

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

Wednesday, January 17th, 2018, 10:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 10:30 - 11:30 a.m.                      Proposed mixed-use development with approximately 2,600 square feet of commercial fronting Seagaze and 14 three-story condo units

**Zoning: Downtown D-2**  
**Land Use: Downtown**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 147-193-08, 147-193-09, 147-193-10**  
**Contact Person: Geoff McComic**  
**Tel.: (858) 414-5859**  
**Email: [gmccomic@vestapacificdevelopment.com](mailto:gmccomic@vestapacificdevelopment.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.*

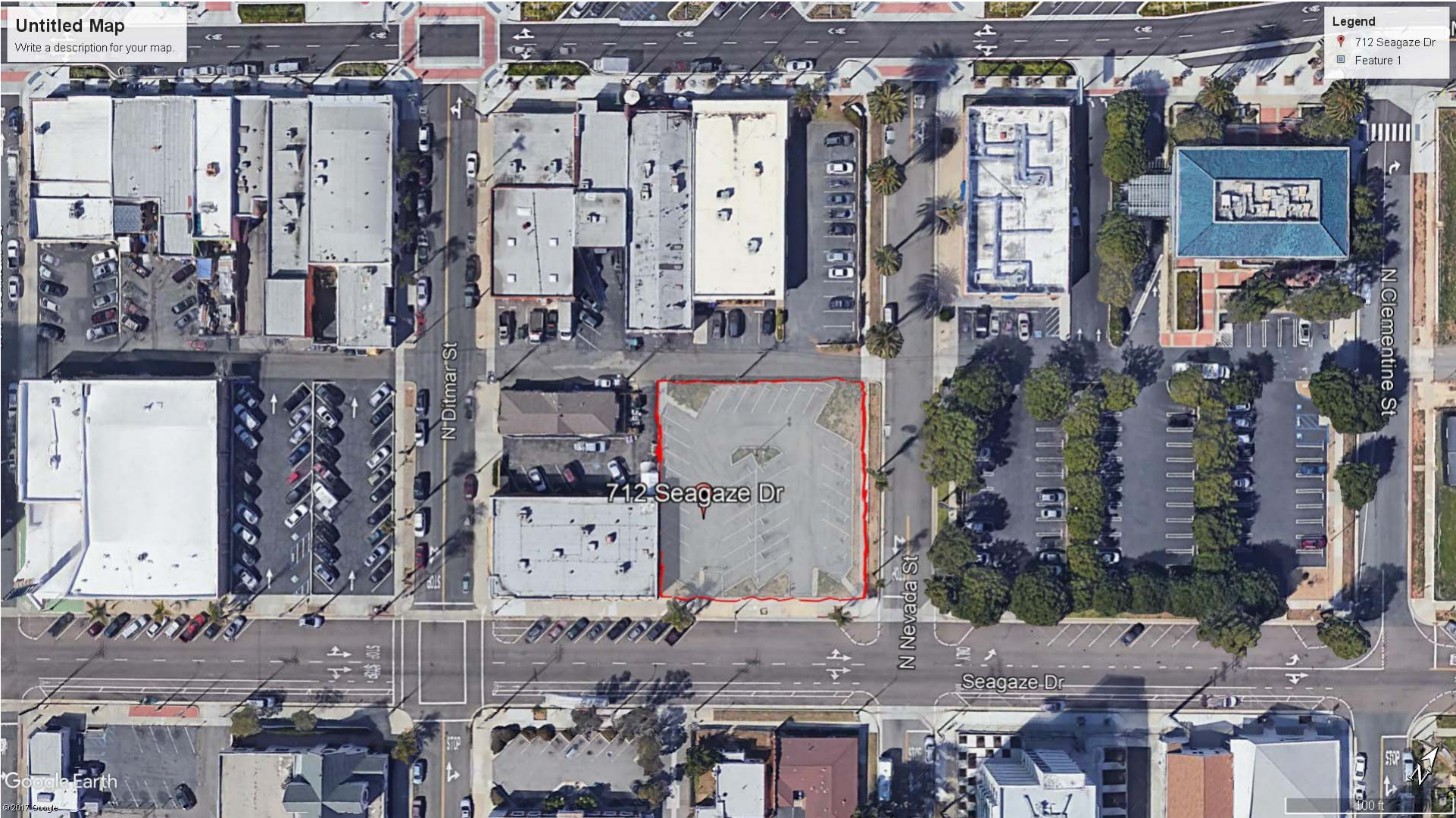


Untitled Map

Write a description for your map.

