



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, January 15, 2025

Meeting 1: N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed demolition of existing 784 sq ft cottage structure & detached garage. Construct new 1,283 sq ft single-family residence on ground level, new 1,004 sq ft attached ADU on the second level on a 3,750 sq ft lot located at 826 S. Pacific Street.

Project Number: ADM24-00060

Assessor Parcel Number(s): 150-351-05-00

Contact Person: Chris Schumm

Email: chris@naluarchitecture.com

Zoning: RT

Land Use: C-RH

Neighborhood Area: Townsite

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

ITEM 2





Developer's Conference (Pre-Application) Request Form

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

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Heidi Anson 1/24/2024

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

Requested Meeting Date/Time (please provide 2 options)

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

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

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

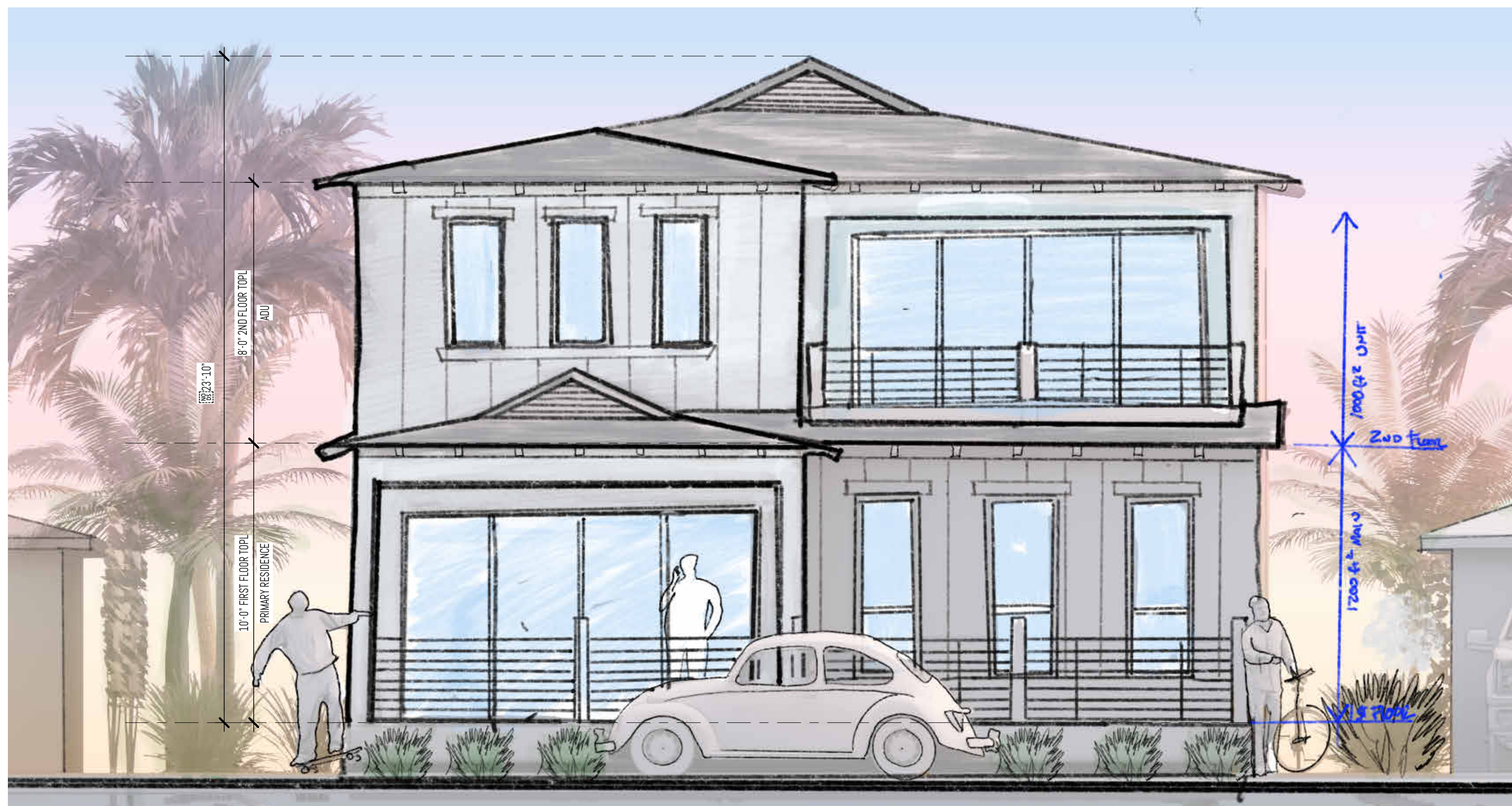
To be completed by City staff:

Assigned meeting date:

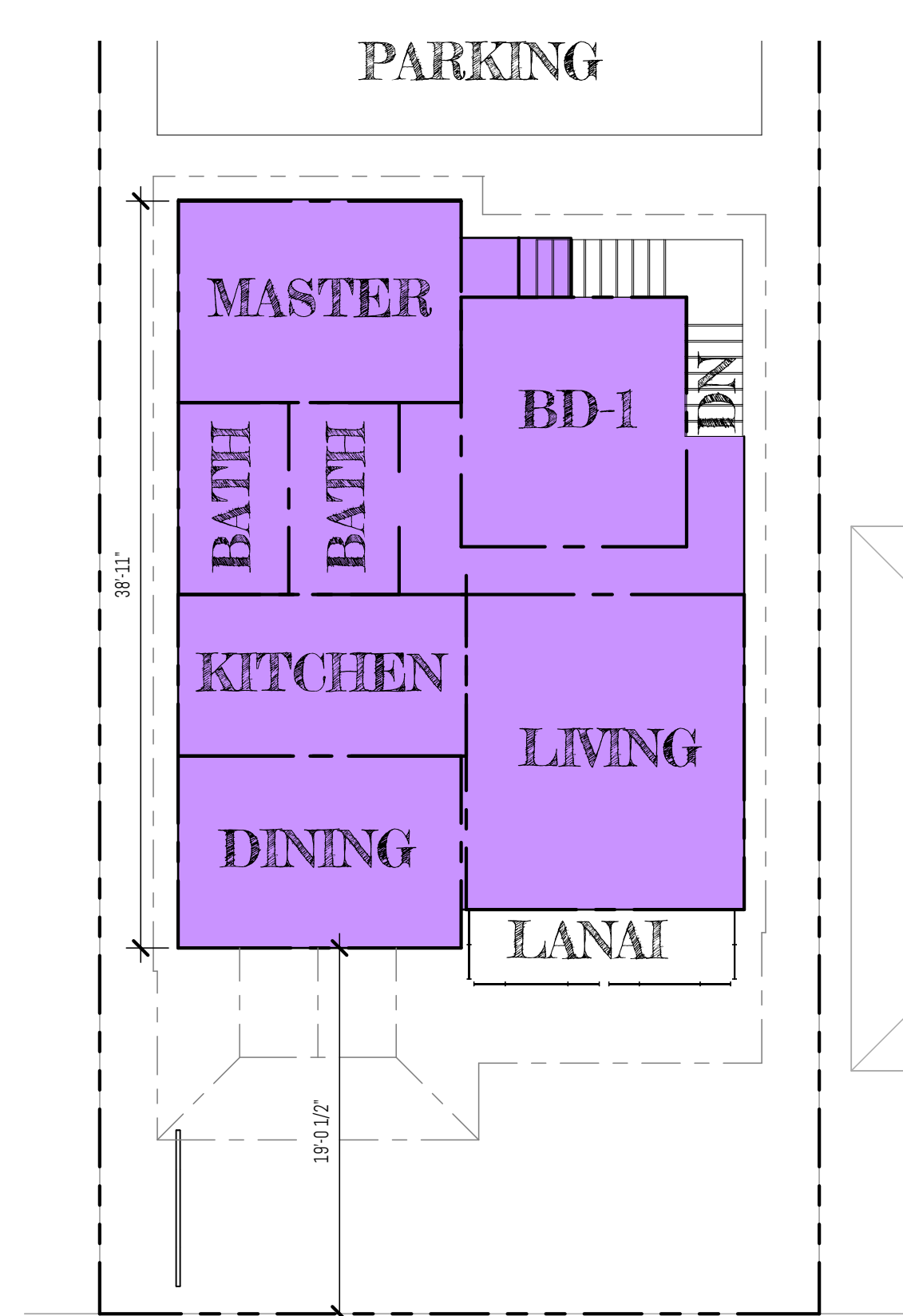
Time:

Assigned Project Planner:

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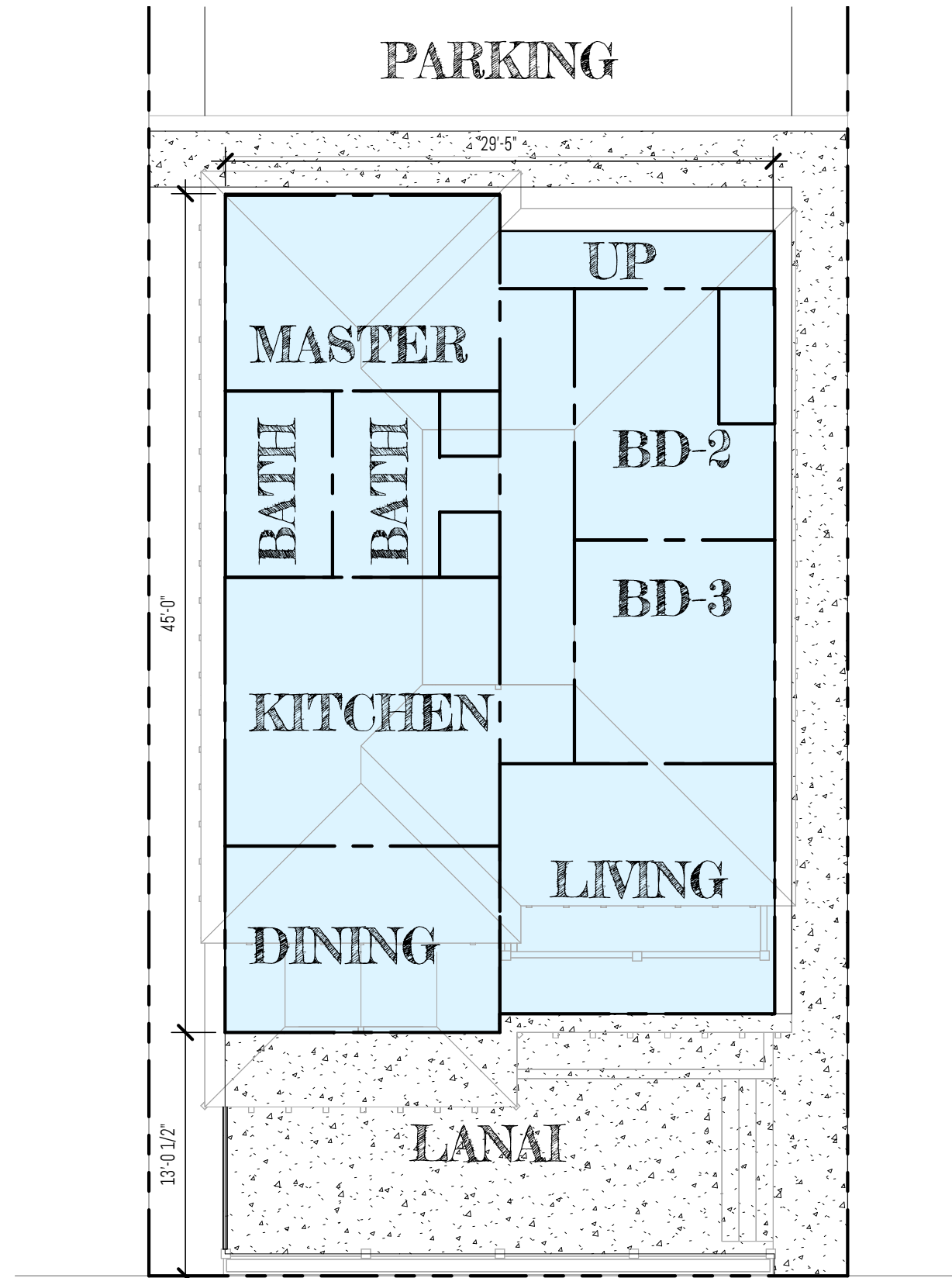


