

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 5, 2016, 8:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m.      Proposed assisted living facility located on vacant lot north of Mystra Way and Cannon Rd.

**Zoning: CL (Commercial Limited)**  
**Land Use: General Commercial**  
**Neighborhood Area: Ocean Hills**  
**Assessor Parcel Number: 169-562-01**  
**Contact Person: Greg Irwin**  
**Tel.: (714) 557-2448**  
**Email: girwin@ipaoc.com**

1. 9:30 a.m. – 10:30 a.m.      Proposed deli addition to existing convenience store located at 432 S. Coast Hwy.

**Zoning: C2 (General Commercial)**  
**Land Use: Coastal General Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-204-09**  
**Contact Person: Thair Daoud**  
**Tel.: (619) 507-6263**  
**Email: tdaoud@gmail.com**

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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<sup>1</sup> *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.*



## Tiffany Chen

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**From:** Greg Irwin (girwin@ipaoc.com) <girwin@ipaoc.com>  
**Sent:** Monday, March 21, 2016 10:44 AM  
**To:** Tiffany Chen  
**Subject:** RE: Oceanside project description

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Project Description

The project is broken up into two buildings on a 6.5 ac site. The first being a two story building at the corner of Mystra and Cannon. This building will be comprised of a higher level of care for assisted living and memory care. The building will have a dining room and activities and program space that will look over a central outdoor pool and activity space. The second building will be three stories for light assisted living and focus on a more independent and mobile resident. The main entry will be of Mystra with a secondary access at the existing fire easement road. The first building will have 104 heavy assisted living units and 17 memory care. The second building will have 93 units. The total building area is 171,800 an approximate FAR of 60%. We are providing a parking of 164 spaces, we are providing a 1.25 ration on the light assisted living to help draw a more independent and active resident.



### Greg Irwin, Partner

245 Fischer Ave. Suite B-2, Costa Mesa CA 92626  
P: 714 557 2448 F: 714 556 1572 W: [www.ipaoc.com](http://www.ipaoc.com)  
[girwin@ipaoc.com](mailto:girwin@ipaoc.com)

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**From:** Tiffany Chen [<mailto:TChen@ci.oceanside.ca.us>]  
**Sent:** Monday, March 21, 2016 10:30 AM  
**To:** Greg Irwin ([girwin@ipaoc.com](mailto:girwin@ipaoc.com)) <[girwin@ipaoc.com](mailto:girwin@ipaoc.com)>  
**Cc:** Greg Spiro <[Gspiro@proteacapital.com](mailto:Gspiro@proteacapital.com)>; Hans Van Der Laan <[hvdlaan@proteacapital.com](mailto:hvdlaan@proteacapital.com)>  
**Subject:** RE: Oceanside-latest version

Hello Greg,

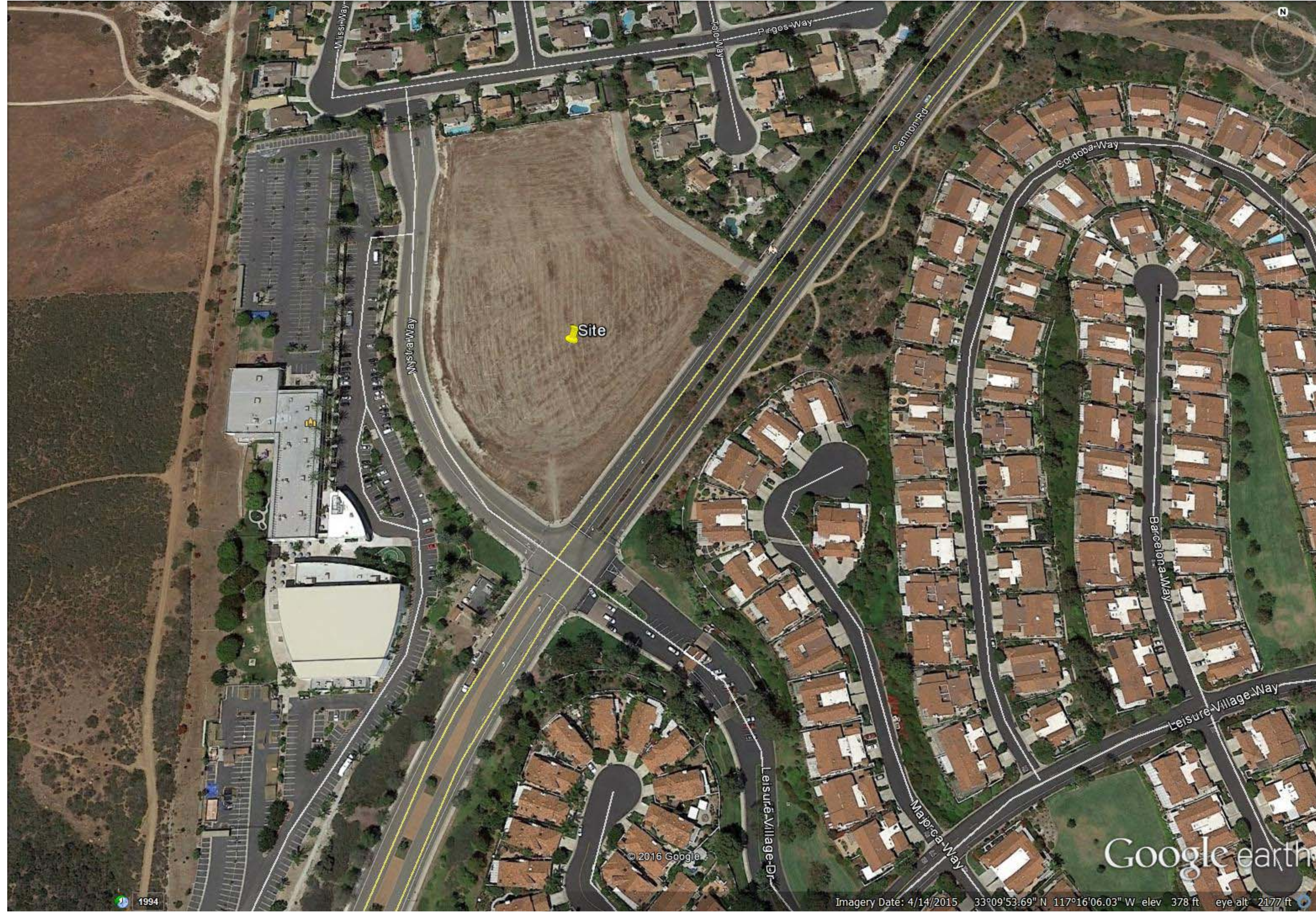
Thank you for the documents. Could you also send me a Project Description Letter describing the project scope by the end of the day tomorrow, 3/22?

