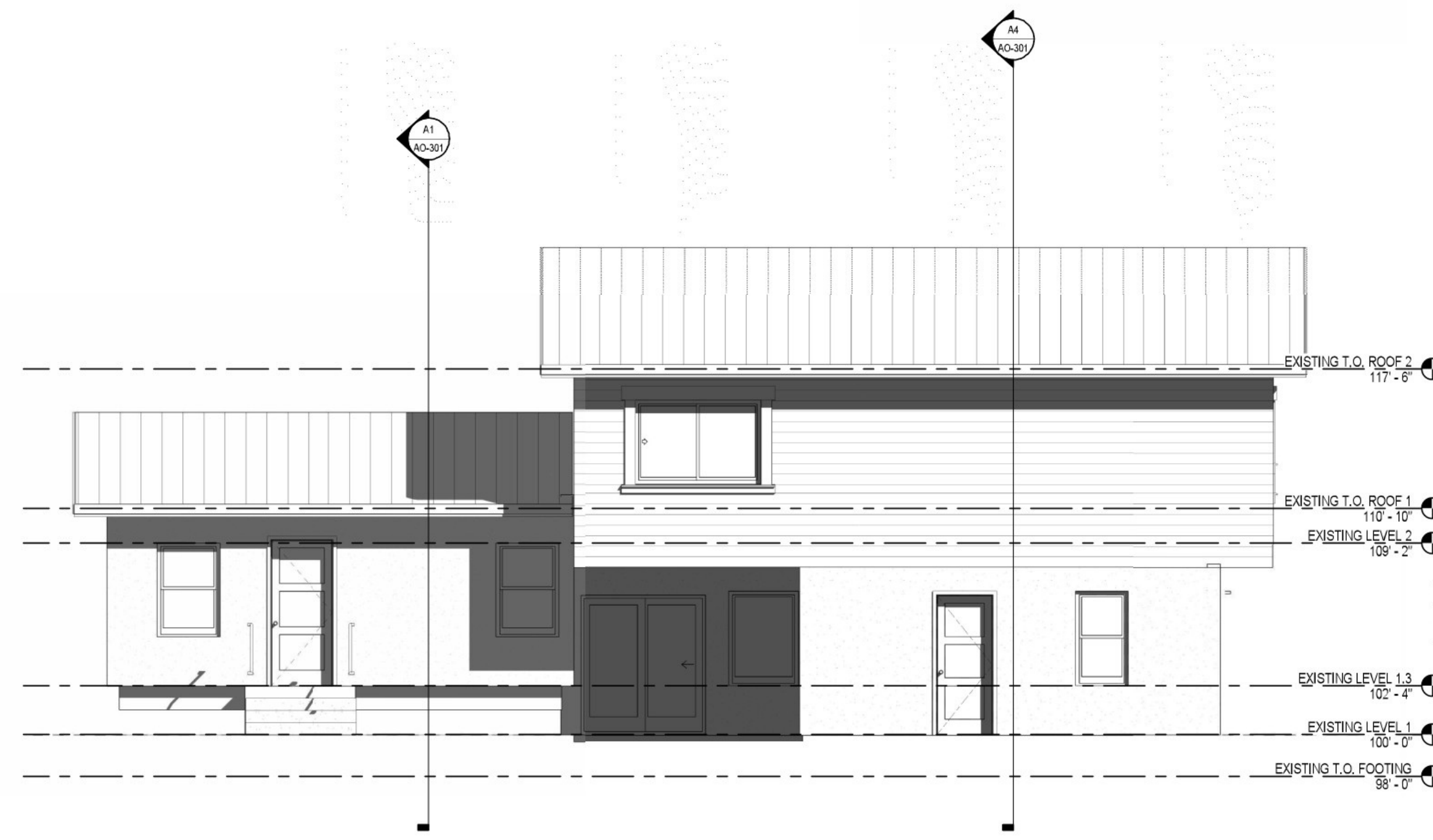
1 EAST ELEVATION EXISTING  
1/4" = 1'-0"



2 NORTH ELEVATION EXISTING  
1/4" = 1'-0"



4 WEST ELEVATION EXISTING  
1/4" = 1'-0"



3 SOUTH ELEVATION EXISTING  
1/4" = 1'-0"

# EXISTING ELEVATIONS

SCALE = 3/16" = 1'-0"

