



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, June 25, 2025**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed “North Pacific Residences” project includes a 3-story, 3-unit residential structure with rooftop deck over a 100% subterranean garage. Parking on-site includes (6) parking spaces. The vacant parcel is 4,981 located at 718 N. Pacific St.

**Project Number:** ADM25-00030

**Assessor Parcel Number(s):** 143-225-11-00

**Contact Person:** Ricardo Dengel Mestres

**Email:** [ricardo@trearch.com](mailto:ricardo@trearch.com)

**Zoning:** D-5

**Land Use:** DT

**Neighborhood Area:** Townsite

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

**\*\*\*\*\*CANCELLED\*\*\*\*\***

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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:

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)

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

2<sup>nd</sup> 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](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:

Time:

Assigned Project Planner:

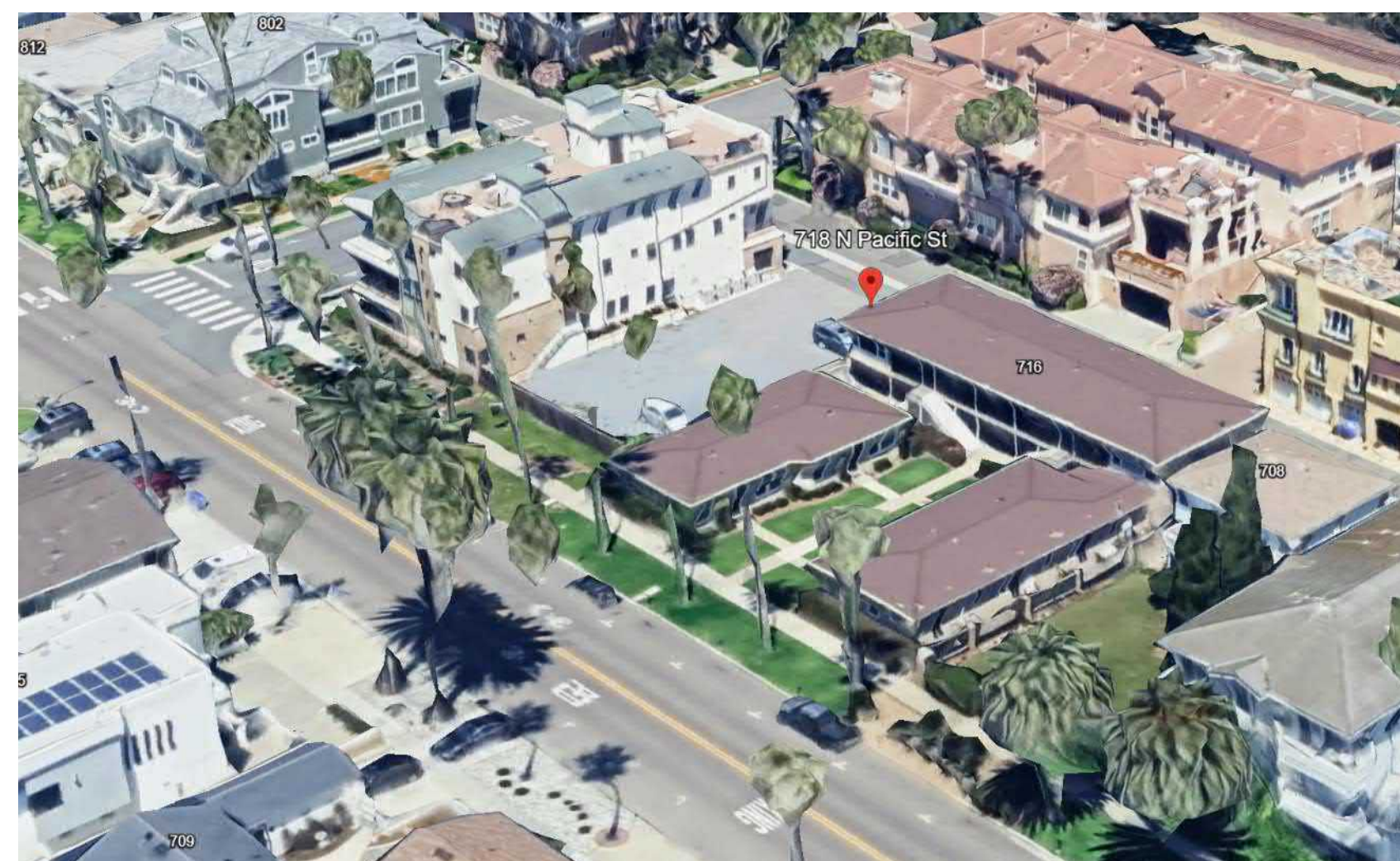




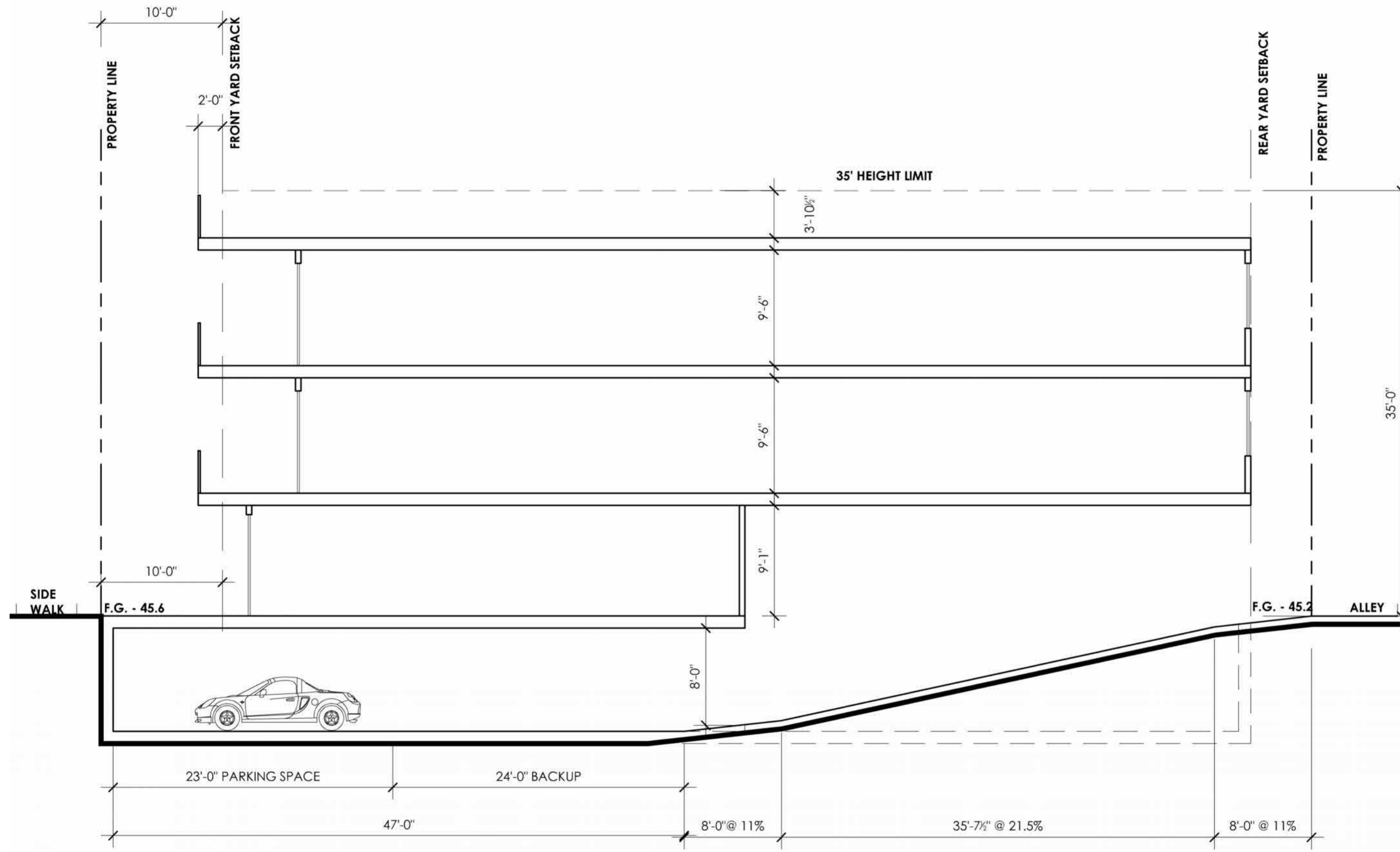
**1 PROPOSED SITE PLAN PLAN**  
 1/8" = 1'-0"