Thank you,

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**Tiffany Chen, Planner I**  
**City of Oceanside**  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054







**PROJECT SUMMARY**

**ASSISTED LIVING LIGHT (AL)**

27	1 bed	@ 600 sf	= 17400 sf
90	1+ bed	@ 700 sf	= 63000 sf
26	2 bed	@ 1000 sf	= 26000 sf
93 units total			= 106400 sf
commons			= 7000 sf
total sf			= 113400 sf

**ASSISTED LIVING**

42	studio	@ 300 sf	= 12600 sf
50	1 bed	@ 300 sf	= 15000 sf
4	2 bed	@ 800 sf	= 3200 sf
104 units total			= 30800 sf
commons			= 9105 sf
total sf			= 39905 sf

**MEMORY SUPPORT**

10	MC1	@ 366 sf	= 3660 sf
7	MC2	@ 415 sf	= 2905 sf
17 units total			= 6565 sf
commons			= 4750 sf
total sf			= 11315 sf

**PROJECT TOTAL = 171800 sf**

**PARKING SUMMARY**

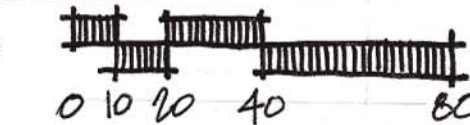
AL LIGHT	@ 1.25	= 117 spaces
AL/MC	@ 1/3 bed	= 47 spaces
REQUIRED		= 164 spaces
PROVIDED		= 164 spaces

**OCEANSIDE.. SENIOR LIVING**

PROTEA CAPITAL RESOURCES

IRWIN PARTNERS ARCHITECTS

MARCH 16, 2016









February 8, 2016

City of Oceanside Development Services  
Attn: Ms. Tiffany Chen  
300 N. Coast Highway Oceanside, CA 92054

Re: Project Description Letter for the developer's conference with City staff for the property located at 432 South Coast Highway, Oceanside CA 92054

Dear Ms. Chen,

This Project Description Letter serves to inform the City that we are proposing to add approximately 399 square feet to the existing building located at 432 South Coast Highway, Oceanside CA 92054 ASSESSOR'S # (APN): 150-204-09

Existing Site:

The property is an existing retail convenience store containing 2,160 square feet of gross leasable area. The improvements were constructed in 1970 and the site area is 0.23 acres or 10,000 square feet. Legal Description Lots 9 & 10 Blk 26 Census Tract Number 182. Setbacks for this property, a minimum of 5 feet deep landscaped set back area shall be provided on any C-2 zoned lot with the exception of those areas which are used as driveways. Lots located between Wisconsin Avenue and Monterey Drive and fronting on Hill Street shall maintain a 45 feet set back from the centerline of Hill Street. The building is gray and the overall appearance of the property condition is fair.

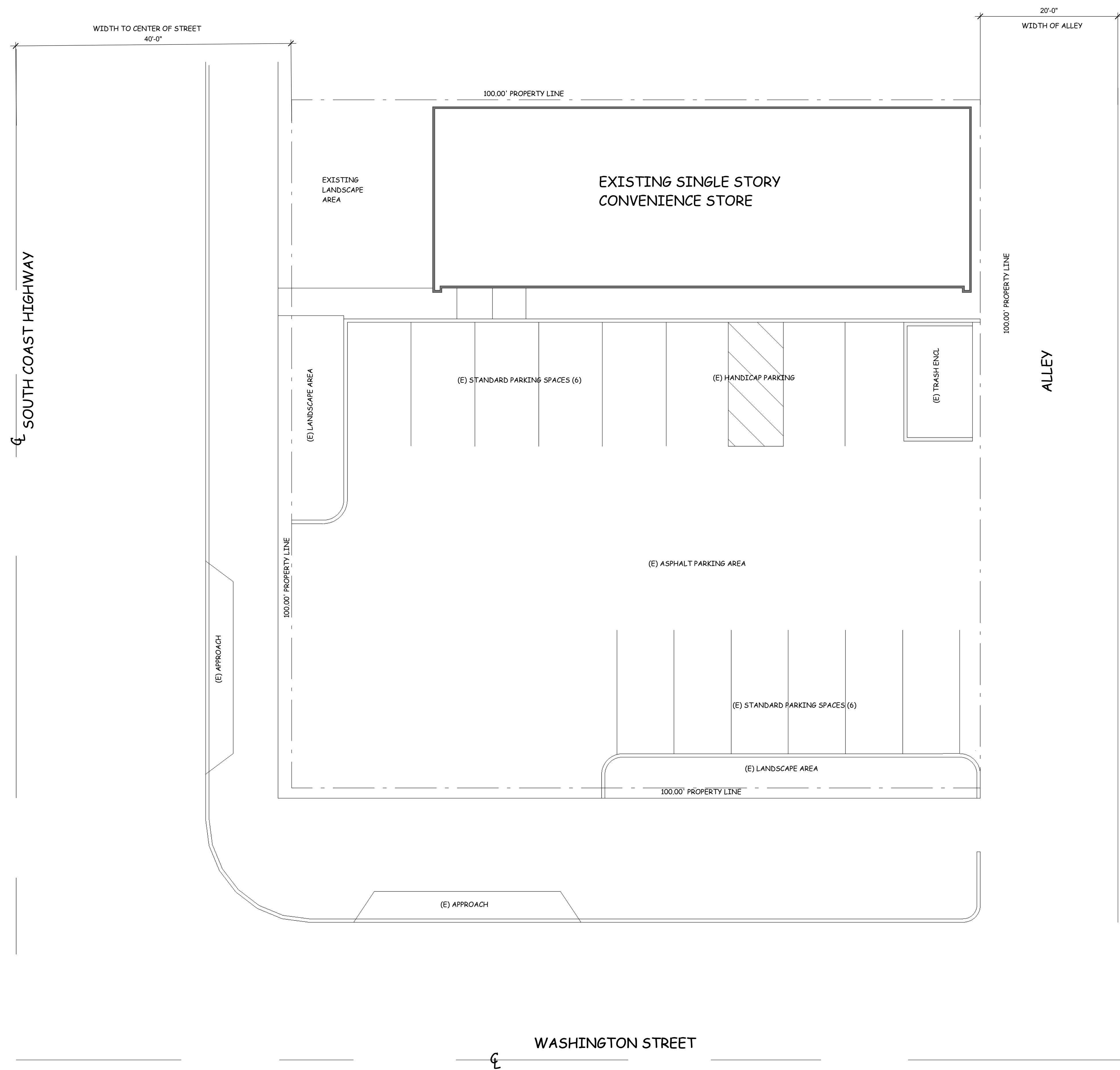
Proposed Site:

The proposed project would include a deli that would occupy the site location. The proposed site location would be roughly be 399 square feet facing Coast Highway. The property will have 10 total standard parking spaces and 3 designated handicap parking spaces. The 2 handicap spaces include a 8 feet wide aisle to the current business and 5 feet wide aisle to the proposed deli location.