WEST ELEVATION @ PACIFIC STREET



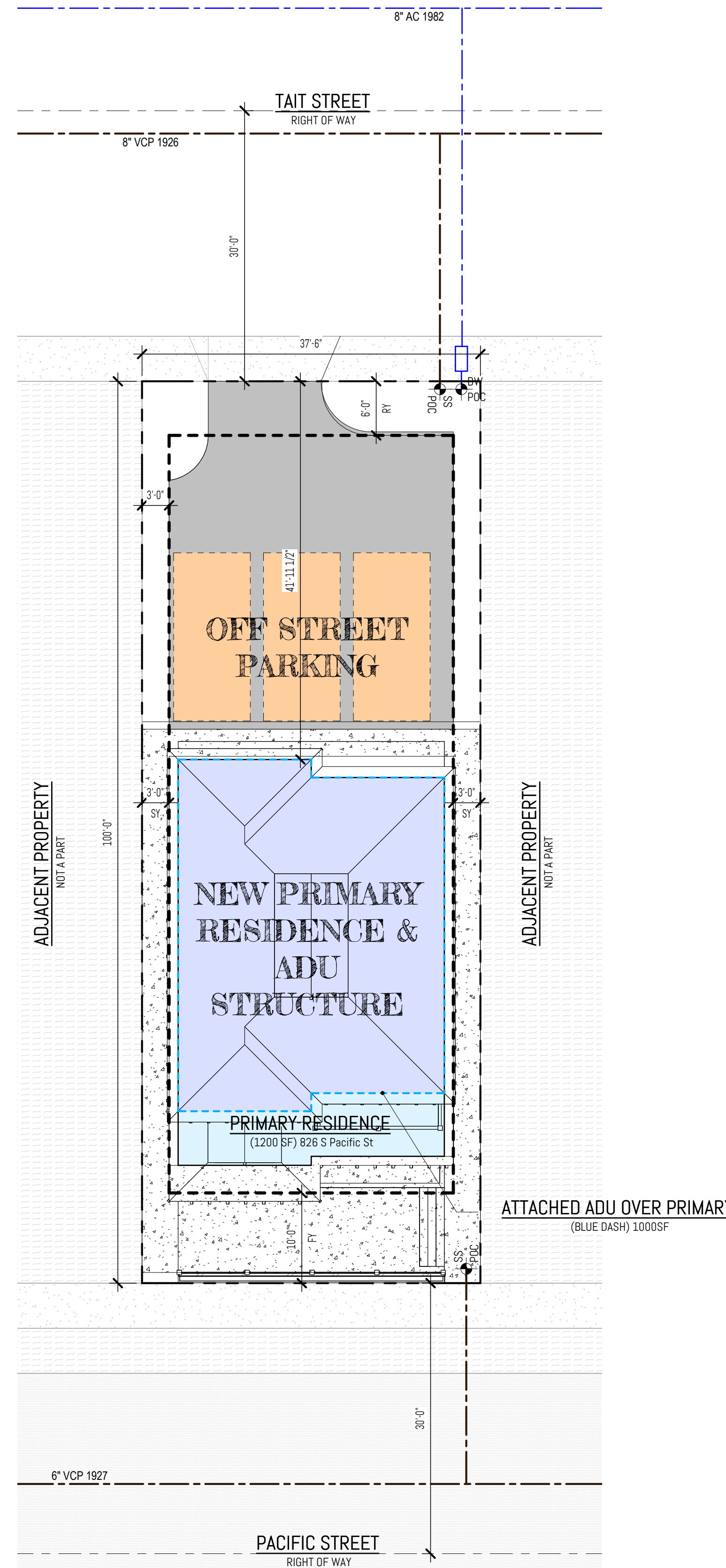
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
VIEW: L2



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
VIEW: L1



SITE PLAN

SCALE: 1" = 10'-0"
VIEW: 1

- OWNERS: SOUTH PACIFIC ST. LLC
- PROJECT SCOPE: DEMOLITION OF EXISTING 784SF COTTAGE STRUCTURE & DETACHED GARAGE. NEW SINGLE FAMILY RESIDENCE ON GROUND LEVEL, NEW ADU ON SECOND LEVEL.
- ADDRESS: 826 SOUTH PACIFIC STREET, OCEANSIDE CA 92054
 - YEAR BUILT: 1921
 - APN: 150-351-05-00
 - LOT AREAS: GROSS LOT AREA 3,760 SF
 - GENERAL PLAN DESIGNATION: RT
 - ZONING DESIGNATION: RT RESIDENTIAL TOURIST DISTRICT
 - WATER DISTRICT: OCEANSIDE
 - SANITATION DISTRICT: OCEANSIDE
 - EXISTING & PROPOSED USE: RESIDENTIAL, RESIDENTIAL (NO CHANGE)
 - LOT COVERAGE: 1283 SF (BUILDING)
 - FLOOR AREA RATIO: .61 OR 61%
 - HEIGHT S33: < 3 STORIES
 - SETBACKS S33: FY: 10', SY: 3', RY: 6'
 - GRADING QUANTITIES: ASSUMING GRADING PERMIT REQUIRED
 - BUILDING AREAS:

EXISTING:	
COTTAGE TO BE REMOVED	784 SF
SINGLE CAR GARAGE TO BE REMOVED	220 SF
TOTAL DEMO	1,004 SF

PROPOSED NEW CONFIGURATION:	
UNIT 1 - PRIMARY RESIDENCE	1,283 SF
UNIT 2 - UPSTAIRS ADU	1,041 SF

TOTAL COMBINED CONDITIONED SPACE/ GFA:	2,324 SF
NET INCREASE/ DECREASE FROM PRIOR COTTAGE	+1540 SF

- OCCUPANCY: R3 - RESIDENTIAL
 - TYPE OF CONSTRUCTION: TYPE V, SPRINKLED
 - OFF STREET PARKING: 3 (SEE SITE PLAN)
 - IMPERVIOUS AREA:
- | | |
|------------------------------|---------------------------------|
| EXISTING RESIDENCE | 1394 SF |
| EXISTING HARDSCAPE | 125 SF |
| EXISTING IMPERVIOUS: | 1,519 SF/ 3,760 SF = .40 OR 40% |
| PROPOSED RESIDENCE | 1,283 SF |
| NEW PARKING HARDSCAPE | 1,097 SF |
| NEW HARDSCAPE (PATIO & WALK) | 850 SF |
| PROPOSED IMPERVIOUS: | 3,230 SF/ 3,760 SF = .86 OR 86% |

21. BEDS/ BATHS		
	BEDROOMS	BATHROOMS
PROPOSED RESIDENCE:	3	2
PROPOSED ADU	± 2	2
TOTAL ONCE COMPLETED	5	4

NALU
ARCHITECTURE

ENCINITAS - CALIFORNIA

PO BOX 467
CARDIFF BY THE SEA, CA 92007

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PROJECT NO. 24012

DATE 11/04/24

REV	DESCRIPTION
	CONCEPT PROGRESS

CITY STAMPS

NEW RESIDENCE & ATTACHED ADU
SOUTH PACIFIC STREET LLC
826 SOUTH PACIFIC STREET
OCEANSIDE CA 92054

SITE PLAN

A1.0

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EXISTING - FRONT @ PACIFIC



EXISTING - REAR @ TAIT

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ARCHITECTURE

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PO BOX 467
CARDIFF BY THE SEA, CA 92007

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	CONCEPT PROGRESS

CITY STAMPS

NEW RESIDENCE & ATTACHED ADU
SOUTH PACIFIC STREET LLC
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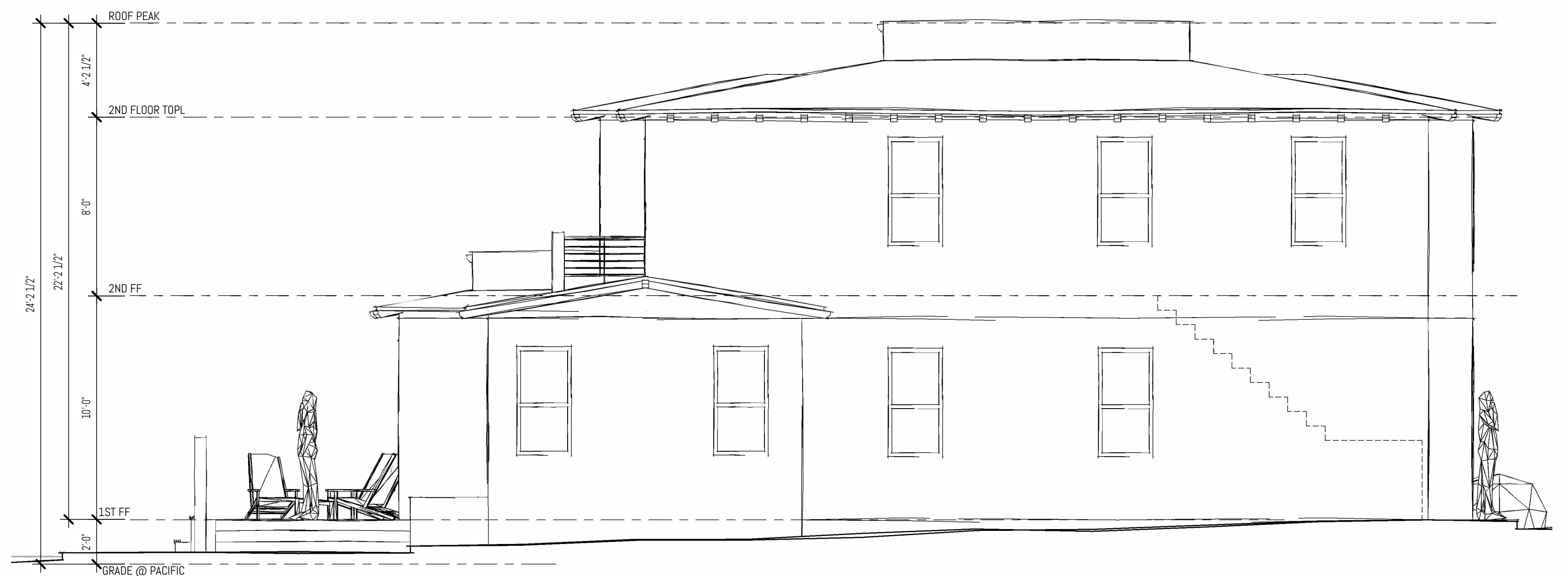
EXISTING PHOTOS

