



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, July 16, 2025

Meeting 1: N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed 20 to 22 for-sale single-family homes proposed under state density bonus law on two building pads along Grandview Street at the northern terminus of Ridgeway Street, east of Crouch Street. The total project area is +/- 3 acres. The entire parcel is approximately 8 acres in size but contains slopes and habitat areas that are intended to be preserved.

Project Number: ADM25-00033

Assessor Parcel Number(s): 151-270-53-00

Contact Person: Kelly Kanaster

Email: kelly@lightfootpg.com

Zoning: RE-B

Land Use: PC

Neighborhood Area: Fire Mountain

** 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



To be completed by City staff

Project Number: ADM 25 - 00033



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: Grandview Street

Assessor's Parcel Number: 151-270-53

Lot Area (acres or SF): +/- 5 acres developed

Existing Use: vacant, total site is +/- 7.6 acres

Brief Description of Proposal:

20 to 22 for-sale single-family homes providing market-rate and affordable units under density bonus

Property Owner & Applicant Information

Owner Name: Jefferson Ocean Creek (Land Holdings), LLC

Phone Number & E-Mail Address: 858-299-4467

tyler.mangiafico@jpi.com

Applicant Name: California West Communities, Vicky Mario

Phone Number & E-Mail Address: 760-602-6407

vmario@calwestliving.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:
Tyler Mangiafico
9418F17EF69E4DF...

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: June 25 Time preference: 9:30 am 10:30 am either

2nd choice date: July 16 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

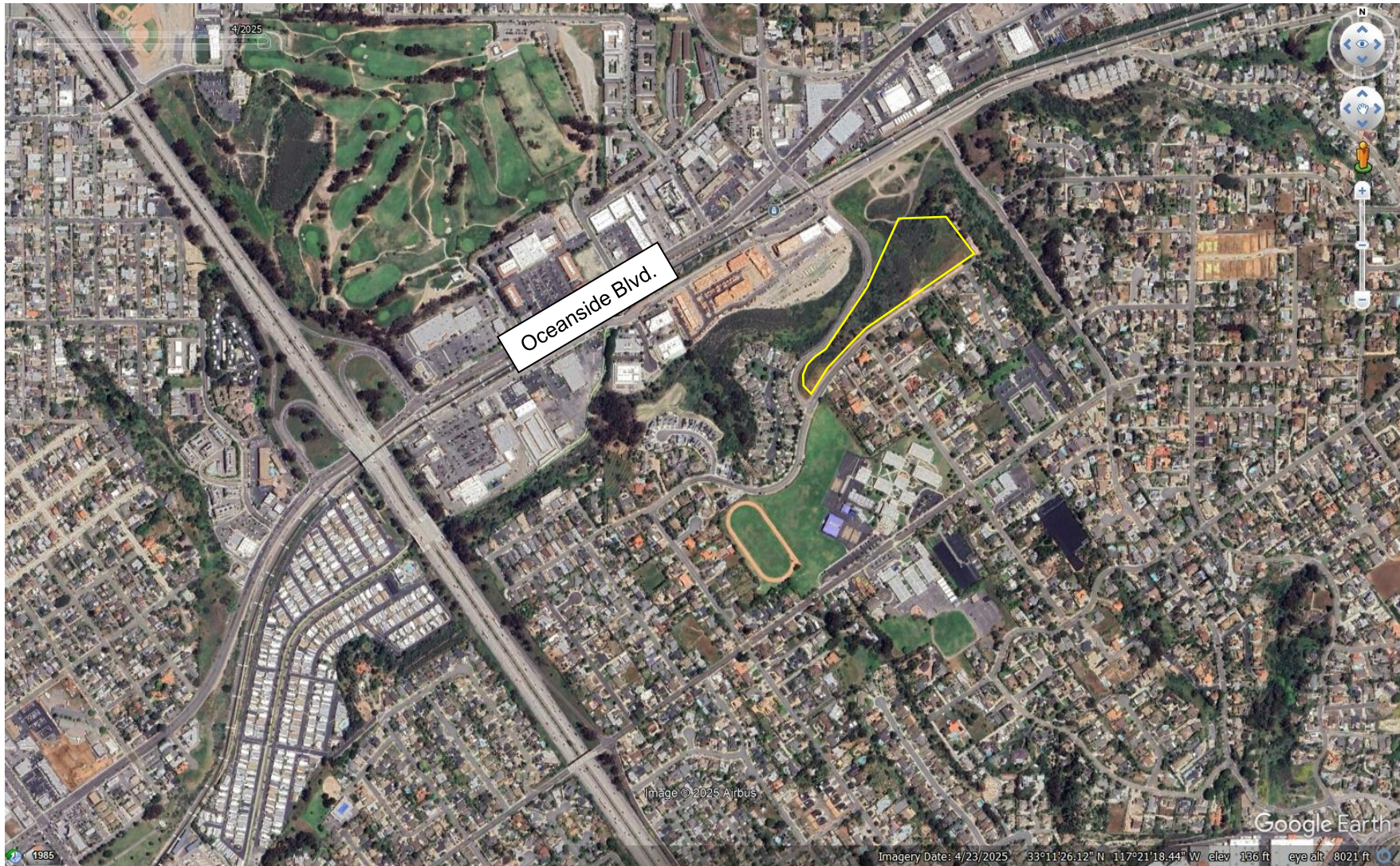
To be completed by City staff:

Assigned meeting date: July 16, 2025 Time: 10:30 a.m.

Assigned Project Planner: Nathalie Vazquez

RIDGEWAY PROJECT - DEVELOPER'S CONFERENCE

Aerial – Site outline is approximate. Refer to site plan for exact location of property lines.



RIDGEWAY PROJECT - DEVELOPER'S CONFERENCE

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PLAN 1A
SANTA BARBARA

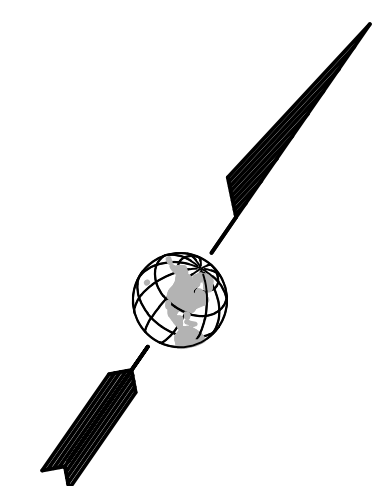
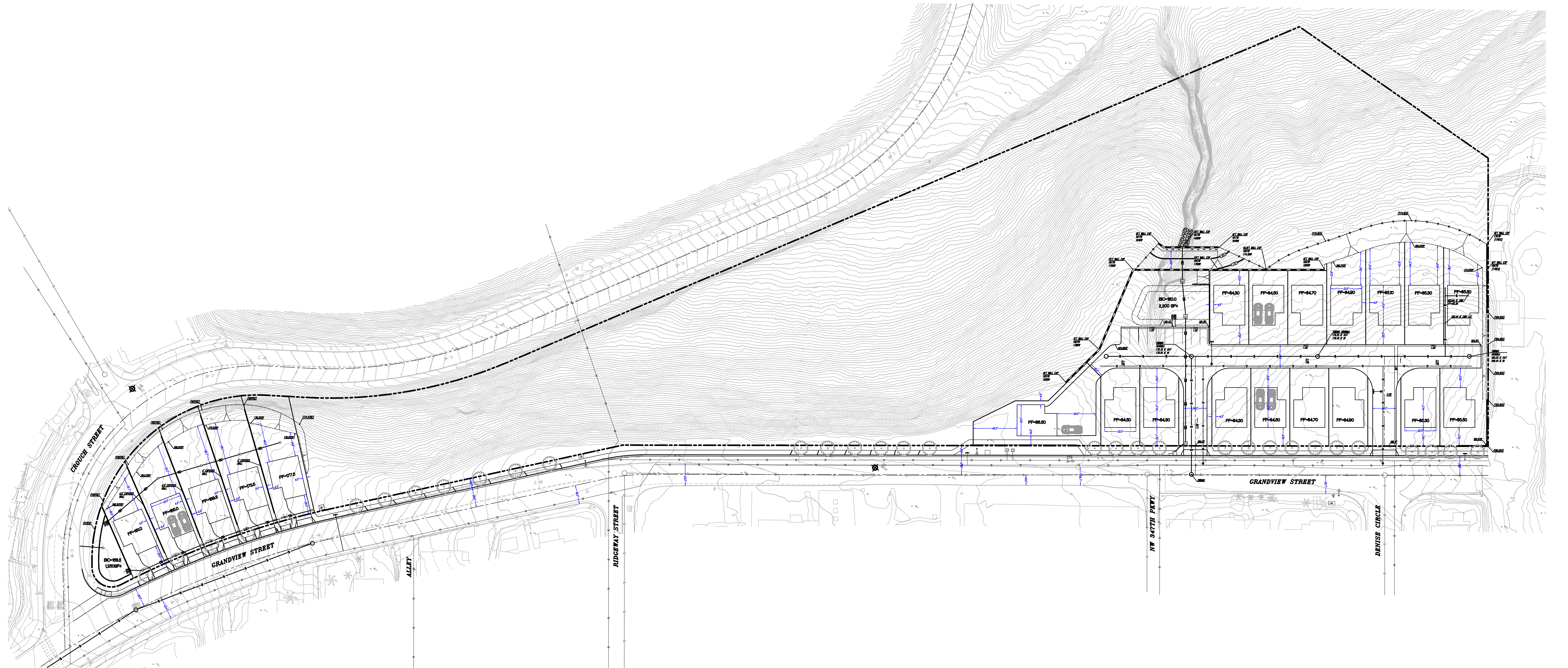
PLAN 2C
FORMAL SPANISH