If you have any questions or require further documentation or clarification please let me know.

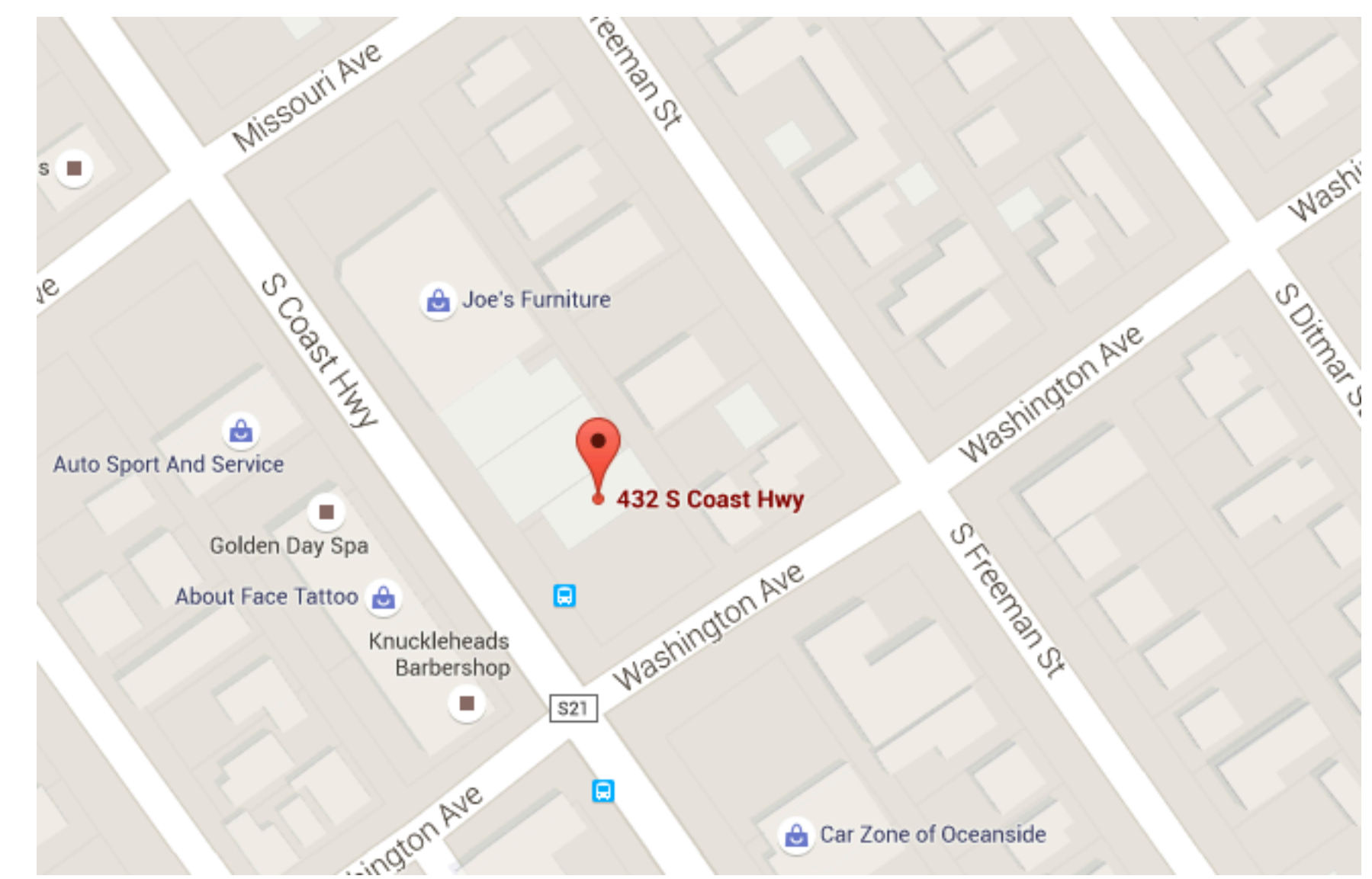
Thair Daoud  
Phone: 619-507-6263  
Email: tdaoud@gmail.com