A5.1

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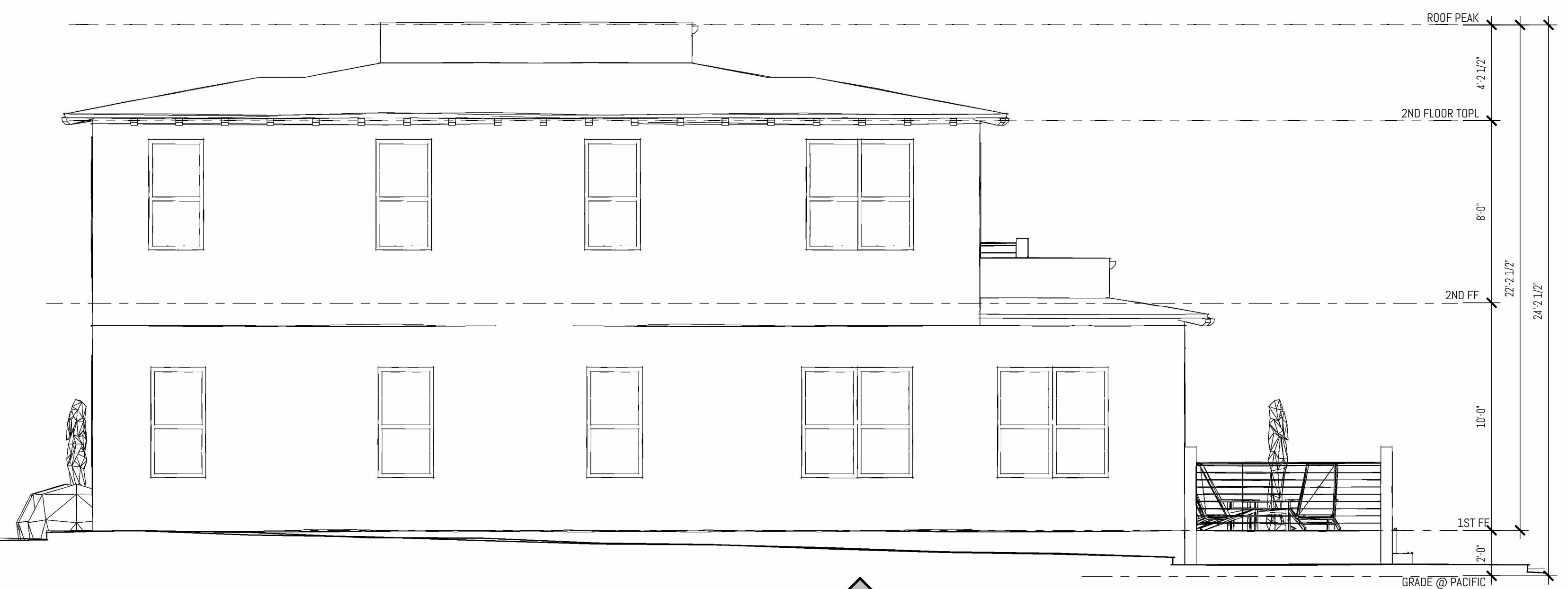
WEST
SCALE: 1/4" = 1'-0"
ELEV: W