ARIAL PHOTOGRAPH- NOT TO SCALE



ARIAL PHOTOGRAPH- NOT TO SCALE



**2 SITE SECTION**  
 1/8" = 1'-0"

PROJECT DATA	
SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057	
APN: 143-225-11-00	
OWNER: YASIR AND MICHELE BATRES	
RESIDENCE NAME: NORTH PACIFIC RESIDENCES	
APPLICANT: TRE ARCHITECTURE - ALLAN TETA	
2110 S COAST HWY	
SUITE M	
OCEANSIDE, 92054	
760-268-9090	
PROJECT SCOPE	
<ul style="list-style-type: none"> <li>3 UNIT MULTI FAMILY DEVELOPMENT</li> <li>UNDERGROUND PARKING GARAGE (SIX SPACES)</li> <li>ROOF TOP DECK</li> </ul>	
BUILDING CODES	
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2022 CALIFORNIA CODE OF REGULATIONS	
PLANS COMPLY WITH 2022 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2022 CRC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CGRS, 2022 CFC, 2022 CBC), THE 2022 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2022 CALIFORNIA CODE OF REGULATIONS).	
PROJECT INFORMATION	
LOT AREA: 4,981 SF (.11 ACRE)	
LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344	
ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (REDEVELOPMENT)	
PROPOSED: SINGLE FAMILY RESIDENCE	
SPRINKLERS: YES	
ZONE OVERLAY: Coastal Zone First Public Roadway (CDP require for Additional Over 10%)	
300-FT from Coastal Bluff	
Special Study	
Specific Plan	
Coastal Height Limit	
Airport Proximity	
Commercial/Industrial Zoning	
AREA CALCULATIONS	
UNIT 1 (CONDITIONED)	2,383 SF
UNIT 2 (CONDITIONED)	3,313 SF
UNIT 3 (CONDITIONED)	3,313 SF
TOTAL CONDITIONED AREA	8,939 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	3,737 SF
STAIRWAY & ELEVATOR CORE (NON HABITABLE)	215 SF
LOT COVERAGE	
LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM	25%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF/ ROOF AREA (215.71 SF / 3,371.65 SF)	6%
MAX 10%	
SETBACKS	
FRONT SETBACK - 10 FT	
SIDE SETBACKS - 3 FT	
REAR SETBACK - 5 FT	
HEIGHT LIMIT - 35 FT	
PARKING CALCULATIONS	
REQUIRED:	
1- BEDROOM = 1.5 PARKING SPACES	
2+ BEDROOMS = 2 PARKING SPACES	
SPACES ARE 9'X18' MINIMUM	
PROVIDED:	
(3) 2+ BEDROOM UNITS + 3X2 = 6 SPACES	
6 SPACES REQUIRED AND PROVIDED	
UNIT CALCULATION	
(1) 2+ BEDROOM UNITS WITH 3 BATHS @ 2,383 SF - UNIT 1	
(2) 2+ BEDROOM UNITS WITH 3 BATHS @ 3,313 SF - UNIT 2 & 3	

**TRE ARCHITECTURE**

2110 S COAST HIGHWAY, SUITE M  
 OCEANSIDE CA 92054  
 OFFICE 760 268 9090  
 WWW.TREARCH.COM

PROFESSIONAL STAMP

LICENSED ARCHITECT  
 AMATO N TETA  
 C-5148  
 REN 1-31-27  
 STATE OF CALIFORNIA

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PROJECT INFO

**NORTH PACIFIC RESIDENCES**

718 N. PACIFIC STREET  
 OCEANSIDE, 92057  
 APN : 143-225-11-00

TA 2405

DOCUMENT LOG

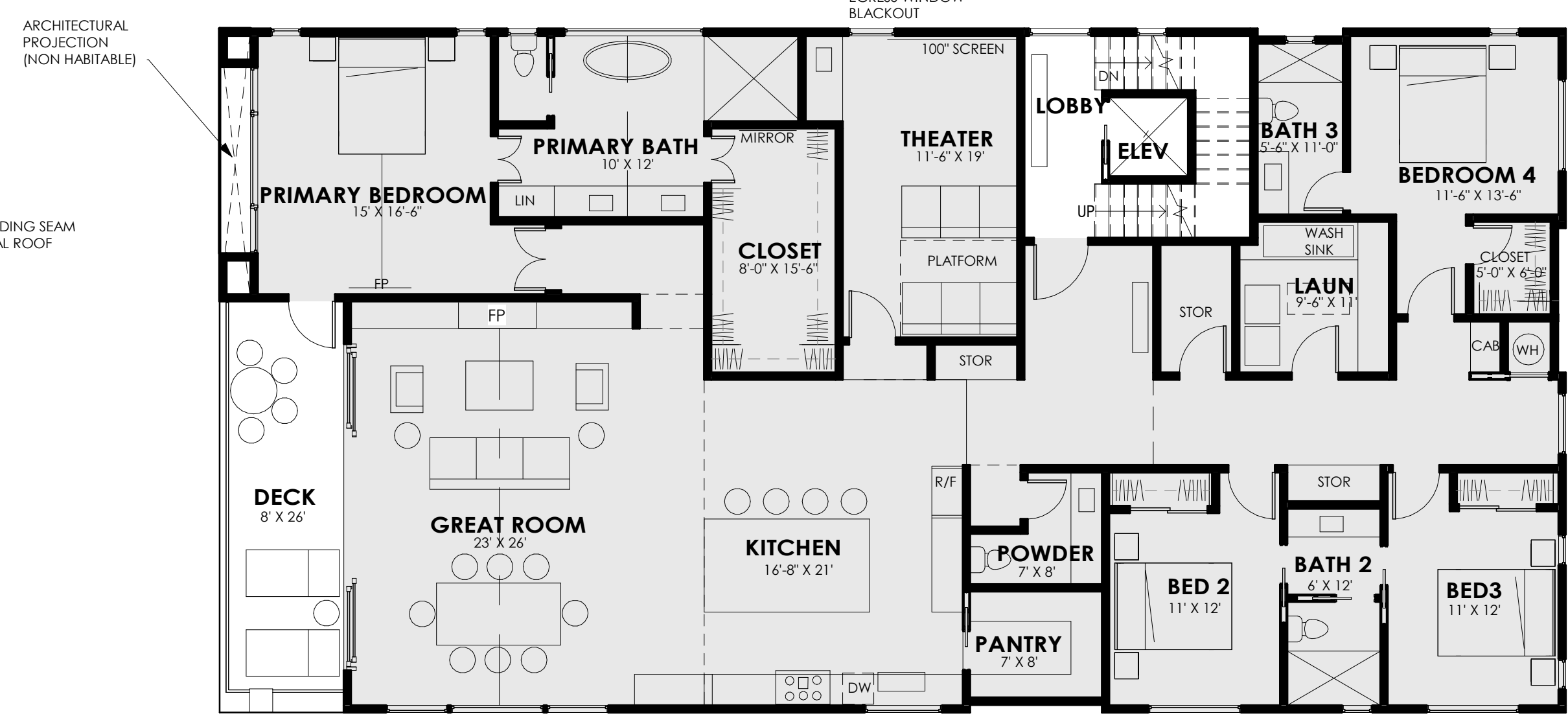
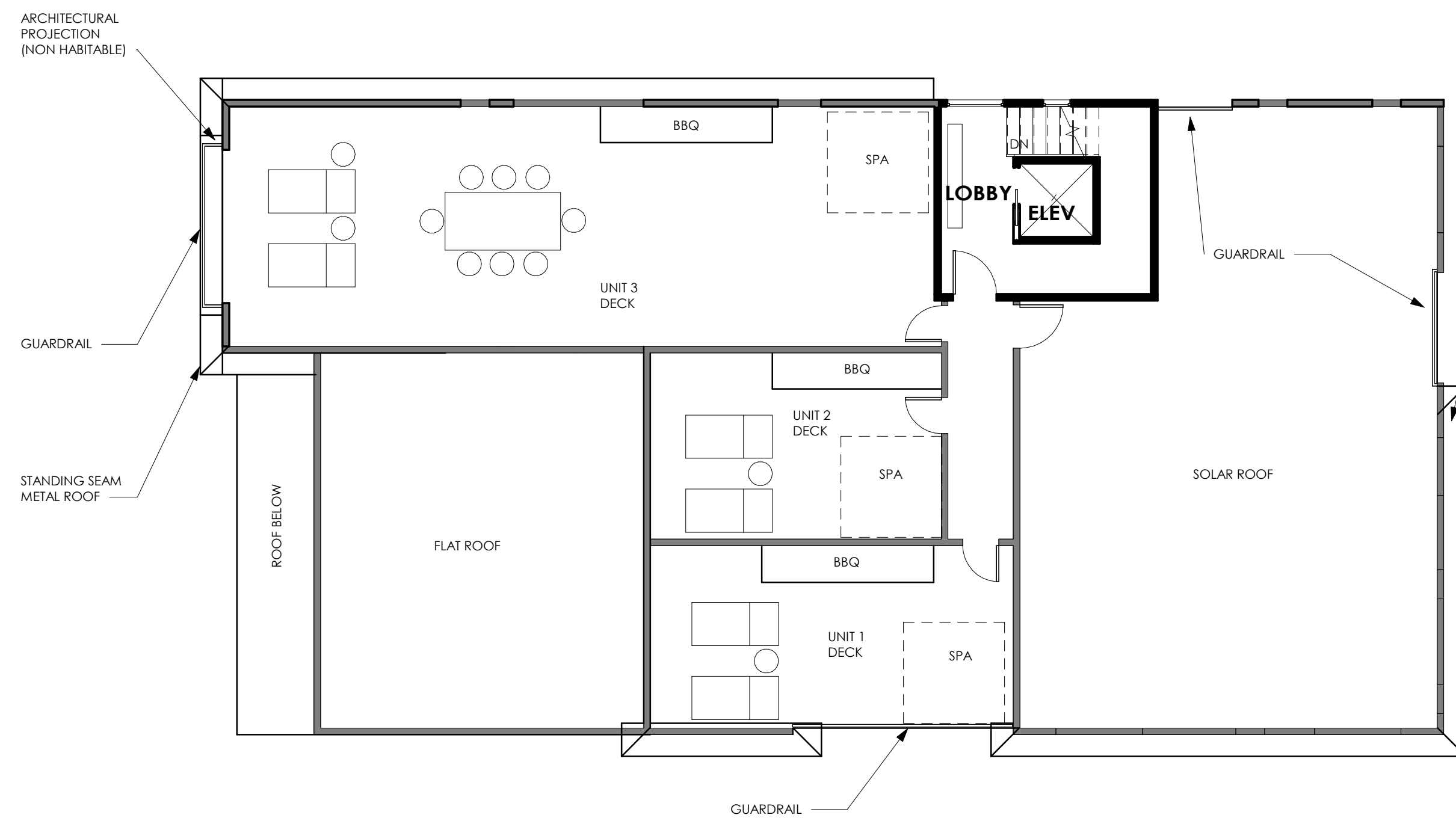
05/05/25- DEV. CONFERENCE