**SITE DATA**

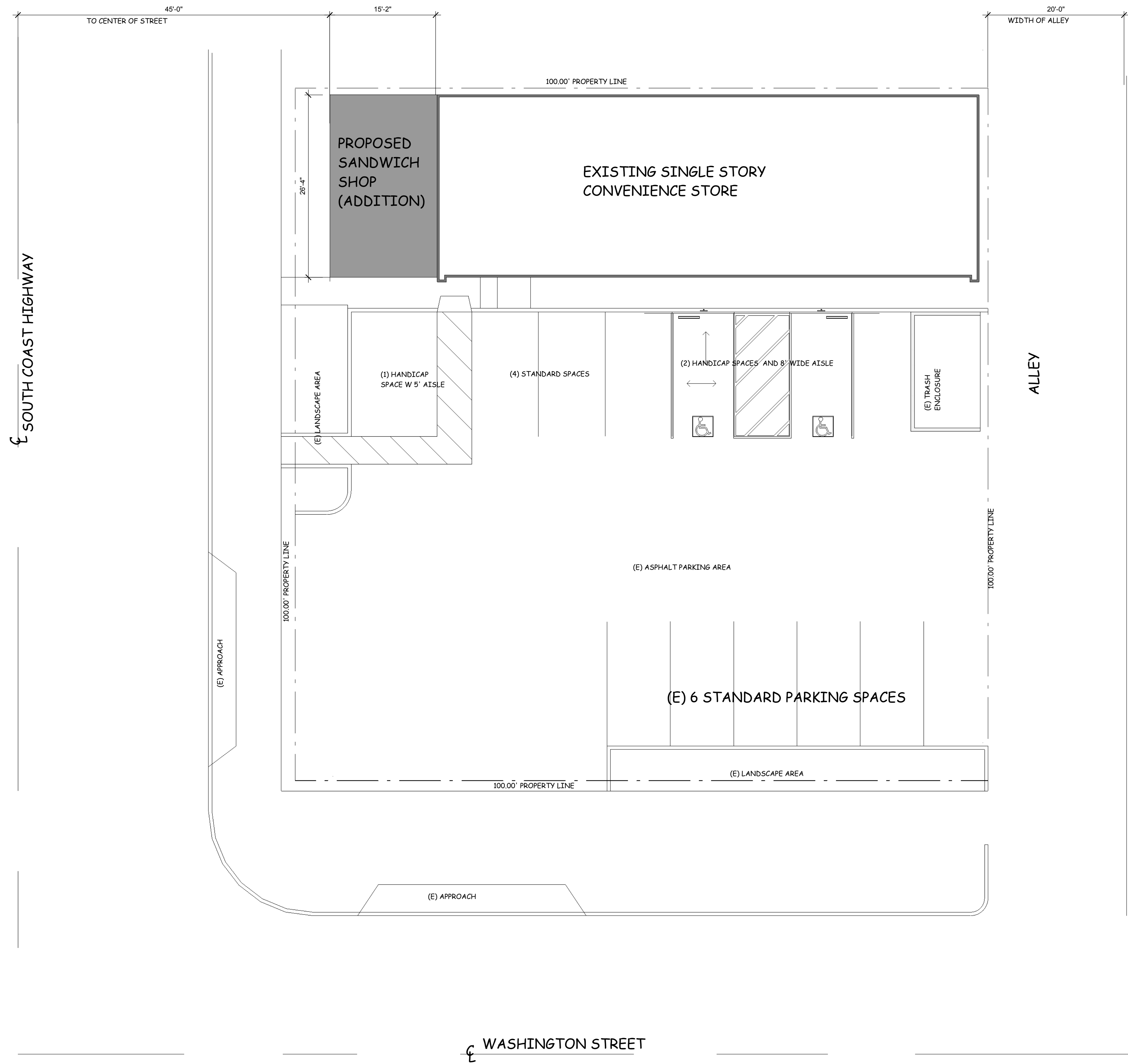
SITE ADDRESS:	432 S. COAST HIGHWAY OCEANSIDE, CA 92054
TENANT:	COASTAL MARKET 432 S. COAST HIGHWAY OCEANSIDE, CA 92054
ASSESSOR'S # (APN):	150-204-09
LEGAL DESCRIPTION:	LOTS 9 & 10, BLOCK 26, BRYAN'S ADDITION (MAP 219)
CONTACT:	THAIR DAOUD 760-574-4544
OCCUPANCY OF TENANT:	GROUP M OCCUPANCY MARKET
(E) BUILDING SIZE:	2160 SQ. FT.
PARKING REQ'D:	1/200 SQ. FT. OR 2160/200= 10.8 SPACES
PARKING PROV'D:	14 SPACES- INCL 2 HANDICAP



EXISTING SITE PLAN

**COASTAL MARKET**  
432 S. COAST HIGHWAY  
OCEANSIDE, CA 92054

**PETE PATTERSON**  
CONSTRUCTION  
SERVICES COMPANY  
DESIGN, CONSULTATION, CONSTRUCTION ppsc@cox.net 858.775.5144



**SITE DATA**

SITE ADDRESS: 432 S. COAST HIGHWAY OCEANSIDE, CA 92054

TENANT: COASTAL MARKET 432 S. COAST HIGHWAY OCEANSIDE, CA 92054

ASSESSOR'S # (APN): 150-204-09

LEGAL DESCRIPTION: LOTS 9 & 10, BLOCK 26, BRYAN'S ADDITION (MAP 219)