SOUTH
SCALE: 1/4" = 1'-0"
ELEV: S



EAST
SCALE: 1/4" = 1'-0"
ELEV: E



NORTH
SCALE: 1/4" = 1'-0"
ELEV: N

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November 20, 2024

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

Project Location:

826 South Pacific Street, Oceanside, CA 92054

APN: 150-351-05-00

Lot Area: 3,750sf

Year Built: 1921

General plan: RT

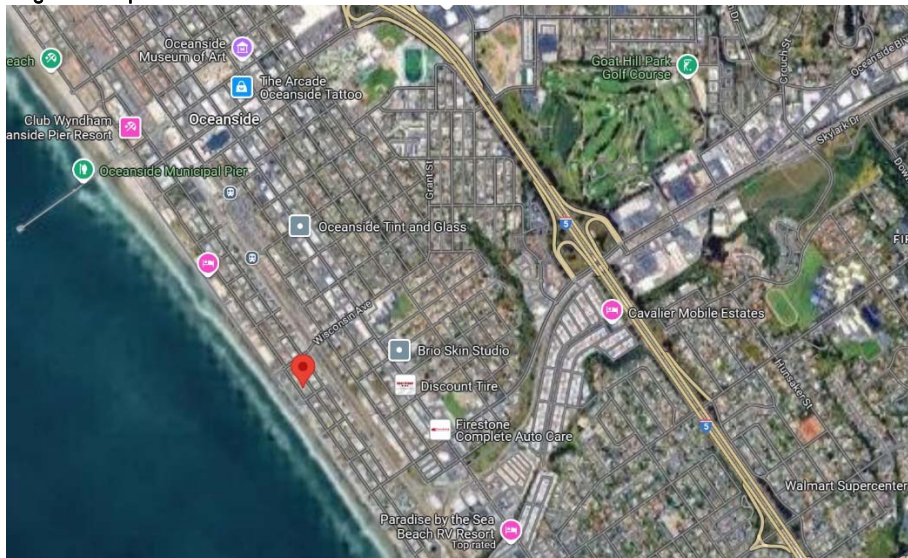
Zoning: RT Residential Tourist

Transit Zone: Yes

Vicinity Map:



Regional Map:



November 20, 2024

Scope of Work:

Demolition of existing 784sf cottage structure & detached garage. New 1,283sf single-family residence on Ground level, new 1,004sf attached ADU on second level.

Type of Architecture:

Contemporary Coastal/ Hawaiian style with dual pitch roof elements, board & batten Hardie siding & light beach theme color palette inside & out.

Specific questions:

- Are there any limitations to the attached ADU regarding size?
- Confirm there are no FAR or coverage conflicts?
- Like other houses along this street can we develop a raised patio in the front yard? (we would assume its about 24" above grade) What are the limitations?
- Driveway: there is an existing single car curb cut to the existing 1 car garage; can the driveway curb cut be widened?
- Are we required to have covered parking for this project?
- Will the widened curb cut have an impact on the removal of street parking in the coastal zone?
- Landscape Requirement? Are there specific landscape requirements we need to incorporate into the design?
- Front yard projections – we have about 12" of roof overhang over the FYSB – please let us know if this is acceptable?
- We are below the zone height restrictions, please confirm.
- Please confirm the new structure will require fire sprinklers.
- Please confirm offsite improvements – ie street ROW work to centerline etc? Assuming this would happen @ Tait – wanted confirmation.
- Engineering – Any engineering specific items we should be aware of?
- What is the excavation threshold for grading quantities to need a grading permit?
- Storm Water – does this site require a storm bio swale or engineered soils?
- Building/ Plumbing – Does oceanside require new structures to be be "greywater ready"?
- Any other issues with the proposed layout as shown?
- What is the current Coastal turnround time?
- What is the current Grading Plan turnaround time?
- What is the current Building Dept turnaround time?
- Please let us know all the approvals this project will require.

Mahalo,
Chris K Schumm, Architect, AIA
President – Nalu Architecture Inc.