PLAN 1XB
TRANSITIONAL SPANISH

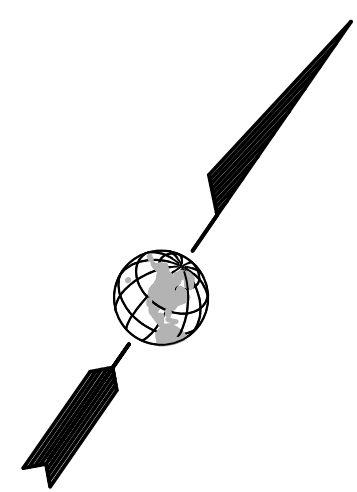
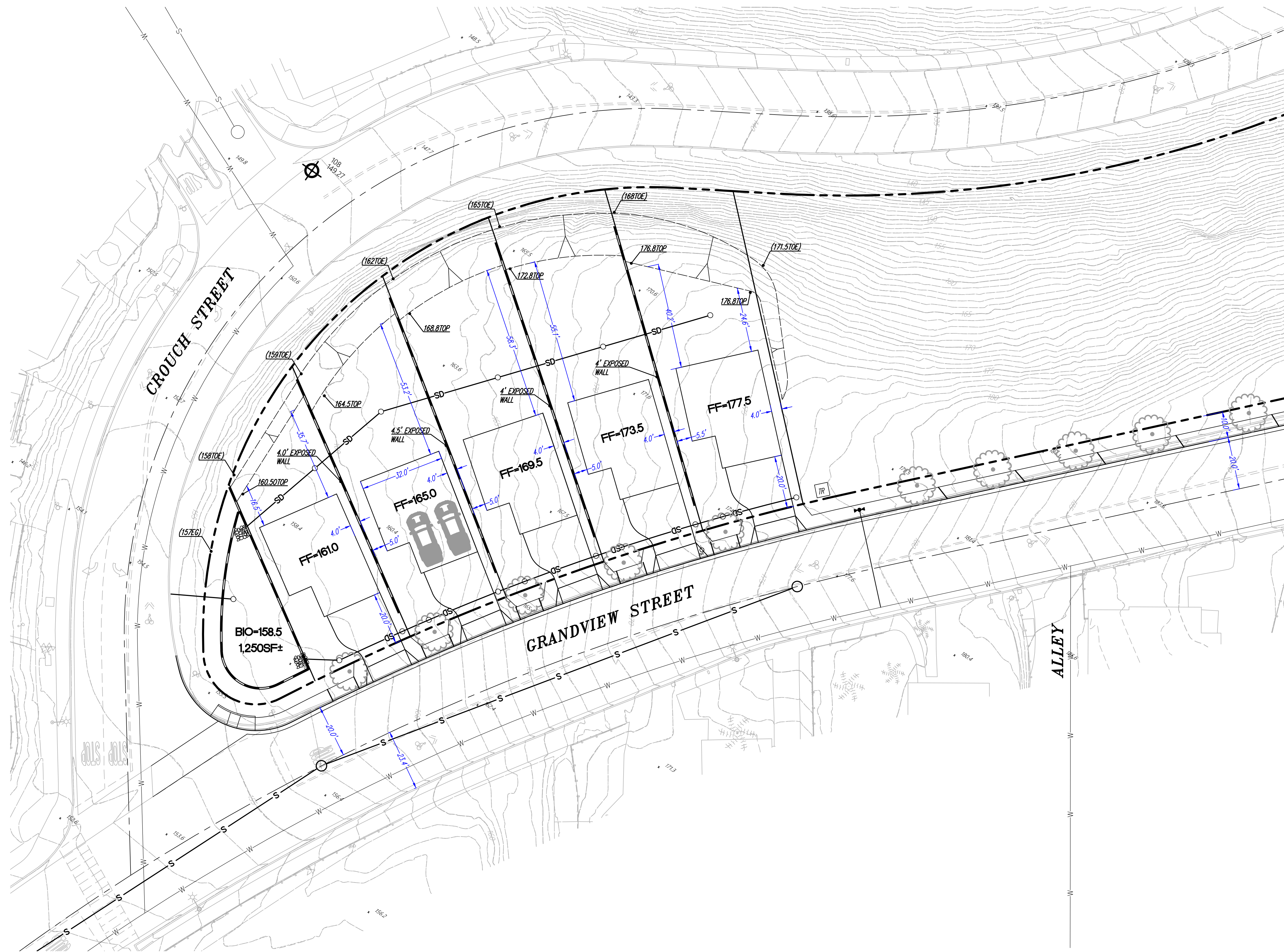
PLAN 3A
SANTA BARBARA