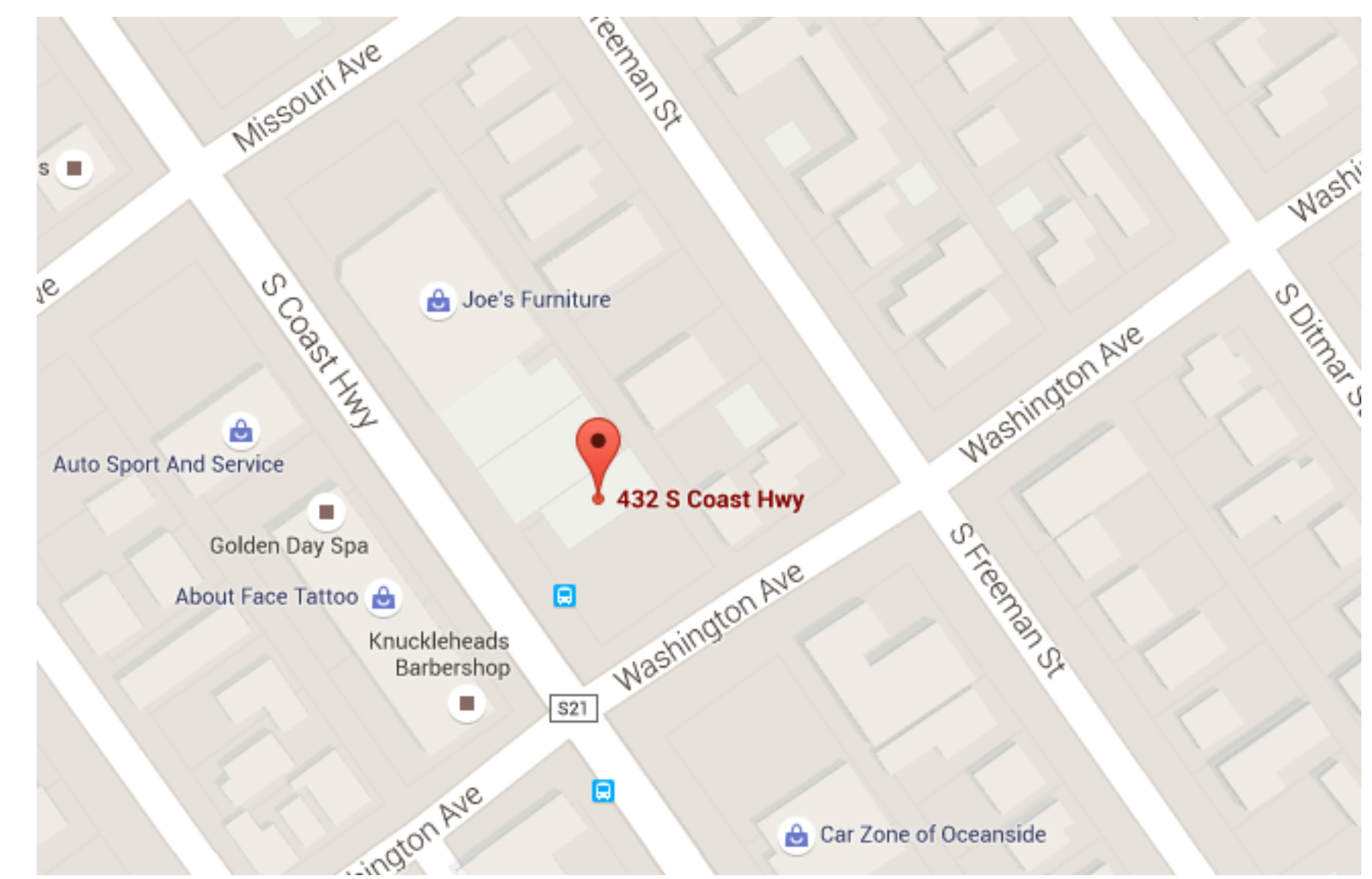
CONTACT: THAIR DAOUD 760-574-4544

OCCUPANCY OF TENANT: GROUP M OCCUPANCY MARKET

(A) BUILDING SIZE: 2,160 SQ. FT.  
 (A) SANDWICH SHOP ADDITION: 399 SQ. FT.  
 (N) TOTAL FOOTAGE: 2,559

PARKING REQ'D: 1/200 SQ. FT. OR 2559/200= 12.8 SPACES

PARKING PROV'D: 13 SPACES- INCLUDES 3 HANDICAP

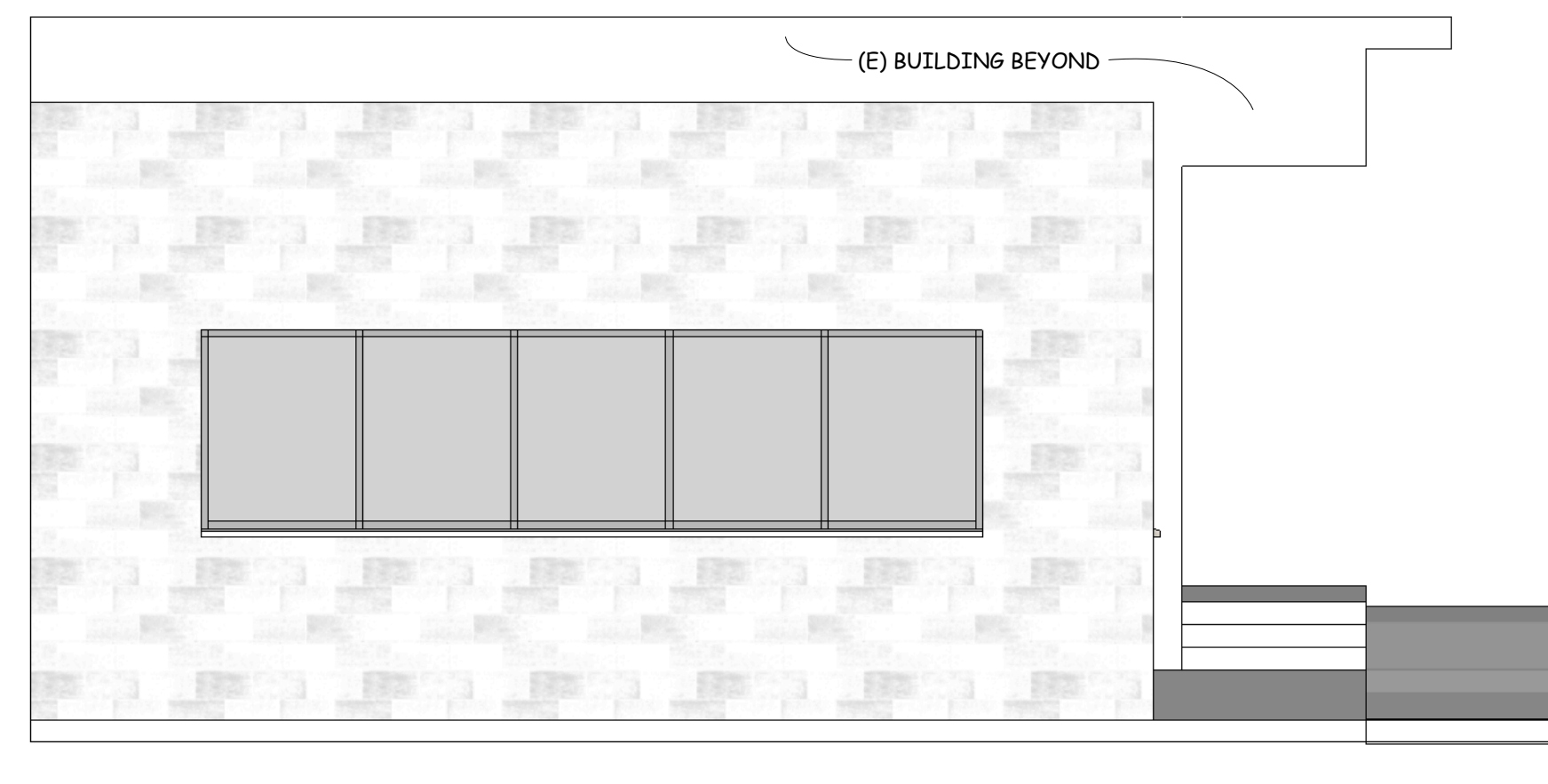
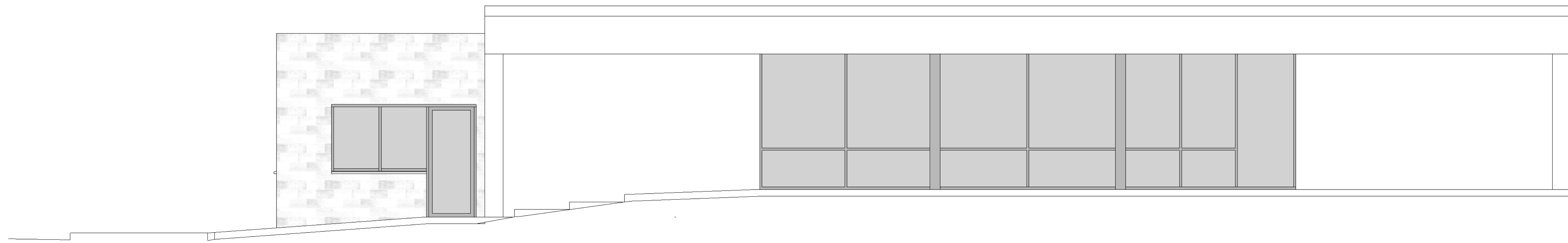