DOCUMENT TITLE

SITE INFORMATION

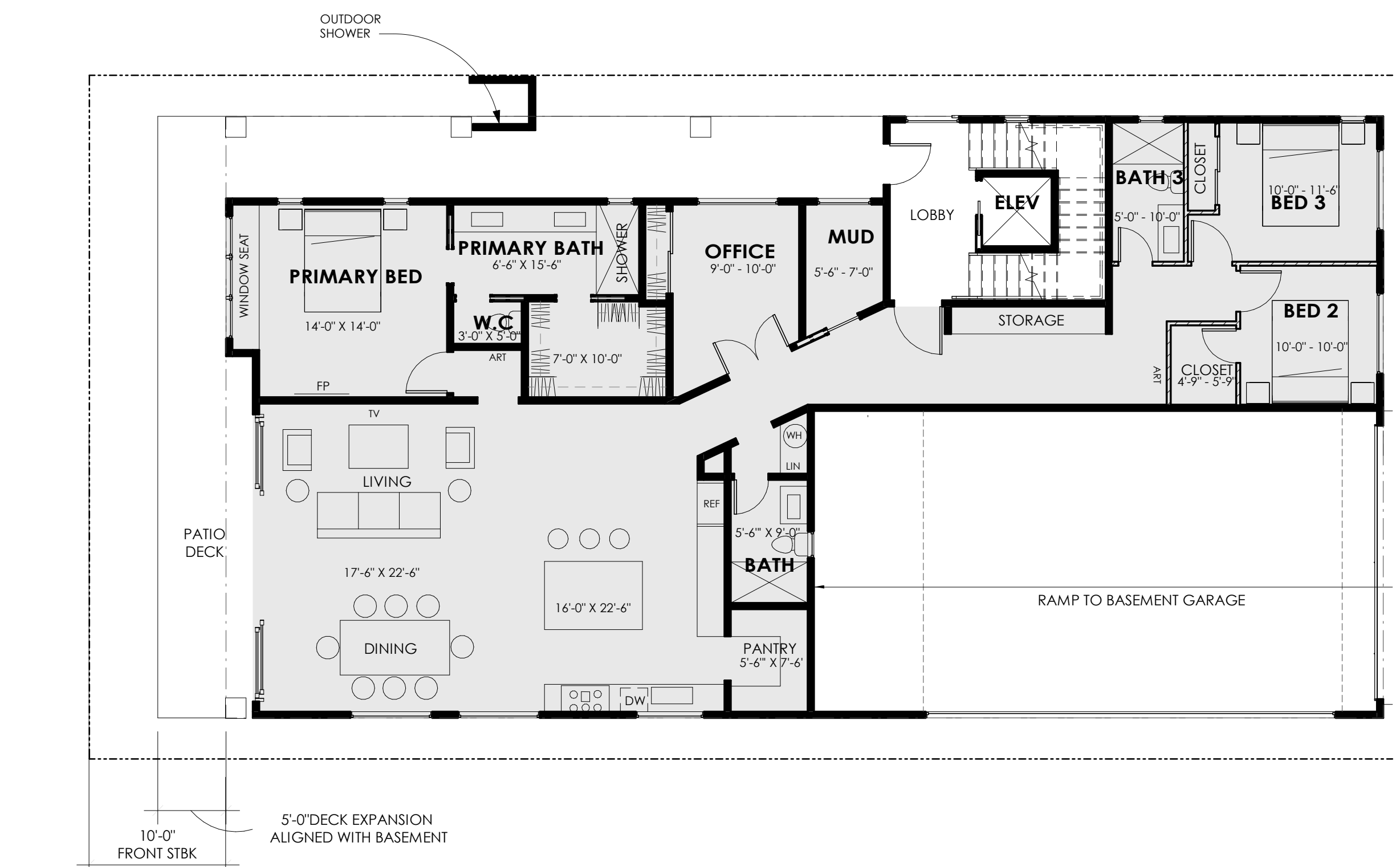
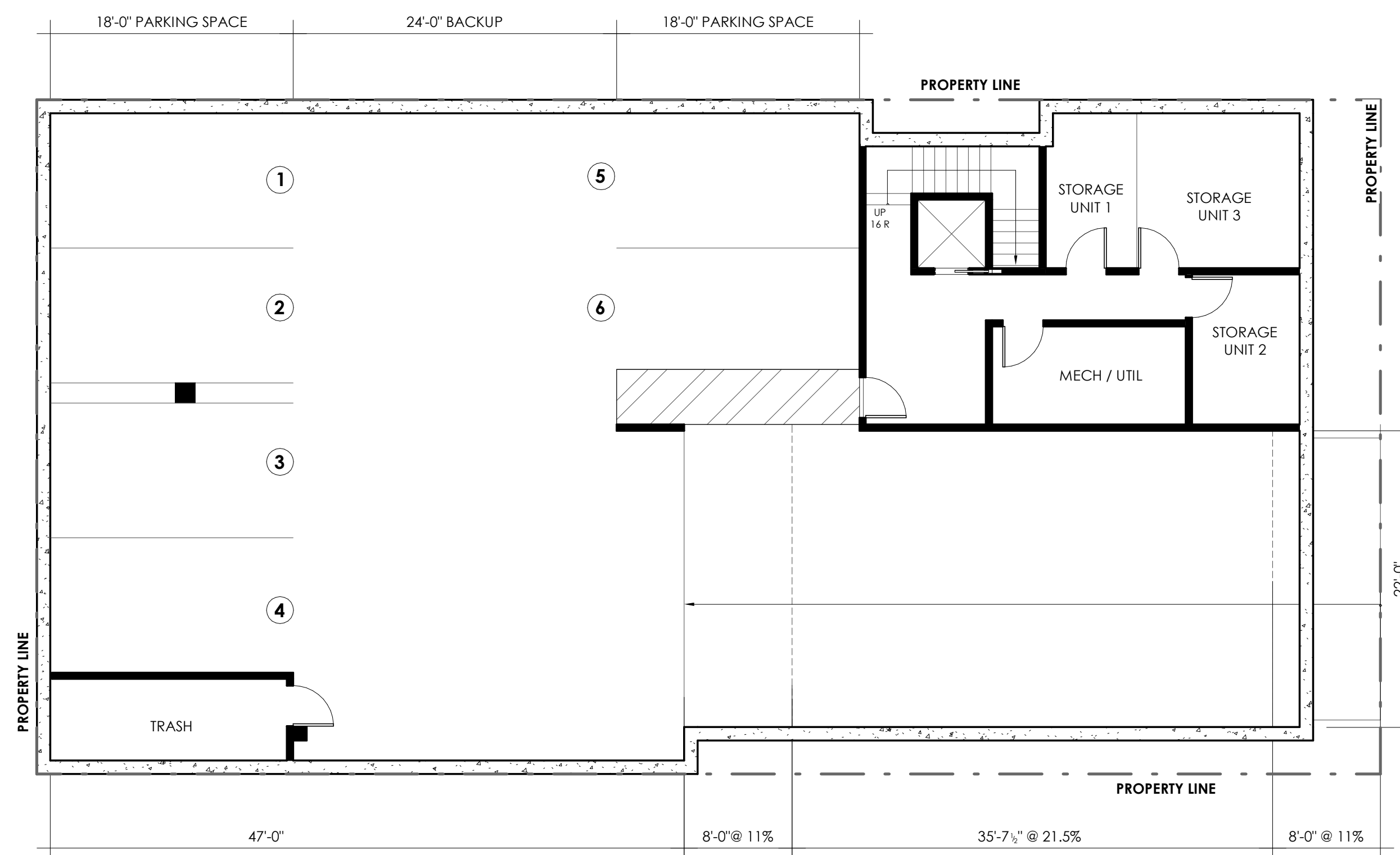
DOCUMENT NUMBER

**A0.2**



**3** PROPOSED ROOF DECK PLAN  
1/8" = 1'-0"

**1** PROPOSED FLOOR PLAN - LEVEL 2 & 3  
1/8" = 1'-0"



**4** PROPOSED GARAGE FLOOR PLAN  
1/8" = 1'-0"

**2** PROPOSED FLOOR PLAN- LEVEL 1  
1/8" = 1'-0"

### PROJECT DATA

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 OWNER: YASIR AND MICHELE BATRES  
 RESIDENCE NAME: NORTH PACIFIC RESIDENCES  
 APPLICANT: TRE ARCHITECTURE - ALLAN TETA  
 2110 S COAST HWY  
 SUITE M  
 OCEANSIDE, 92054  
 760-268-9090

### PROJECT SCOPE

- 3 UNIT MULTI FAMILY DEVELOPMENT
- UNDERGROUND PARKING GARAGE (SIX SPACES)
- ROOF TOP DECK

### BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2022 CALIFORNIA CODE OF REGULATIONS

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 PROPOSED: SINGLE FAMILY RESIDENCE  
 SPRINKLERS: YES  
 ZONE OVERLAY: Coastal Zone First Public Roadway (CDP require for Additional Over 10%)  
 300-FT from Coastal Bluff  
 Specific Study  
 Specific Plan  
 Coastal Height Limit  
 Airport Proximity  
 Commercial/Industrial Zoning

### AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,383 SF
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TOTAL CONDITIONED AREA	8,939 SF
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### LOT COVERAGE

LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM	25%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF/ ROOF AREA (215.71 SF / 3,371.65 SF)	6%

SETBACKS  
 FRONT SETBACK - 10 FT  
 SIDE SETBACKS - 3 FT  
 REAR SETBACK - 5 FT  
 HEIGHT LIMIT - 35 FT

### PARKING CALCULATIONS

REQUIRED:  
 1-BEDROOM = 1.5 PARKING SPACES  
 2+ BEDROOMS = 2 PARKING SPACES  
 SPACES ARE 9X18 MINIMUM

PROVIDED:  
 (3) 2+ BEDROOM UNITS + 3X2 = 6 SPACES  
 6 SPACES REQUIRED AND PROVIDED

### UNIT CALCULATION

(1) 2+ BEDROOM UNITS WITH 3 BATHS @ 2,383 SF - UNIT 1  
 (2) 2+ BEDROOM UNITS WITH 3 BATHS @ 3,313 SF - UNIT 2 & 3



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PROJECT INFO

**NORTH PACIFIC RESIDENCES**  
 718 N. PACIFIC STREET  
 OCEANSIDE, 92057  
 APN : 143-225-11-00

TA 2405

DOCUMENT LOG

05/05/25- DEV. CONFERENCE

DOCUMENT TITLE  
 REFERENCE FLOOR PLANS

DOCUMENT NUMBER

**A2.0**



**3** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



**4** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



**2** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



PERSPECTIVE  
N.T.S.