GRANDVIEW OCEANSIDE
 42X30 PLOT - 40 SCALE
 CIVIL SITE PLAN
 7/2/2025

PROJECT INFORMATION	
APN	151-270-53
ZONING	RE-B
GENERAL PLAN	EB-R
PARCEL SIZE	7.92 AC
DEVELOPABLE AREA	5.94 AC
DISTURBED AREA	2.68 AC
LOT SIZE	3,040 SF - 6,798 SF
LOT WIDTH	40' - 49.5'
LOT COVERAGE	39.4% - 17.6%



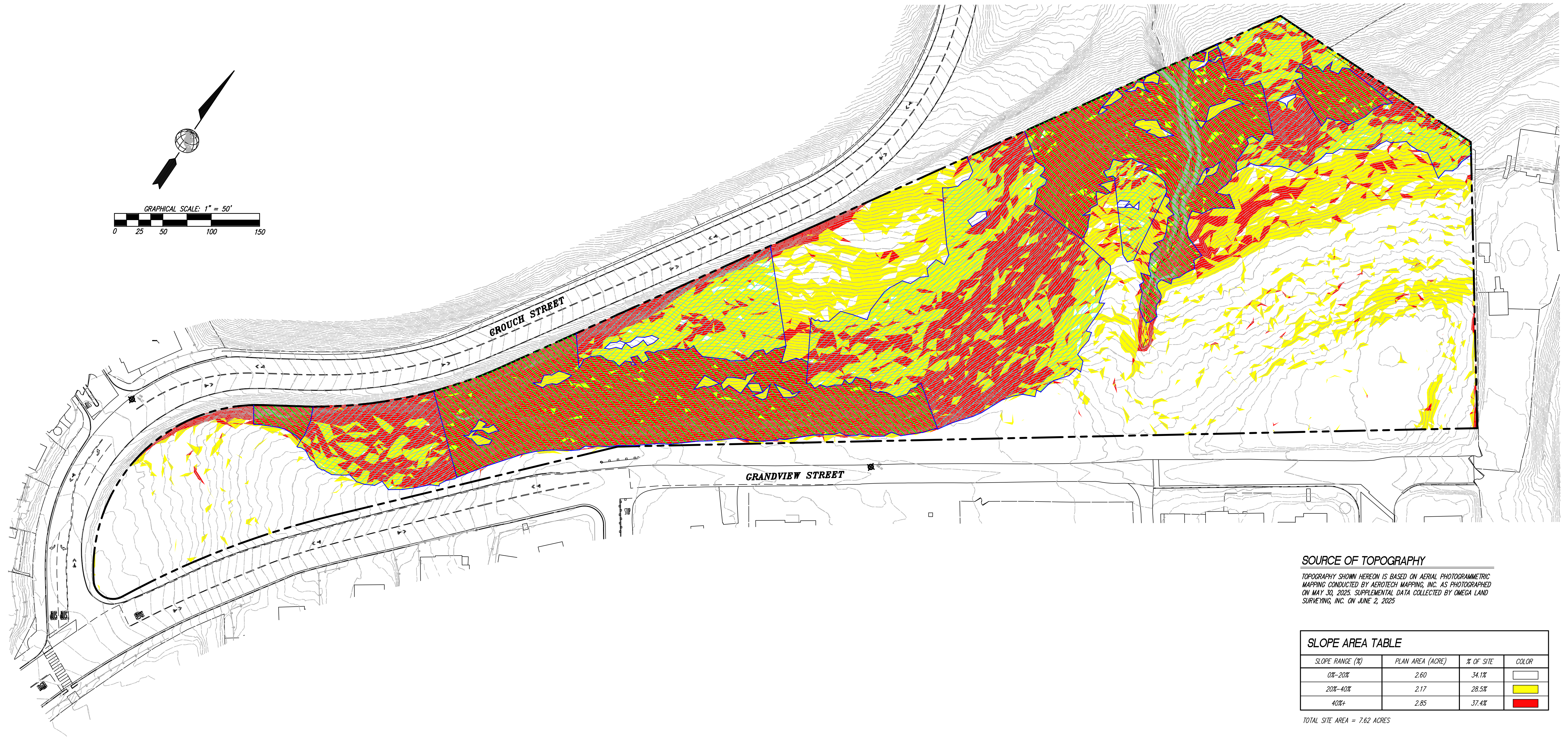
GRANDVIEW OCEANSIDE
42X30 PLOT - 20 SCALE
CIVIL SITE PLAN - WEST
7/2/2025



GRANDVIEW SUBDIVISION

SLOPE ANALYSIS

6/10/2025



SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY AEROTECH MAPPING, INC. AS PHOTOGRAPHED ON MAY 30, 2025. SUPPLEMENTAL DATA COLLECTED BY OMEGA LAND SURVEYING, INC. ON JUNE 2, 2025

SLOPE RANGE (%)	PLAN AREA (ACRE)	% OF SITE	COLOR
0%-20%	2.60	34.1%	White
20%-40%	2.17	28.5%	Yellow
40%+	2.85	37.4%	Red

TOTAL SITE AREA = 7.62 ACRES

SLOPE RANGE (%)	PLAN AREA (ACRE)	% OF SITE	SYMBOL
20%+ (25'+ HEIGHT)	2.17	28.5%	Blue hatched
40%+ (25'+ HEIGHT)	1.68	22.0%	Green hatched