REVISIONS

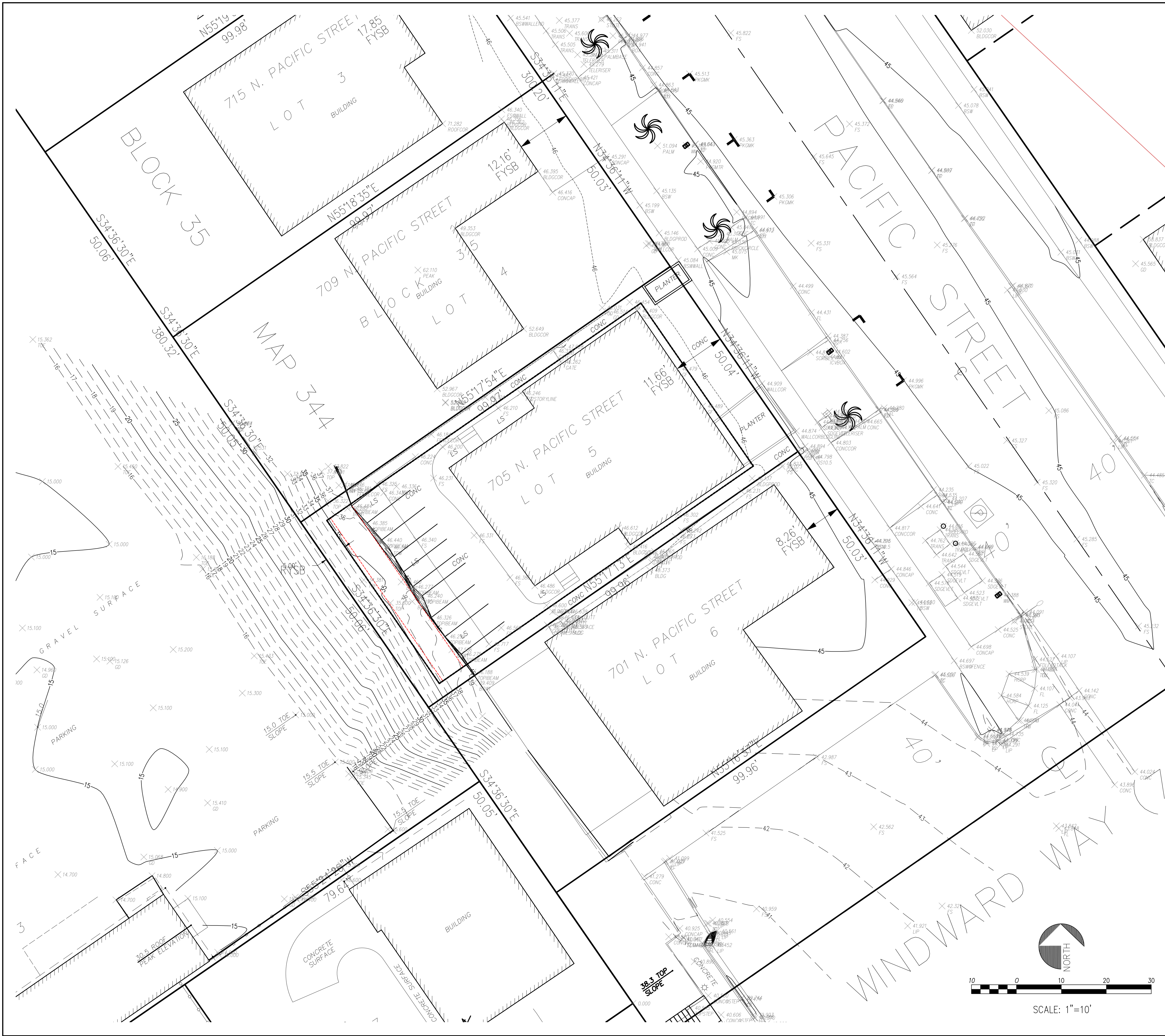
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760-809-8772 - alexdesigns@gmail.com

705 N. PACIFIC APT. REMODEL / ADDITION  
705 N. PACIFIC STREET OCEANSIDE, CA 92054

DATE  
11.19.24

SHEET NUMBER

A-4



**LEGEND:**

EXIST. TOPOGRAPHIC CONTOURS  
 EXIST. SEWER LINE  
 EXIST. SEWER LATERAL  
 EXIST. WATER MAIN  
 EXIST. WATER METER  
 EXIST. WATER VALVE  
 EXIST. FIRE HYDRANT  
 EXIST. RETAINING WALL  
 PARCEL BOUNDARY  
 DIRECTION OF DRAINAGE