PERSPECTIVE  
N.T.S.

**FRENCH INSPIRED STYLE**



PERSPECTIVE  
N.T.S.

**PROJECT DATA**

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**PROJECT SCOPE**

- 3 UNIT MULTI FAMILY DEVELOPMENT
- UNDERGROUND PARKING GARAGE (SIX SPACES)
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**BUILDING CODES**

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 Coastal Height Limit  
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 Commercial/Industrial Zoning

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PROJECT INFO

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**LOT COVERAGE**

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LOT COVERAGE / LOT AREA (3,737 SF /4,981 SF)	75%
STAIRWAY & ELEVATOR SF/ ROOF AREA (215.71 SF /3,371.65 SF) MAX 10%	6%

**SETBACKS**

FRONT SETBACK - 10 FT  
 SIDE SETBACKS - 3 FT  
 REAR SETBACK - 5 FT  
 HEIGHT LIMIT - 35 FT

**PARKING CALCULATIONS**

REQUIRED:  
 1- BEDROOM = 1.5 PARKING SPACES  
 2+ BEDROOMS = 2 PARKING SPACES  
 SPACES ARE 9'X18' MINIMUM

PROVIDED:  
 (3) 2+ BEDROOM UNITS + 3X2 = 6 SPACES  
 6 SPACES REQUIRED AND PROVIDED

**UNIT CALCULATION**

(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,383 SF - UNIT 1  
 (2) 2 + BEDROOM UNITS WITH 3 BATHS @ 3,313 SF - UNIT 2 & 3

**NORTH PACIFIC RESIDENCES**

718 N. PACIFIC STREET  
 OCEANSIDE, 92057  
 APN : 143-225-11-00

TA 2405

DOCUMENT LOG

05/05/25- DEV. CONFERENCE

DOCUMENT TITLE

EXTERIOR ELEVATIONS

DOCUMENT NUMBER

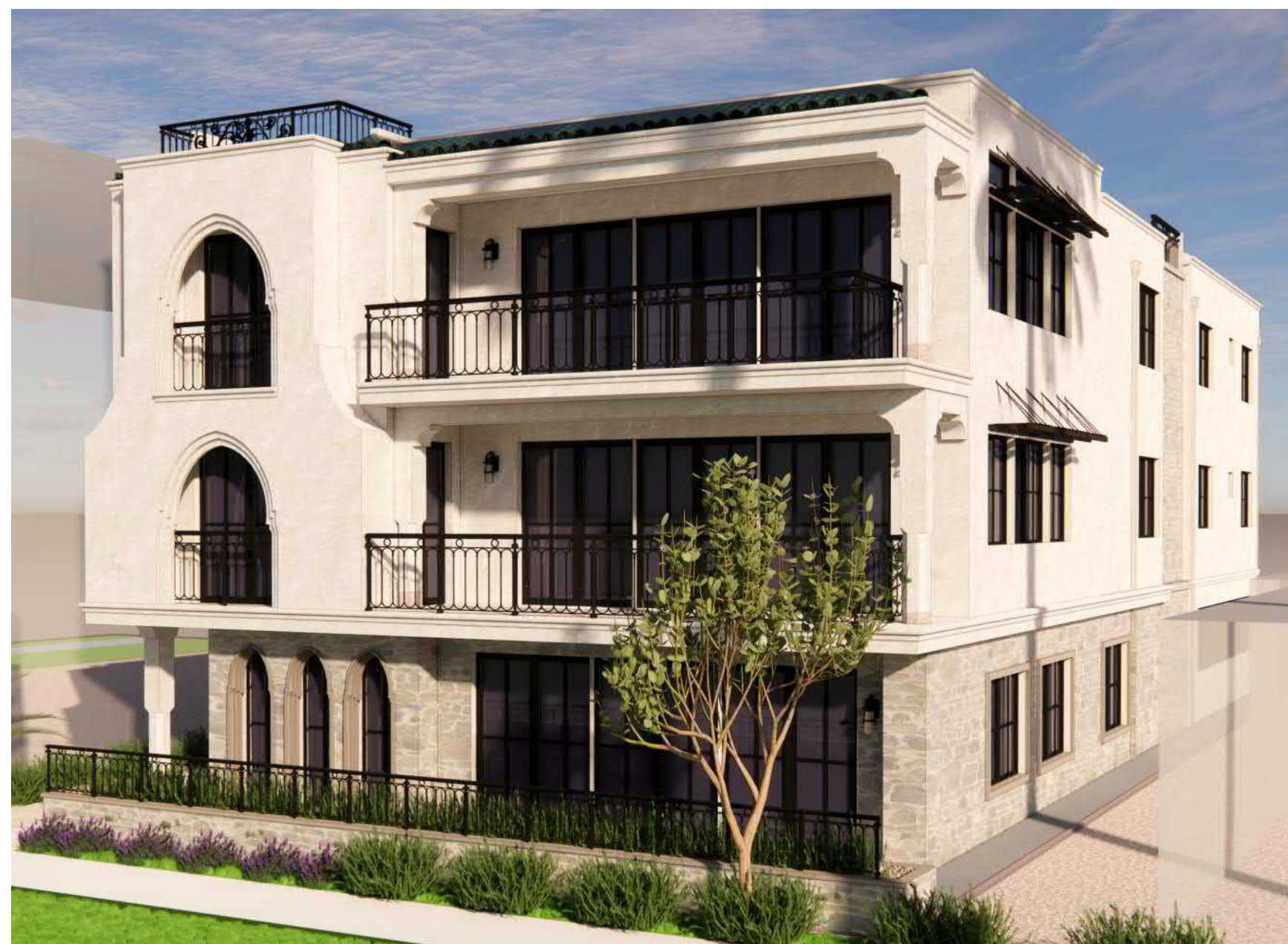
**A5.1**



PERSPECTIVE  
N.T.S.



PERSPECTIVE  
N.T.S.



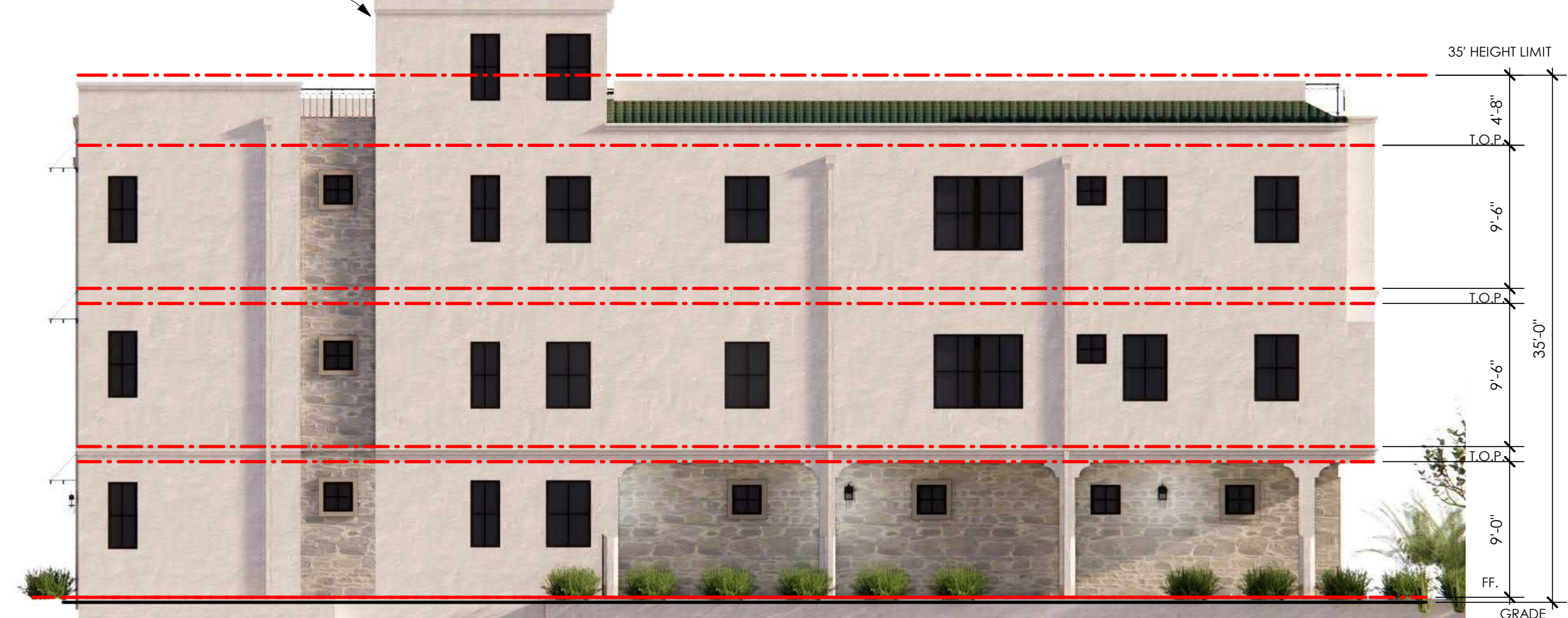
PERSPECTIVE  
N.T.S.