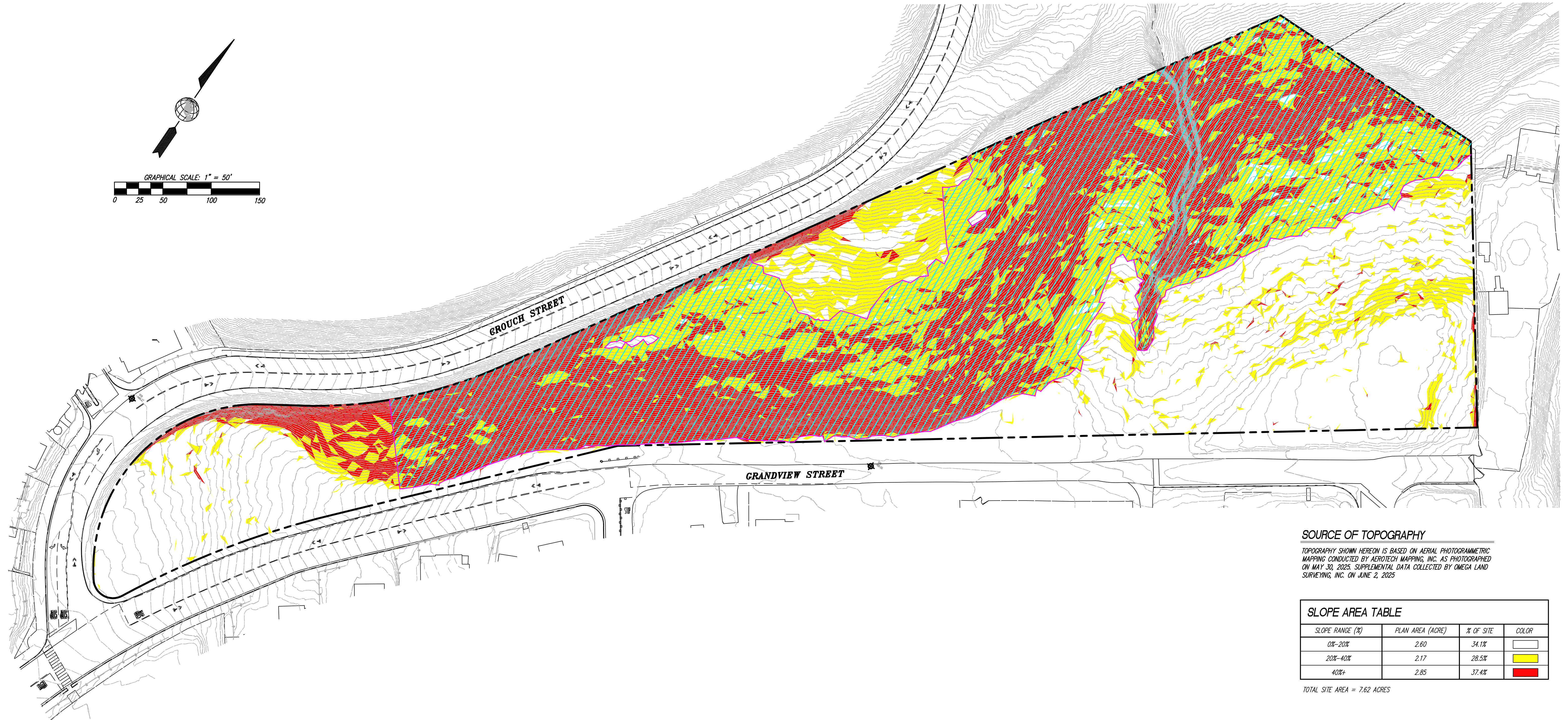
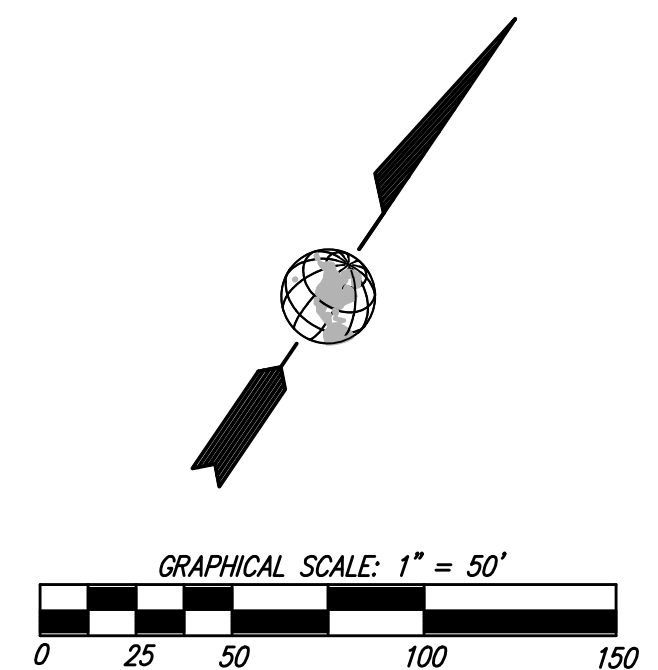
TOTAL SITE AREA = 7.62 ACRES