**SYMBOL:**

30  
 S S  
 W W  
 WVA  
 WV  
 FH  
 ---  
 --->

**LIST OF ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	L.P.	LOW PRESSURE
A.C.	ASBESTOS CEMENT	PLTR	PLASTER
BLK	BLOCK	PVMT	PAVEMENT
BW	GRADE AT BOTTOM OF WALL	SCD	SEWER CLEANOUT
C	CENTER LINE	SMH	SEWER MANHOLE
CONC	CONCRETE	TEL	TELEPHONE
C.O.	CLEANOUT	TW	GRADE AT TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
FL	FLOW LINE	WM	WATER METER
H	HIGH		
ICV	IRRIGATION CONTROL VALVE		

**LEGAL DESCRIPTION**

LOT 5 OF BLOCK 35 OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 344, MADE BY C.J. COUTS IN JUNE 1885 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885. APN 143-221-04-00

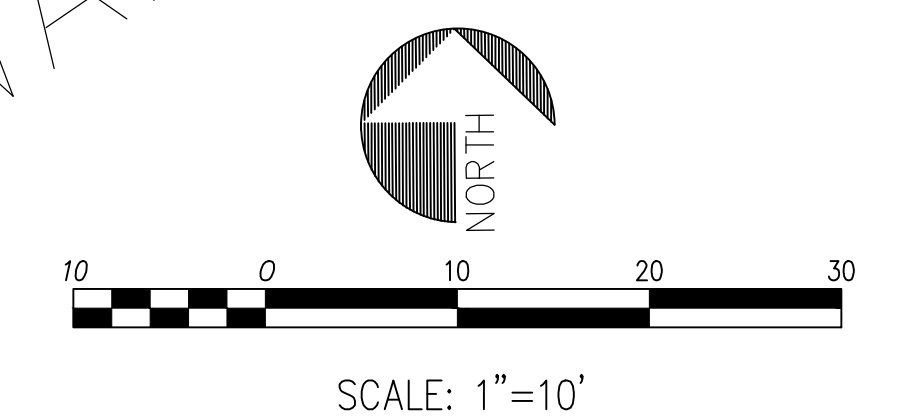
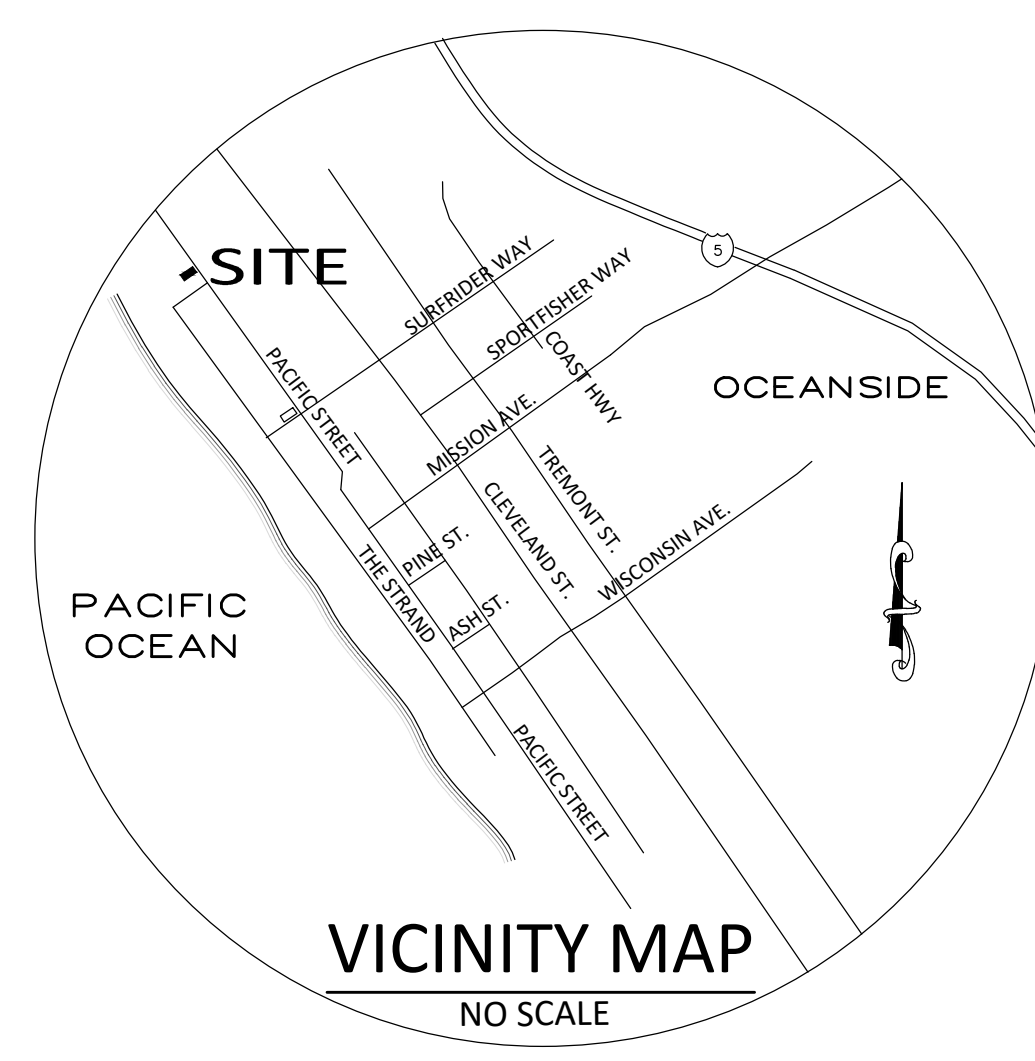
- SOURCE OF TOPOGRAPHY**
- TOPOGRAPHIC SURVEY BY MICHAEL SPIRON JANUARY 2019. SAID SURVEY INCLUDES THE FOLLOWING NOTES:
1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
  2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
  3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