PROJECTION FOR STAIRWAY  
AND ELEVATOR CORE ABOVE 35  
FT 3018 CITY OF OCEANSIDE  
CODE.



**1** WEST ELEVATION ALTERNATE  
1/8" = 1'-0"

PROJECTION FOR STAIRWAY  
AND ELEVATOR CORE ABOVE 35  
FT 3018 CITY OF OCEANSIDE  
CODE.



**2** NORTH ELEVATION ALTERNATE  
1/8" = 1'-0"

ALTERNATE STYLE - MOROCO INSPIRED.  
HEIGHTS AND STRUCTURE ARE ALL SIMILAR  
SEE SHEET A5.1 FOR MORE INFORMATION



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PROJECT INFO

**NORTH PACIFIC  
RESIDENCES**  
718 N. PACIFIC STREET  
OCEANSIDE, 92057  
APN : 143-225-11-00

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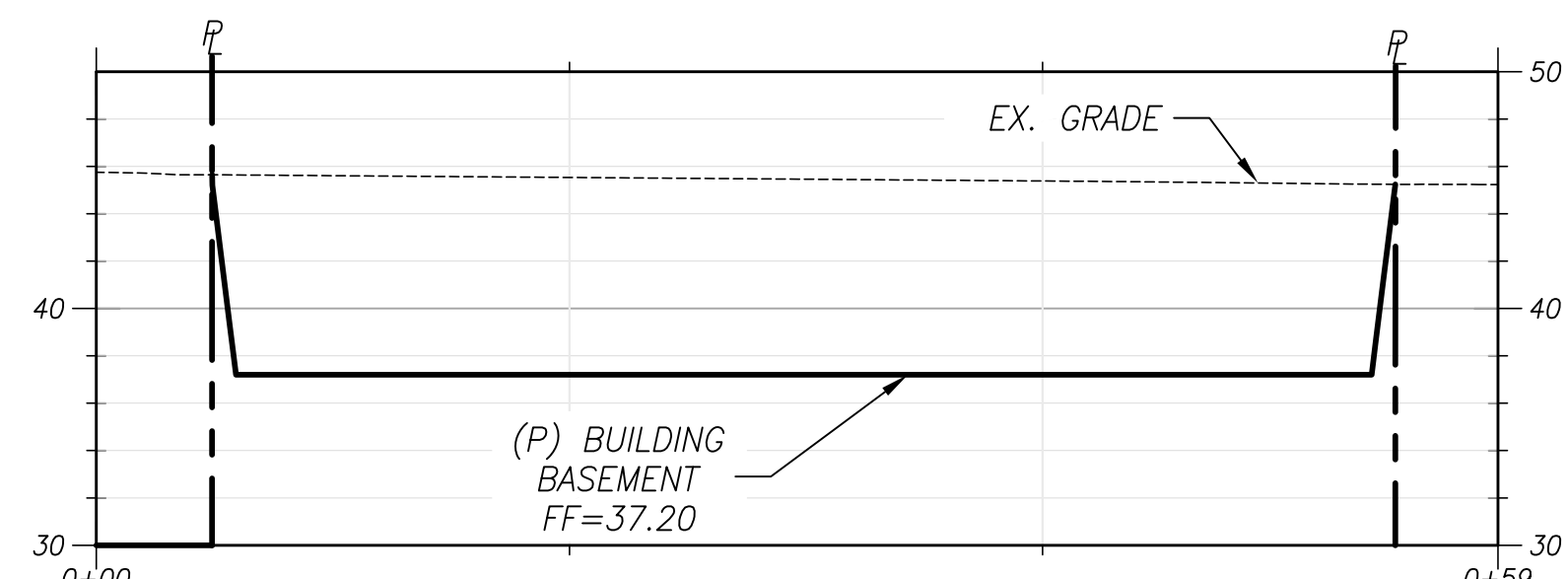
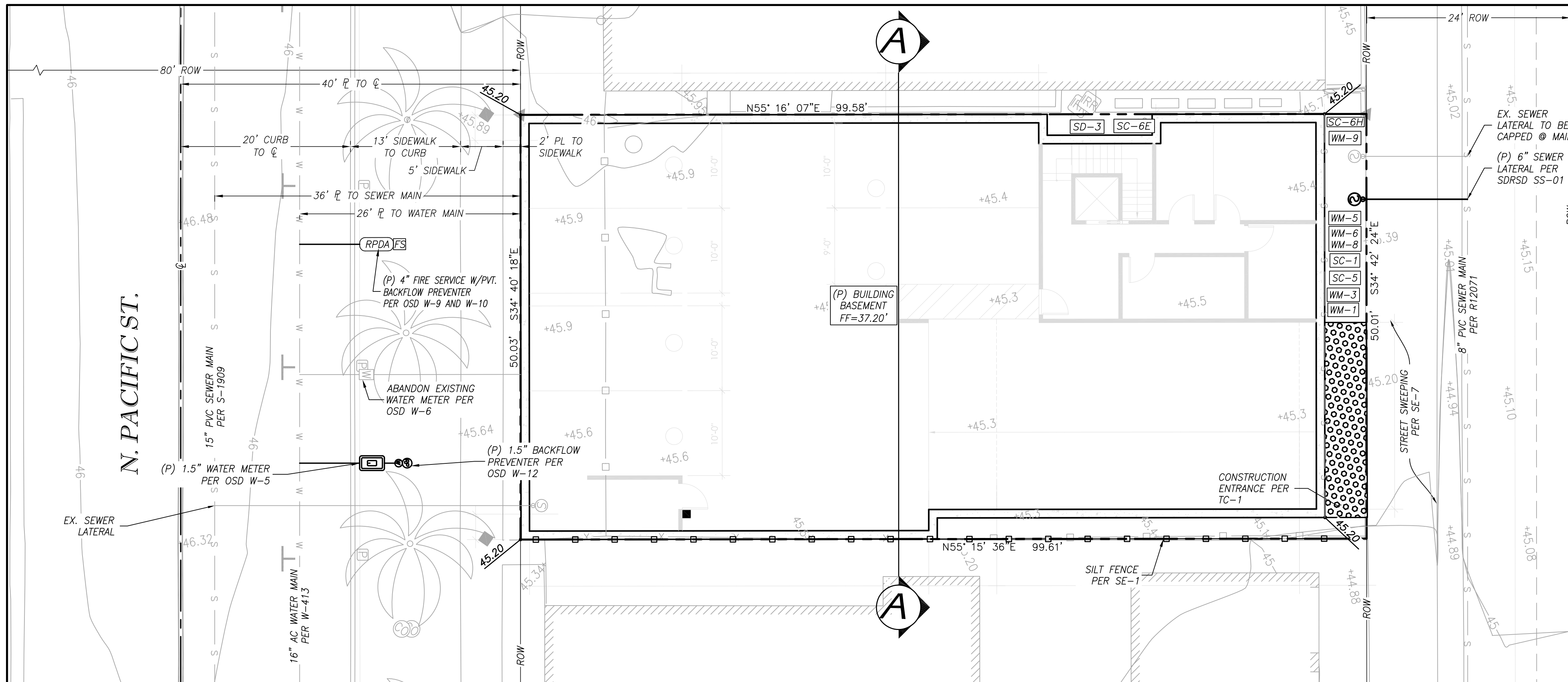
DOCUMENT LOG

05/05/25- DEV. CONFERENCE

DOCUMENT TITLE  
EXTERIOR ELEVATIONS  
(ALTERNATIVE STYLE)

DOCUMENT NUMBER

**A5.2**



SECTION A-A

EROSION CONTROL NOTES

- THE ENGINEER OF WORK IS REQUIRED TO CERTIFY THAT THE EROSION CONTROL MEASURES HAVE BEEN COMPLETED AND INSPECTED AND ENSURE THAT THE EROSION CONTROL PLAN IS UPDATED REFLECTING THE CURRENT CONDITIONS WITH ADEQUATE BMP CONTROL MEASURES AT ALL TIMES FOR AREAS IN WHICH VEGETATION HAS NOT BEEN PERMANENTLY ESTABLISHED AND/OR CONSTRUCTION IS NOT SCHEDULED TO COMMENCE WITHIN THE NEXT SEVEN (7) DAYS.
- THE CONTRACTOR, PERMITEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
- ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.
- THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER.
- ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT.
- EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE-QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD, OR UPON DIRECTION OF THE CITY ENGINEER, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND THE BASINS PUMPED DRY AND OTHERWISE RESTORED TO THE ORIGINAL DESIGN CONDITION.
- DESILTING BASINS CONSTRUCTED OF COMPACTED EARTH SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT OF MAXIMUM DENSITY. A SOIL ENGINEERING REPORT INCLUDING THE TYPE OF FIELD TESTING PERFORMED, LOCATION, AND RESULTS OF TESTING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL UPON COMPLETING THE DESILTING BASIN.
- EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.
- THE CONTRACTOR, PERMITEE, OR PROJECT OWNER SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION. NECESSARY PRECAUTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, APPROPRIATE PERIMETER FENCING OR A 24-HOUR GUARD PREVENTING UNAUTHORIZED PERSONS FROM ENTERING THE BASINS.
- GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
- PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.
- STAND-BY CREWS SHALL BE ALERTED BY THE CONTRACTOR, PERMITEE OR OWNER FOR EMERGENCY WORK DURING RAINSTORMS.
- GRAVEL BAGS AND NECESSARY MATERIALS IN ACCORDANCE WITH THE APPROVED PLANS, SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORKDAY IF A 40-PERCENT CHANCE OF RAIN IS PREDICTED.
- A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- A 12-INCH HIGH BY 4-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.
- ALL BUILDING PADS SHALL BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS. CHECK DAM INSTALLATION SHALL PROVIDE FOR THE PREVENTION OF EROSION AROUND THE ENDS OF THE DAM.  
GRADE OF THE STREET INTERVAL  
LESS THAN 2% AS REQUIRED  
2% TO 4% 100 FEET  
4% TO 10% 50 FEET  
OVER 10% 25 FEET
- ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.