DATE: 6/10/2025 10:41:11 AM BY: NICK SORCE FILENAME: P:\DWG\OMEGA\0873 GRANDVIEW SUB\ACAD\SLOPE ANALYSIS\0873-SLOPE ANALYSIS.DWG

GRANDVIEW SUBDIVISION

SLOPE ANALYSIS

6/10/2025



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TOTAL SITE AREA = 7.62 ACRES

SLOPE AREA TABLE			
SLOPE RANGE (%)	PLAN AREA (ACRE)	% OF SITE	SYMBOL
20%+ (50'+ HEIGHT)	4.26	55.9%	Diagonal Hatching

TOTAL SITE AREA = 7.62 ACRES

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OMEGA
ENGINEERING CONSULTANTS
4320 VIEWRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (858) 634-8620

PROJECT INFORMATION FORM (PIF)

THE FOLLOWING IS TO BE COMPLETED BY THE PROJECT APPLICANT:

PROJECT INFORMATION FORM			
1.	PROJECT DESCRIPTION: Density bonus project with up to 22 single family homes		
2.	PROJECT LOCATION: Grandview Street. east of Crouch Street, in two sections		
3.	LAND USE: <u>RE-B residential</u> SIZE/DENSITY: <u>3.7 units per acre over 5.94 developable acres</u>		
4.	ZONING AND LAND USE CONSISTENT WITH ADOPTED GENERAL PLAN?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5.	PROJECT LOCATED IN TRANSIT PRIORITY AREA¹, SMART GROWTH AREA², OR LOW VMT AREA³? Within half-mile of Crouch Street Sprinter Station	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6.	PROJECT TRIP GENERATION: <u>220</u> ADT	<input type="checkbox"/> < 200 ADT <input checked="" type="checkbox"/> ≥ 200 ADT <input type="checkbox"/> ≥ 1,000 ADT <input type="checkbox"/> ≥ 2,400 ADT	
ATTACHMENTS			
A.	PROJECT LOCATION MAP	<input type="checkbox"/> Attached	
B.	PROJECT TRIP DISTRIBUTION	<input type="checkbox"/> Attached	
C.	PROJECT TRIP ASSIGNMENT	<input type="checkbox"/> Attached	

1) Projects located in a TPA must be able to access the transit station within a ½ mile walking distance or 6 minute walk continuously without discontinuity of sidewalk or obstructions to the route. Qualifying transit stops means a site containing an existing rail transit station served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (OPR, 2017). A high-quality transit corridor may also be considered if a corridor with fixed route bus service has service intervals no longer than 15 minutes during peak commute hours (OPR, 2017).

(2) See Appendix B.

(3) Based on the most recent SANDAG SB 743 Screening Map. Example shown in Appendix C.

TO BE COMPLETED BY CITY STAFF AND RETURNED TO PROJECT APPLICANT

PROJECT STUDY REQUIREMENTS				
1)	Does the project require a CEQA VMT analysis?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Incomplete ⁽¹⁾
	A. If yes, does the project require a SANDAG Model Run?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
2a)	Does the project require a Local Transportation Study?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Incomplete ⁽¹⁾
OR				
2b)	Does the project require a Local Transportation Assessment?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Incomplete ⁽¹⁾

⁽¹⁾ Incomplete application or additional information is needed to determine study requirements.