**COASTAL MARKET**  
 432 S. COAST HIGHWAY  
 OCEANSIDE, CA 92054

**PETE PATTERSON**  
 CONSTRUCTION SERVICES COMPANY  
 DESIGN, CONSULTATION, CONSTRUCTION [ppesc@cox.net](mailto:ppesc@cox.net) 858.775.5144

PROPOSED SITE PLAN

NEW CONSTRUCTION      EXISTING CONSTRUCTION

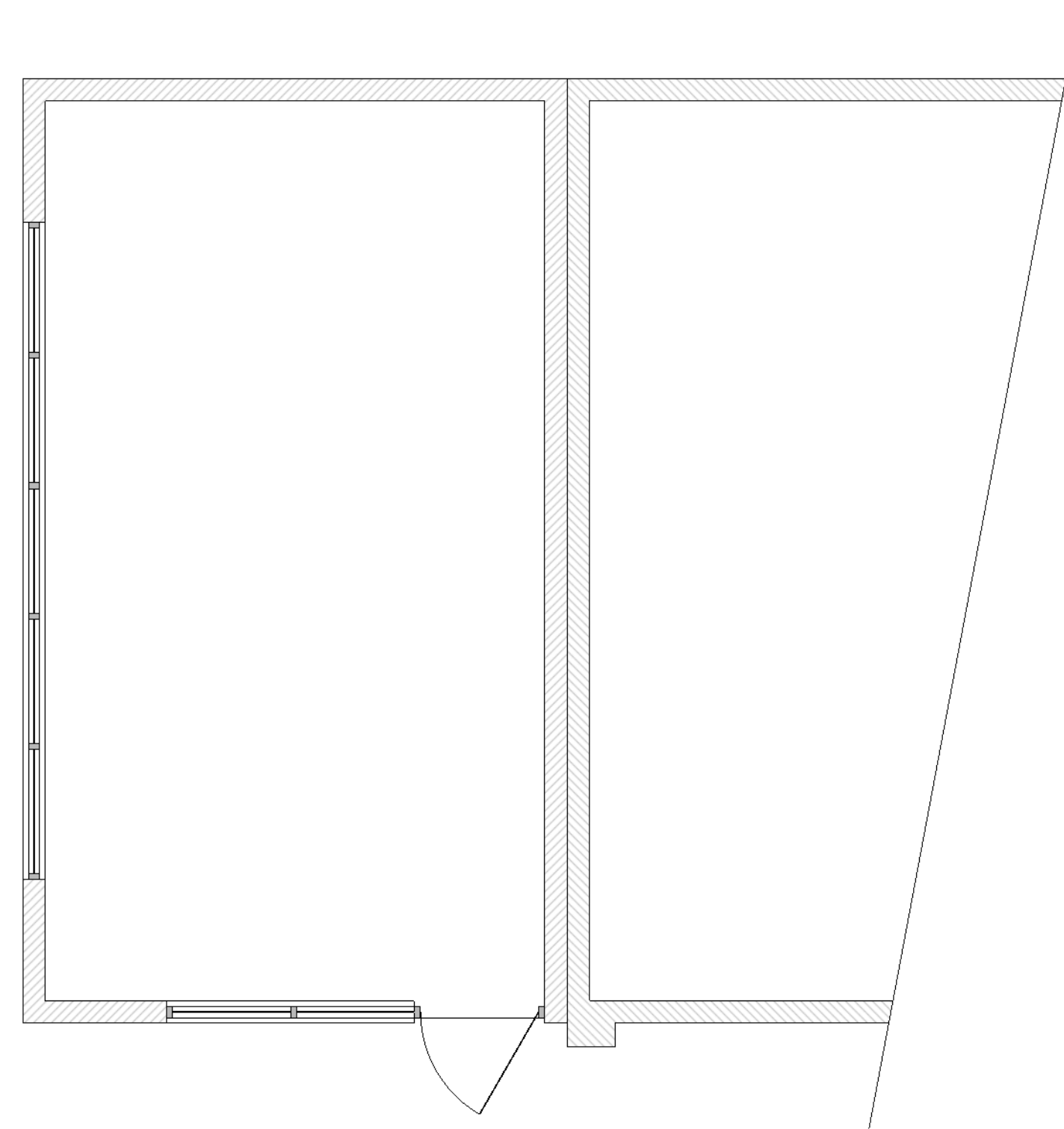
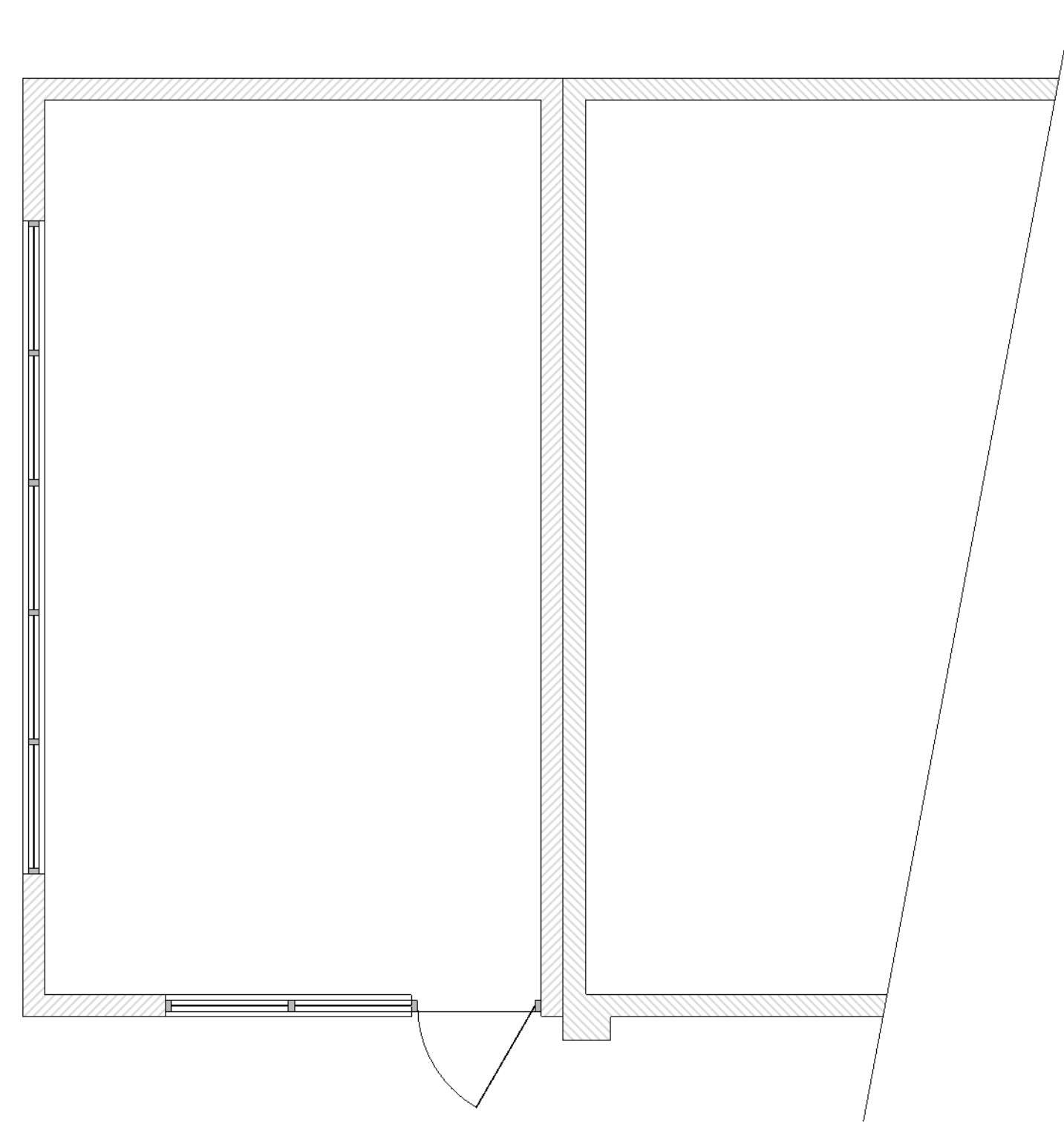
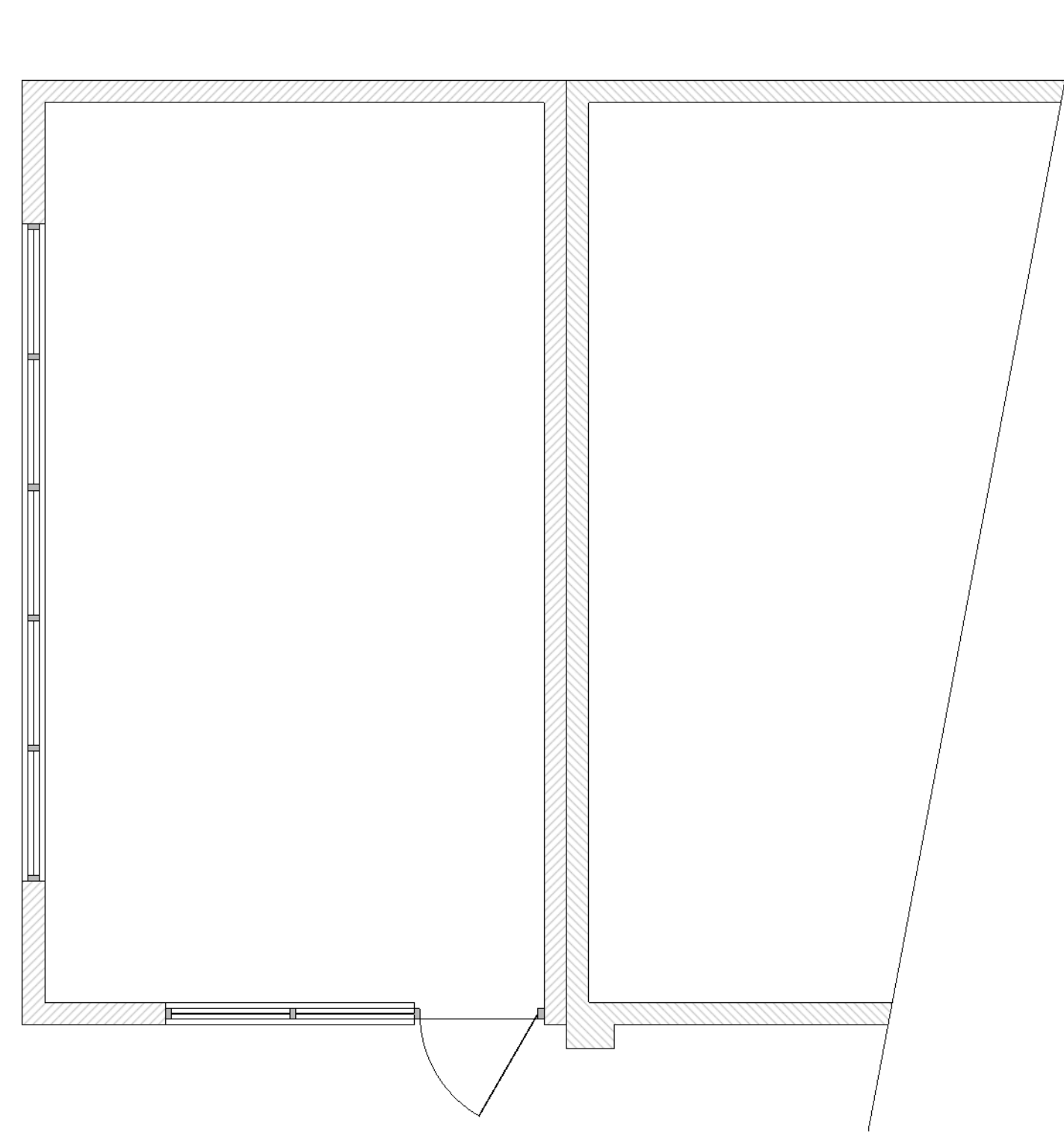
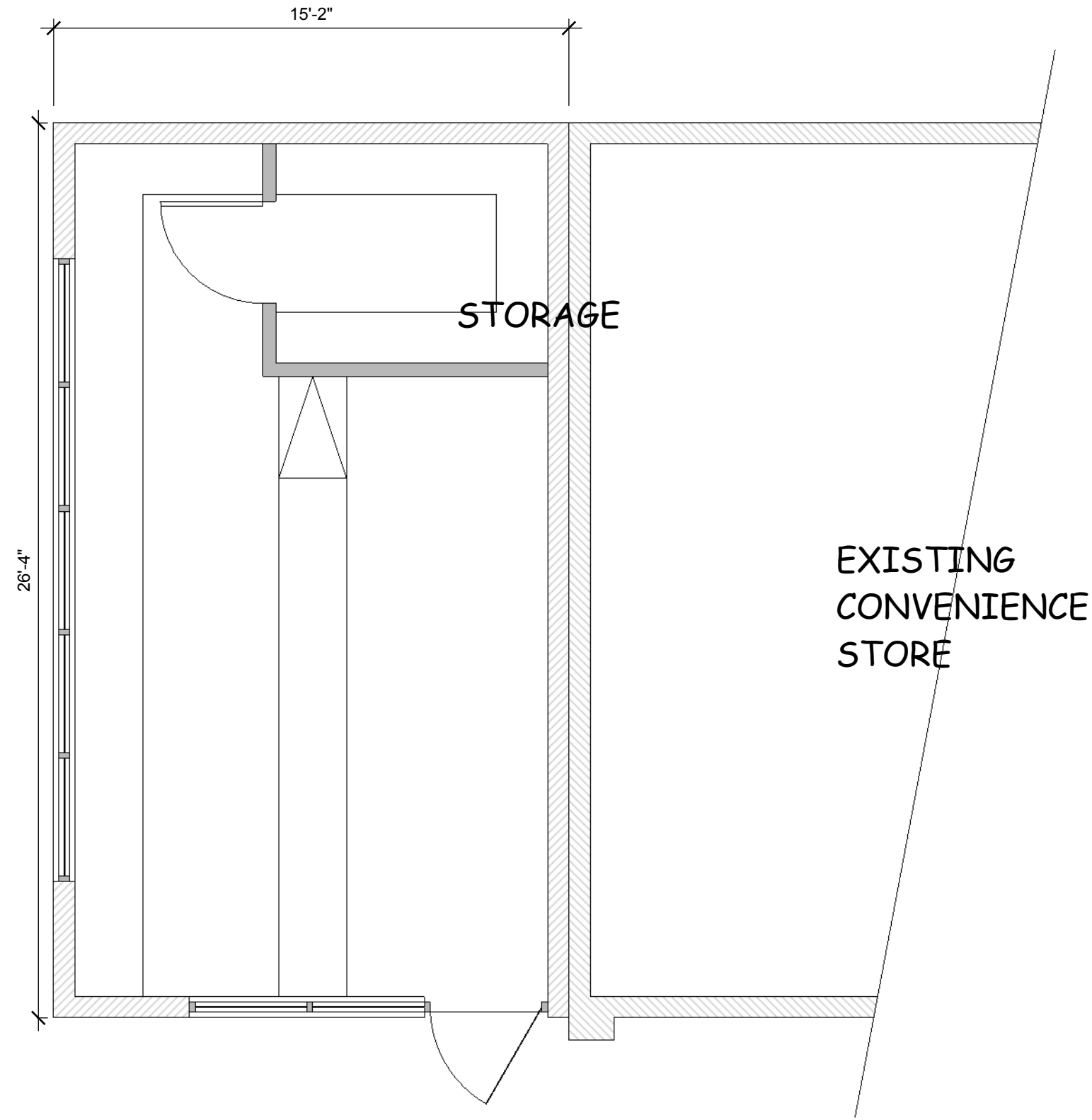