LEGEND

DESCRIPTION	REFERENCE	SYMBOL
PROPERTY LINE		N45°45'45"W
ROW CENTERLINE		℄
BUILDING FOOTPRINT		[Hatched Area]
EXISTING CONTOUR		90
PROPOSED CONTOUR		90
EXISTING SPOT ELEVATION		100.00
PROPOSED SPOT ELEVATION		100.00
SILT FENCE	SE-1	[Symbol]
MATERIALS DELIVERY AND STORAGE AREA	WM-1	[Symbol]
TEMPORARY TRASH/SOLID WASTE	WM-5	[Symbol]
HAZARDOUS WASTE	WM-8	[Symbol]
MANAGE SOIL STOCKPILES	WM-3	[Symbol]
SANITARY WASTE (PORTABLE TOILET)	WM-9	[Symbol]
STREET SWEEPING	SE-7	(NO SYMBOL)
DIRECTION OF FLOW		[Arrow]

\* STANDARD DRAWINGS (SE-5, WM-5, ETC.) CAN BE FOUND AT THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) WEBSITE: <http://www.cabmphandbooks.com/>

GRADING TABULATIONS\*\*

TOTAL AMOUNT OF SITE TO BE GRADED:	4,590 SF (0.11 AC)	% OF TOTAL SITE:	92%
AMOUNT OF CUT:	1,360 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	8 FEET
AMOUNT OF FILL:	0 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
MAXIMUM HEIGHT OF CUT SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	1,360 CUBIC YARDS		
MAX CUT DEPTH OUTSIDE THE BUILDING FOOTPRINT:	N/A FEET		
MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT:	N/A FEET		
RETAINING/CRIB WALLS:	LENGTH N/A FEET	MAXIMUM HEIGHT:	N/A FEET

\* THE PROJECT PROPOSES TO EXPORT 1,360 CUBIC YARDS OF MATERIAL FROM THIS SITE. ANY AND ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.  
\*\*THE GRADING QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO COMPACTION, EXPANSION, FOOTING EXCAVATIONS, DEBRIS, VEGETATION, INTERPRETATION OF USE OF MATERIALS, AND OTHER FACTORS. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING TAKE-OFFS FOR THE GRADING WORK SHOWN HEREON.

IMPERVIOUS AREA TABULATIONS

A. TOTAL DISTURBANCE AREA:	4,590 FT <sup>2</sup> (92% OF LOT)
B. PROPOSED IMPERVIOUS AREA:	4,590 FT <sup>2</sup>
C. EXISTING IMPERVIOUS AREA:	0 FT <sup>2</sup>
D. PROPOSED PERVIOUS AREA:	390 FT <sup>2</sup>
E. EXISTING PERVIOUS AREA:	4,980 FT <sup>2</sup>

SOURCE CONTROL BMPs

DESCRIPTION	SYMBOL
PREVENTION OF ILLICIT DISCHARGES	SC-1
PROTECT TRASH STORAGE AREAS	SC-5
REFUSE AREAS	SC-6H

SITE DESIGN (LID) BMPs

MINIMIZE IMPERVIOUS AREAS	SD-3
LANDSCAPE/OUTDOOR PESTICIDE USE	SC-6E

\*SOURCE CONTROL & SITE DESIGN BMPs CAN BE FOUND IN THE CITY OF OCEANSIDE STORM WATER STANDARDS MANUAL 2016

BMP LEGEND

TEMPORARY RUNOFF CONTROL BMPs\*

EC-2	PRESERVATION OF EXISTING VEGETATION
EC-7/EC-3	PHYSICAL STABILIZATION (GEOTEXTILES & MATS)
SE-1	SILT FENCE

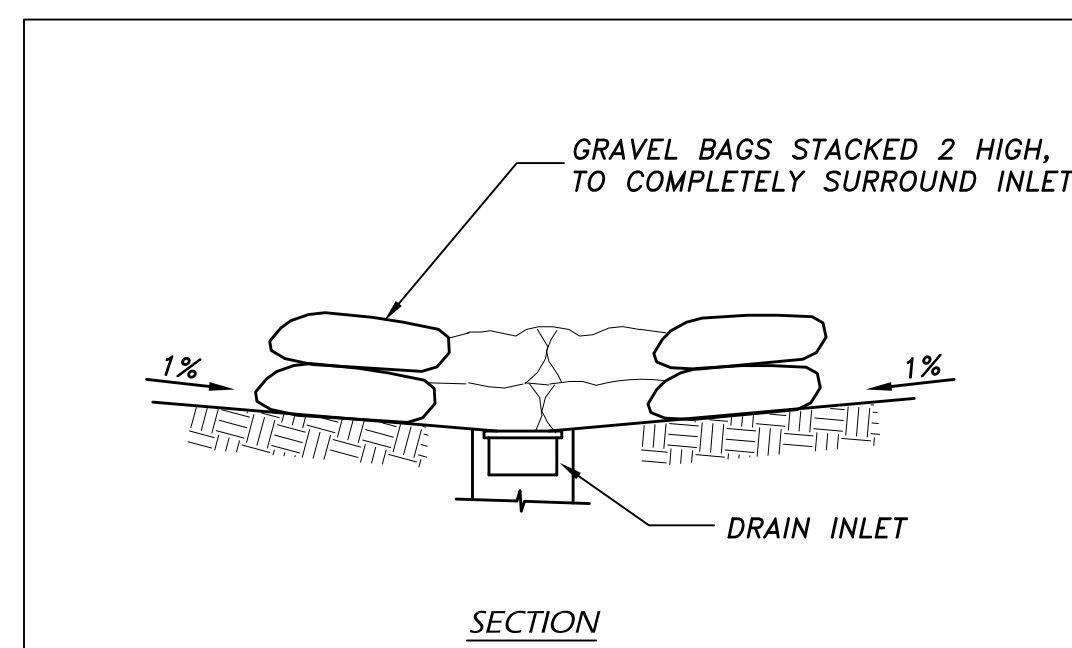
SE-6/SE-8	GRAVEL OR SAND BAGS
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STANDARD DRAWINGS (SE-5, WM-5, ETC.) CAN BE FOUND AT THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) WEBSITE: <https://www.casqa.org/resources/bmp-handbooks/construction>