Ridgeway Project Developer's Conference

July 16, 2025

APN: 151-270-53

Size: 7.62 acres total parcel

5.94 acres developable acres (excluding undevelopable slopes)

2.68 acres graded or otherwise impacted by development

Zoning: RE-B (4.35 dwelling units/acre in Fire Mountain based on General Plan)

General Plan Designation: EB-R

Project Description

The proposed development includes 20 to 22 for-sale single-family homes proposed under state density bonus law on two building pads along Grandview Street at the northern terminus of Ridgeway Street, east of Crouch Street. The total project area is +/- 3 acres. The entire parcel is approximately 8 acres in size but contains slopes and habitat areas that are intended to be preserved.

Individual residential lots range from 3,040 to 6,798 square feet. Architectural designs include variations of Santa Barbara, Transitional Spanish, and Formal Spanish styles.

Each lot includes a 2-car garage and a full-depth driveway with space for two additional cars to park off the street. Guest parking spaces are provided in the eastern portion of the development with the site plan currently including 8 spaces. The streetscape along the north side of Grandview is expected to be improved with curb, gutter, and sidewalk, along with street trees to improve community safety and the pedestrian experience.

State Density Bonus Law (SDBL) Proposed Density Bonus Summary

The proposed site plan includes a range of 20 to 22 homes, although the base density per SDBL allows up to 26 dwelling units. The project will reserve 15% of the units for households that qualify as affordable based on the calculation method for density bonus projects and intends to satisfy inclusionary housing requirements through the provision of Accessory Dwelling Units (ADUs) on specified lots designed to meet City of Oceanside criteria.

The affordable units will be reserved for low- or moderate-income households, with the remaining homes provided at market rate. The final calculations and incomes levels will be determined as the site plan is refined.

SDBL Density Calculations

RE-B zoning base density:

$$5.94 \text{ acres} * 4.35 = 25.839, \text{ rounded up to 26 units}$$

15% of the homes reserved for income-qualifying households:

$$26\text{-unit base density} * 0.15 = 3.9, \text{ rounded up to 4 homes reserved}$$

Potential waivers based on conceptual design (subject to change with final site plan)

- Minimum lot area under 10,000 square feet – The lots will range between 3,040 sf and 6,798 sf.
- Minimum lot width under 70' – The lot widths will range between 40' to 49.5'.
- Minimum 25' front yard setback – Minimum front yards will be approx. 20'.
- Minimum 7.5' side/15' corner side yard setbacks – Minimum side/corner side yards will be at least 4' and larger where possible.
- Minimum 20' rear yard setbacks – Minimum rear yards will be at least 15' and larger where possible.
- Maximum lot coverage of 35% - Lots will range between 17.6% to 39.4%.
- Additional landscaping waivers may be required with final site plan.
- Retaining wall waivers are likely and will be reviewed with final site plan.

Potential incentive based on conceptual design (subject to change with final site plan)

There are overhead power lines south of the project site on Grandview that would be subject to the City's undergrounding requirements for overhead utility lines. An incentive is currently expected to be used to waive the undergrounding and in-lieu fee requirements.

Additional Questions for Staff:

Planning

1. Please confirm that the project qualifies for a categorical infill exemption since the proposed project development area is under 5 acres and no impacts to biological habitat areas are anticipated. It appears the project may also qualify for the statutory infill exemption under the recently approved Assembly Bill 130.

Engineering

2. Please confirm that the street design and turnarounds in the eastern portion of the development meets emergency circulation requirements.
3. Existing utilities (cell tower, vault, air valves, etc.) on the frontage are installed high, adjacent to the site within the right-of way, impacting the sidewalk placement. The project proposed an easement on the property to allow the sidewalk to jog behind the utilities and away from the street to avoid having to move those items. Is this an acceptable solution?
4. Electrical riser lands within the street section. Who is responsible for moving this?
5. Is street widening required on opposite frontage from Grandview to 347th Pkwy?
6. Is half-width pavement replacement required or full width?
7. Are AC borings required to determine extent of asphalt replacement?
8. Are any frontage improvements required on Crouch?
9. Is a curb outlet acceptable to outlet stormwater on Crouch?
10. Is it acceptable to connect to the existing cross gutter at Crouch?
11. Is centerline striping required east of Ridgeway?

Water Utilities

12. Which water main should the project connect to? There are 2 in Grandview (east portion).