EXTERIOR ELEVATIONS

COASTAL MARKET  
432 S. COAST HIGHWAY  
OCEANSIDE, CA 92054



DESIGN, CONSULTATION, CONSTRUCTION [ppesc@cox.net](mailto:ppesc@cox.net) 858.775.5144



OPTIONS FOR SANDWICH AREA

1/4"



DESIGN CONSULTATION CONSTRUCTION [ppsc@cox.net](mailto:ppsc@cox.net) 858.775.5144

COASTAL MARKET  
432 S. COAST HIGHWAY  
OCEANSIDE, CA 92054

City of Oceanside, CA



*Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.*

Map Scale  
1 inch = 83 feet  
9/9/2015

ARTICLE 17

GENERAL PROVISIONS, DEVELOPMENT STANDARDS,  
CONDITIONS AND EXCEPTIONS

Setbacks, Height, Area, Landscaping

The purpose of this section is to establish certain development standards pertaining to setbacks, height limits, placement of buildings, etc. The development standards set forth are only minimum standards and shall not necessarily mean that the standards are the ideal standards for all developments.

Section 1701: FRONT YARD. The following minimum front yard setback requirements shall be met: (for special conditions and exceptions, see further provisions in this article).

- (a) Every lot in the R-A, R-1, R-2, R-3, R-P and S-P zones shall maintain a front yard setback of twenty (20) feet.
- (b) Every lot which allows apartment development and is located west of Interstate 5 shall have a minimum front yard setback of not less than fifteen (15) feet.
- (c) Every lot in the O-P and R-C zones shall maintain a front yard setback of not less than fifteen (15) feet.
- (d) Every lot in the C-1 zone shall maintain a front yard setback of not less than ten (10) feet. At least sixty (60) percent of any required front yard setback shall be landscaped under the provisions of Article 17, Section 1731.
- (e)
  - (1) A minimum of five (5) feet deep landscaped setback area shall be provided on any C-2 zoned lot with the exception of those areas which are used as driveways.
  - (2) All lots fronting on Mission Avenue shall maintain a fifty (50) feet setback from the centerline of the street.
  - (3) Lots located between Wisconsin Avenue and Monterey Drive and fronting on Hill Street shall maintain a forty-five (45) feet setback from the centerline of Hill Street.
  - (4) Lots located on Hill Street between Wisconsin Avenue and the southern City limits shall maintain a fifty (50) feet setback from the centerline of Hill Street.