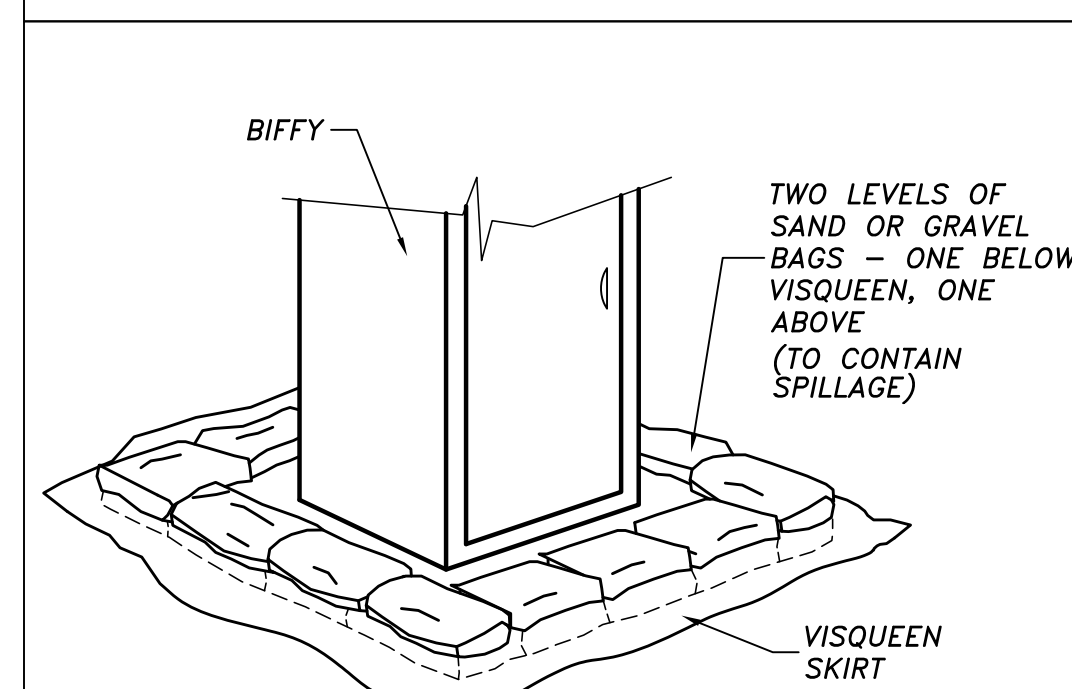
SOURCE OF TOPOGRAPHY BENCHMARK

AGUIRRE & ASSOCIATES  
8363 CENTER DR, SUITE 5A  
LA MESA, CA 91942  
(619) 464-6978

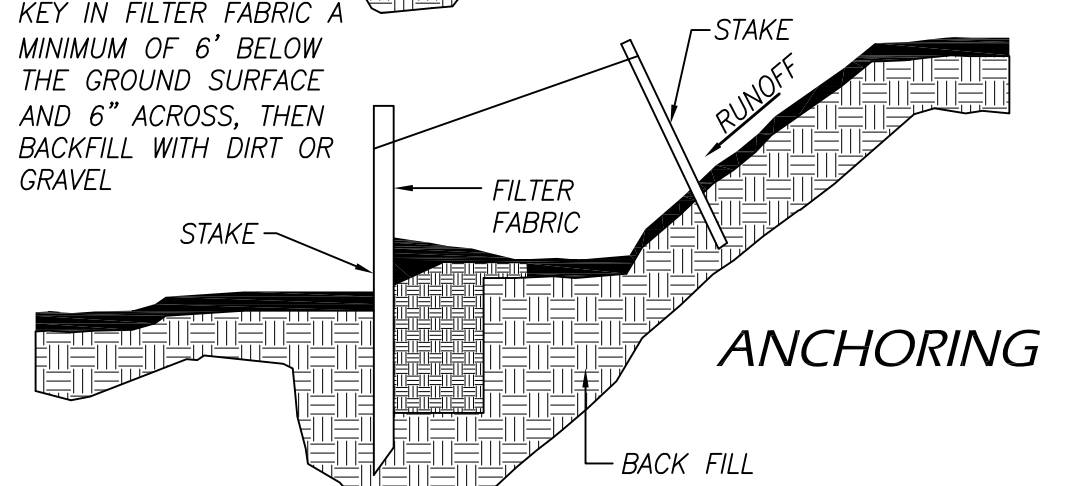
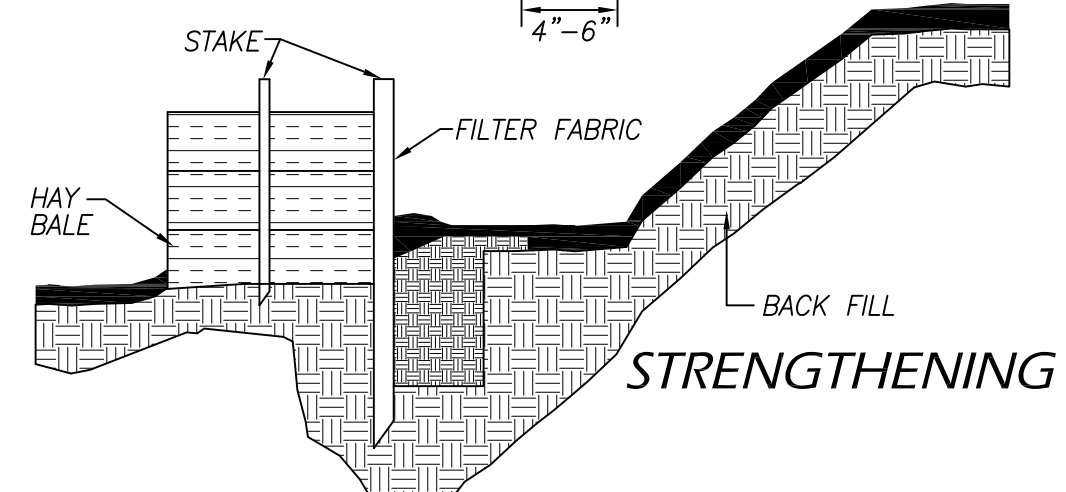
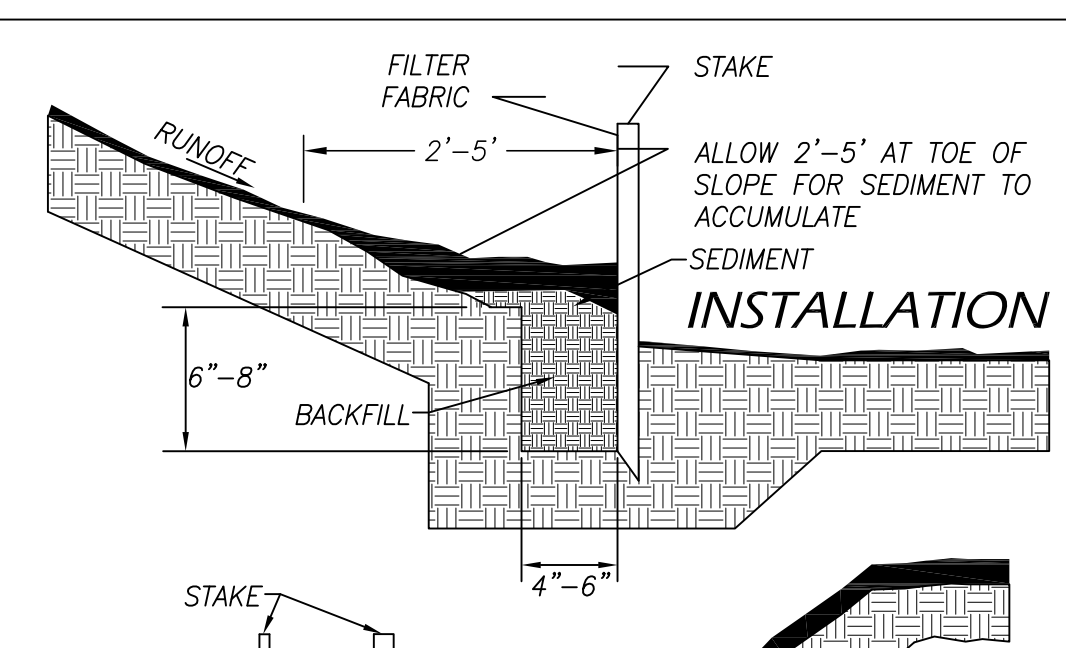
STATION NO. 1003 PER ROS 21787, BEING A 3.5" BRASS DISC STAMPED "RCE 33069" IN WELL MONUMENT AT THE CENTERLINE INT. OF PACIFIC STREET AND NEPTUNE WAY  
DATUM: NAVD88  
ELEVATION: 46.17'



DETAIL 'E'  
GRAVEL BAGS AT INLET (PVT)  
NO SCALE

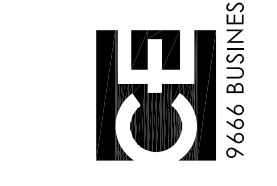


DETAIL 'T'  
SANITARY TOILET (BIFFY) PROTECTION  
NO SCALE



DETAIL 'S'  
SILT FENCE INSTALLATION  
NO SCALE

COFFEY ENGINEERING, INC.  
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179



North Pacific Residences  
718 N Pacific St  
Oceanside, CA 92054

DRAWN BY: DV  
CHECKED BY:  
ORIGINAL 04/21/25  
REVISION 1  
REVISION 2  
REVISION 3  
REVISION 4  
REVISION 5

GRADING & DRAINAGE PLAN  
SCALE: 1" = 8'

C.1  
SHT 1 OF 1 SHTS

# North Pacific Residences

## Developer's Conference

### Description and Justification

May 5, 2025

This application is for the Developer's Conference for the proposed Development. The subject property stretches 99.6 feet and is 50.0 feet wide along North Pacific Street (APN 143-225-11-00). The parcel is a .11 Acre lot that is within the Coastal Overlay Zone. The parcel currently has a Zoning designation of D-5 – High Density Residential. Located east of Pacific Street, the parcel is bordered by multi family residences to the north and south.

The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and conforms to the General Plan of the City. All planned public services, utilities and public facilities can reasonably serve the proposed area.

The Lot Area is 4,981 sf. and the current parcel is vacant, undeveloped.

The proposed project includes a three story, 3 unit residential structure with rooftop deck over a 100% subterranean garage. Parking on-site includes (6) parking spaces.

#### **Architecture**

The proposed architecture is guided by Modern Coastal Architecture with Art Nouveau inspired detailing. We have provided an Alternative Architectural style with Moroccan inspired detailing. Both maintain the core plans and elements. A combination of stucco, stone, and paneling enhances the visual appeal of the design. Although the structure is technically three stories high from the street, the architecture breaks down the mass through the use of varied materials, decks, and projections. Nearby structures also reach similar heights, so the design remains consistent with the surrounding area. Thanks to the use of articulated elevations and segmented masses, the building's height feels appropriate and not imposing within its context. The proposed structure stays below the maximum height limit of 35 feet for the zone, except for the circulation core that includes stairs and an elevator leading to the roof deck.

#### **Landscape**

The proposed landscape shall conform to City guidelines and enhance the architecture.

#### **Parking**

The proposal will provide (6) subterranean covered parking spaces for the 3 units

### **Coastal Development Permit**

The project conforms to the Zoning Ordinance including the policies of the Plan and all development conforms to the public access and recreation policies of the General Plan

### **Conclusion**

In adherence to the City of Oceanside Zoning Ordinance, the North Pacific Residences have been designed to best utilize the existing site. The project offers appropriate architectural style that not only provides interest but is also very appropriate within its context.



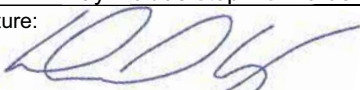
*City of Oceanside – Engineering Division – Clean Water Program*  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

All applications for Planning, Engineering, or Building Division permits are required to complete this assessment form and include it as part of the initial permit application submittal. Staff will review the permit application content to determine the applicability of State and City storm water requirements. Please note a storm water assessment cannot be provided without a complete permit application package.