**BENCHMARK**

3.5" BRASS DISK IN MONUMENT WELL, STAMPED RCE 33069, INTERSECTION OF PACIFIC STREET & NEPTUNE WAY  
 ELEV = 46.17 ; DATUM: NGVD88; CITY OF OCEANSIDE GEODETIC CONTROL NETWORK (NUMBER 1003).

**SERVICE AGENCIES**

WATER & SEWER: CITY OF OCEANSIDE - WATER UTILITIES DEPARTMENT  
 GAS & ELECTRICITY: SAN DIEGO GAS & ELECTRIC  
 FIRE: CITY OF OCEANSIDE - FIRE DEPARTMENT  
 SCHOOLS: OCEANSIDE UNIFIED SCHOOL DISTRICT



**ENGINEER OF WORK:**

LARRY R. TAYLOR, RCE, GE, QSD  
 RCE 58274

**PLANS PREPARED FOR:**

808 GALL  
 ZOLLY PROPERTIES, LLC - SECOND DIVISION  
 2227 FARADAY STREET, SUITES A48  
 CARLSBAD, CA 92008  
 TEL. (760) 931-6500

THIS PLAN IS INTENDED TO BE USED SOLELY FOR THE CLIENT'S NAMED. THE SCOPE OF WORK AND RELATED RESPONSIBILITIES ASSOCIATED WITH THE PREPARATION OF THIS PLAN ARE DEFINED IN THE PROFESSIONAL SERVICES AGREEMENT BETWEEN TGI AND CLIENT. ANY USE WHICH A THIRD PARTY MAKES OF THE WORK, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON IT, ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES. DECISIONS MADE OR ACTIONS TAKEN AS A RESULT OF WORK BY TGI SHALL BE THE RESPONSIBILITY OF THE PARTIES DIRECTLY INVOLVED IN THE DECISIONS OR ACTIONS.

REV. NO.	DESCRIPTION	DATE

**705 N. PACIFIC STREET**  
 705 NORTH PACIFIC STREET, OCEANSIDE, CALIFORNIA  
 APN 143-221-04-00

**Project description:**

705 N. Pacific St.

The project is an addition and extensive remodel to an existing 3 living unit, two story apartment structure.

The structure will remain 3 living units and two stories. The structure will include a 4 bedroom unit, a 1 bedroom unit and a 1 bedroom A.D.U. A roof access space will be added above the second floor.

4 enclosed parking spaces will be provided. 2 of which are in tandem.

The original building was constructed in 2 phases. The project proposes to remove the older, western portion completely and preserve the foundation of the newer eastern section of the structure.

The structure will sit on an existing, relatively flat portion on the lot. No changes to the grade are proposed.