Section 1 – Project Information	
Applicant Name: <b>BLSI Properties, LLC</b>	Phone Number:
Project Name: <b>North Pacific Residences</b>	Project Site Address: <b>718 N Pacific St Oceanside CA 92054</b>
Permit Applications Number(s):	Assessor Parcel Number(s): <b>143-225-11-00</b>
Project Description: <b>Multiple Unit Residential Complex</b>	Project Disturbed Area (square feet): <b>4,590</b>
Existing Impervious Area (square feet): <b>-0-</b>	Created or Replaced Impervious Area (square feet): <b>4,590</b>
Section 2 – Identify Applicable Priority Development Project Categories (Check All Boxes that Apply)	
<input type="checkbox"/>	<b>New Development Project</b> – A project that creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
<input type="checkbox"/>	<b>Redevelopment Project</b> – A project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
<input type="checkbox"/>	<b>Restaurants</b> – Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812); where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Hillside Development</b> – Category includes development on any natural slope that is twenty-five percent or greater; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Parking Lots</b> – Category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Streets, Roads, Highways, Freeways, and Driveways</b> – Category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles; where new or redevelopment projects that create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Water Quality Environmentally Sensitive Area</b> – New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharge directly to a Water Quality Environmentally Sensitive Area (WQESA). “Discharge directly to” includes flow that is conveyed overland a distance of 200 feet or less from the project to the WQESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).
<input type="checkbox"/>	<b>Automotive Repair Shop</b> – Category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539, where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Retail Gasoline Outlet (RGOs)</b> – Category includes RGOs that meet the following criteria (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Development Projects greater than one acre</b> – New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.



City of Oceanside – Engineering Division – Clean Water Program  
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 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

Section 3 – Identify Projects Not Subject to Permanent Stormwater Requirements (Check All Boxes that Apply)	
<input type="checkbox"/>	The project consists of work entirely within an existing structure.
<input type="checkbox"/>	The project consists of construction of overhead or underground utilities (no new impervious surfaces).
<input type="checkbox"/>	The project consists of routine maintenance.
<input type="checkbox"/>	The project consists of less than 50 yards of grading and presents no opportunities to improve water quality.
Section 4 – Project Category Determination	
<input type="checkbox"/>	<b>Priority Development Project:</b> If any item in Section 2 is applicable, the project is a Priority Development Project. <b><u>Please prepare a PDP SWQMP for the project.</u></b>
<input checked="" type="checkbox"/>	<b>Standard Development Project:</b> If none of the items in Section 2 or 3 are applicable, the project is a Standard Development Project. <b><u>Please prepare an SDP SWQMP.</u></b>
<input type="checkbox"/>	<b>Project Not Subject to Permanent Stormwater Requirements:</b> If any item in Section 3 is applicable, the project is not subject to Permanent Stormwater Requirements. <b><u>Please submit the project plans with this form.</u></b> <b>Note:</b> Projects in this category are subject to typical pollution prevention measures outlined by the pollution prevention checklist on the following page.
Section 5 – Applicant Certification	
Name of Responsible Party: <b>Daniel Valdez-Coffey Engineering</b>	Title: <b>Civil Engineer</b>
Email Address (optional) <b>dan@coffeyengineering.com</b>	Phone Number: <b>858-831-0111</b>
I understand and acknowledge the City of Oceanside has adopted minimum requirements, as mandated by the San Diego Regional Water Quality Control Board – Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100 (NPDES NO. CAS0109266) for mitigating impacts associated with urban runoff, including storm water from construction and land development activities. I certify this assessment has been accurately completed to the best of my knowledge and is consistent with the proposed project. I acknowledge that non-compliance with the City Best Management Practice (BMP) Design Manual, Grading Ordinance, and Erosion Control Ordinance may result in enforcement action by the City, the California State Water Resources Control Board, and/or the San Diego Regional Water Quality Control Board. Enforcement action may include stop work orders, notice of violation, fines, or other actions.	
Applicant Signature: 	Date: <b>4/29/25</b>



City of Oceanside – Engineering Division – Clean Water Program  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

**Stormwater Pollution Prevention Measures  
 for Projects Not Subject to Permanent Stormwater Requirements**

Project Activity	Yes	No	Required Pollution Prevention
<b>Trash &amp; Waste Generation</b>  <b><u>**REQUIRED FOR ALL PROJECTS**</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Train/inform all employees of pollution prevention requirements</li> <li>• Collect and contain all construction trash, waste, and debris</li> <li>• Promptly contain and clean any spill on site</li> <li>• Routinely inspect site, remove loose trash and prevent spills</li> <li>• Properly dispose of any hazardous materials</li> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> <li>• Permanent trash collection areas require full structure/enclosure</li> </ul>
<b>Digging of Dirt – excavation, trenching, or grading</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not allow dirt to migrate into street, sidewalk, or storm drain</li> <li>• Preserve existing vegetation where feasible</li> <li>• Perimeter site controls such as silt fence or straw wattles</li> <li>• Cover exposed dirt using mulch, tarps, or erosion control devices</li> <li>• Install and secure tarps over dirt piles</li> <li>• Routinely sweep site to remove dirt</li> </ul>
<b>Landscaping and Irrigation Systems</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not store landscape materials in street</li> <li>• Do not allow dirt to migrate into street, sidewalk, or storm drain</li> <li>• Test irrigation system and prevent runoff/overspray</li> <li>• Install and secure tarps over piles of mulch or soil</li> <li>• Routinely sweep site to remove mulch or soil</li> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> </ul>
<b>Concrete, Paint, Mortar, or Stucco Work</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Contain wet mixing areas within confined area</li> <li>• Do not allow material to travel into site soil, street, or storm drain</li> <li>• Properly dispose of waste material</li> </ul>
<b>Temporary Storage of Materials Outside</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Elevate material off ground where possible, such as on pallets</li> <li>• Install and secure tarps over materials</li> </ul>
<b>Demolition of Structures</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Follow Required Pollution Prevention for “Digging of Dirt”</li> </ul>
<b>New Structure – house addition, shed, etc.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Follow Required Pollution Prevention for “Digging of Dirt”</li> <li>• Direct downspouts to landscape, where feasible</li> <li>• Consider rainwater harvesting</li> <li>• Preserve existing vegetation and drainage patterns, where feasible</li> </ul>
<b>Patio, Driveway, or Sidewalk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Consider use of pervious pavers or pervious concrete (refer to Section 3 of page 4 for routine maintenance information)</li> <li>• Direct runoff to landscape areas, where feasible</li> </ul>
<b>Re-Roofing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Contain removed roof debris in waste containers</li> <li>• Follow Required Pollution Prevention for “Temporary Storage of Materials Outside”</li> </ul>
<b>Washing of Material, Equipment, or Surface</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> </ul>
<b>Draining of Water Heater, Pool, or Spa</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Direct drain water to landscape areas where possible</li> <li>• Contact Stormwater Division if considering draining to sanitary system cleanout or storm drain system (760-643-2804)</li> </ul>
<b>Storm Drain at Industrial or Commercial Property</b>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Install “No Dumping” or similar signage at each storm drain inlet</li> </ul>



*City of Oceanside – Engineering Division – Clean Water Program*  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
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**Completion Guidance**

Please note – the Applicant is required to complete and submit this form as part of the project application. For definitions and additional information, please refer to the City of Oceanside BMP Design Manual. For assistance, please contact Development Services Staff at (760) 435-4373.

**Section 1 – Project Information**

1. Applicant Name – provide name of Individual completing form, i.e. Owner or Owner Representative
2. Phone Number – provide phone number of Individual completing form, i.e. Owner or Owner Representative
3. Project Name – provide project name (consistent with project application)
4. Project Site Address – provide a physical address for the proposed project, or nearest cross street
5. Permit Application Number(s) – provide all applicable permit application numbers
6. Assessor Parcel Number(s) – provide Assessor Parcel Number(s); refer to title documents or contact City Staff for assistance
7. Project Description – provide a brief project description (e.g. single-family dwelling, retail business, repair shop, etc)
8. Project Disturbed Area – provide the disturbed area for the entire project, including onsite and offsite work
9. Existing Impervious Area – provide the total existing impervious area within the property and project boundary
10. Created or Replaced Impervious Area – provide the total area of all newly created or replaced impervious surfaces within the project area

**Section 2 – Identify Applicable Priority Development Project Categories**

1. Review each category and check the appropriate boxes that apply to your project.
2. General identification of Automotive Repair Shop SIC (Standard Industrial Classifications) as follows:  
5013 – Motor vehicle supplies and new parts, 5014 – Tires and tubes, 5541 – Gasoline service stations, 7532 – Top and body repair, and paint shops, 7533 – Auto exhaust system repair shops, 7534 – Tire retreading and repair shops, 7536 – Automotive glass replacement shops, 7537 – Automotive transmission repair shops, 7538 – General automotive repair shops, 7539 – Automotive repair shops-not elsewhere classified
3. Contact Staff for assistance in determining applicability of the Water Quality Environmentally Sensitive Area (WQESA) category

**Section 3 – Identify Projects Not Subject to Permanent Stormwater Requirements**

1. Please refer to Page 1-6 of the City of Oceanside BMP Design Manual for a complete list of routine maintenance activities.
2. Activities that expose native subgrade in the process of replacing impervious surfaces, are not considered routine maintenance.

**Section 4 – Project Category Determination**

1. PDP SWQMP – Priority Development Project Stormwater Quality Management Plan
2. SDP SWQMP – Standard Development Project Stormwater Quality Management Plan
3. Contact Staff for assistance in determining the Project Category

**Section 5 – Applicant Certification**

1. Name of Responsible Party – provide name of Owner
2. Title of Responsible Party – provide responsible party's title, if applicable
3. Phone Number – provide phone number of Owner
4. Email Address (Optional) – provide email address
5. Applicant Signature – provide signature of Individual completing form, i.e. Owner or Owner Representative
6. Date – provide date current date