Legend

- 712 Seagaze Dr
- Feature 1

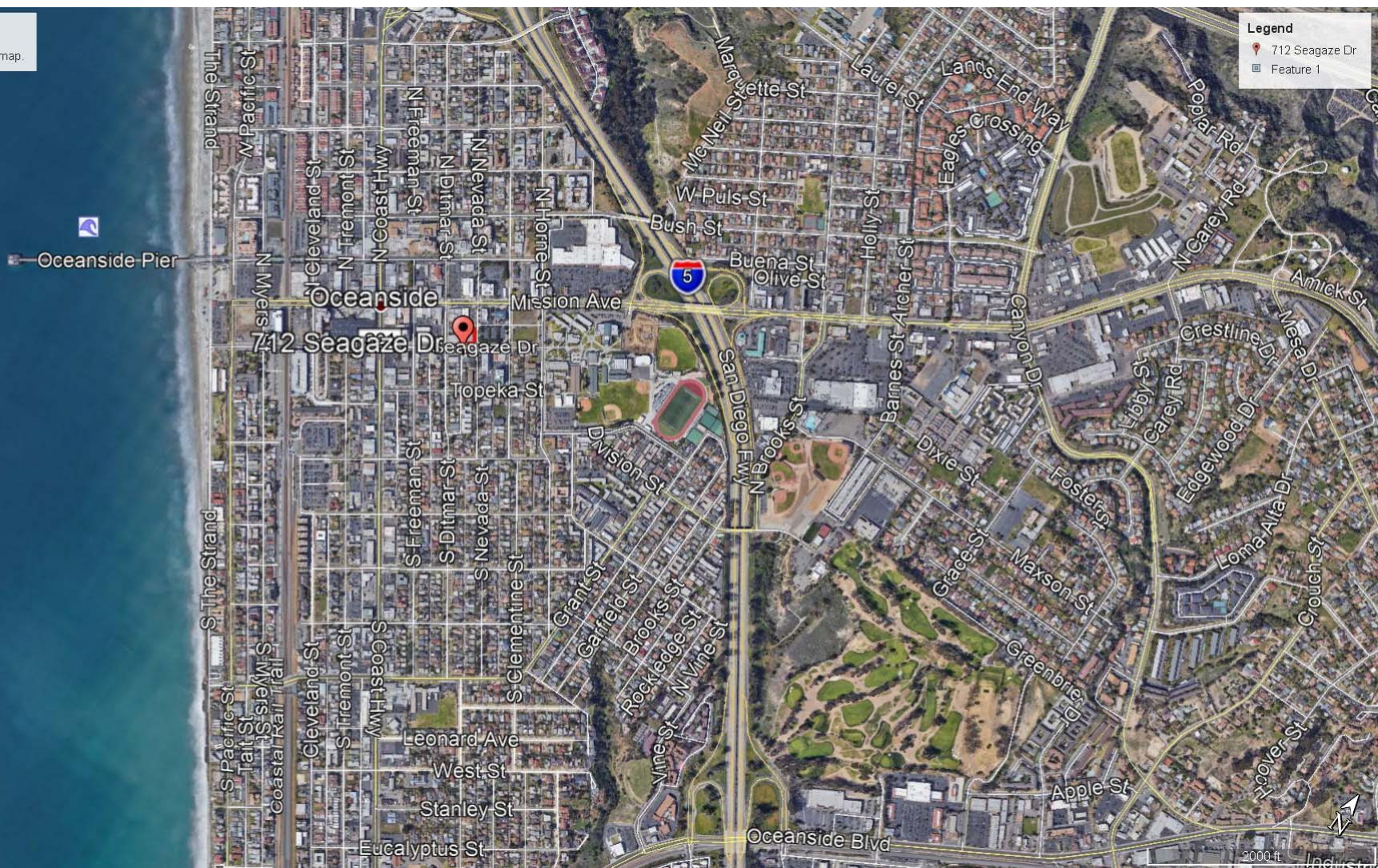


# Untitled Map

Write a description for your map.

## Legend

- 712 Seagaze Dr
- Feature 1



## **PROJECT DESCRIPTION AND BACKGROUND**

### **Background:**

The subject property is located at 712 Seagaze Street on the north-west corner of Seagaze and Nevada. The site is currently an unused surface parking lot.

**Site Review:** This property consists of three separate legal parcels totaling 15,600 square feet. An existing unused parking lot takes up most of the parcel. Two driveways aprons exist along Seagaze. The site has a three-foot elevation difference sloping down from east to west. The site backs up to an alley.

APN 147-193-08-00; 147-193-09-00; 147-193-10-00

Surrounding land uses include commercial to the north, south, east and west. There is some multi family nearby as well.

The land use designation and the zoning classification is Downtown Sub district 2. The property to the north, west and east is Downtown Sub district 2 as well. The property to the south is C-2 zoning.

### **Development Plan:**

The proposal is to develop a mixed-use project consisting of 2,600 square feet of commercial space fronting along Seagaze and 14 three story 1,581 square feet condominiums in one podium structure.

The units would be 3bedroom/3bath with balconies. There would be a 1500 square foot common courtyard on the second level with shared amenities for the residences.

The commercial use would be office or short term rental if allowable under the code.

### **Density:**

The project is below the 1 unit per 1,000 square feet standard.

### **Building Height:**

At 45-50 feet the project would be well below the maximum height allowable of 65 feet.

### **Setbacks:**

The project proposes zero setbacks. In addition to a high quality urban design, the project will provide enhanced landscaping and public use amenities along Seagaze such as bike racks and benches.

### **FAR:**

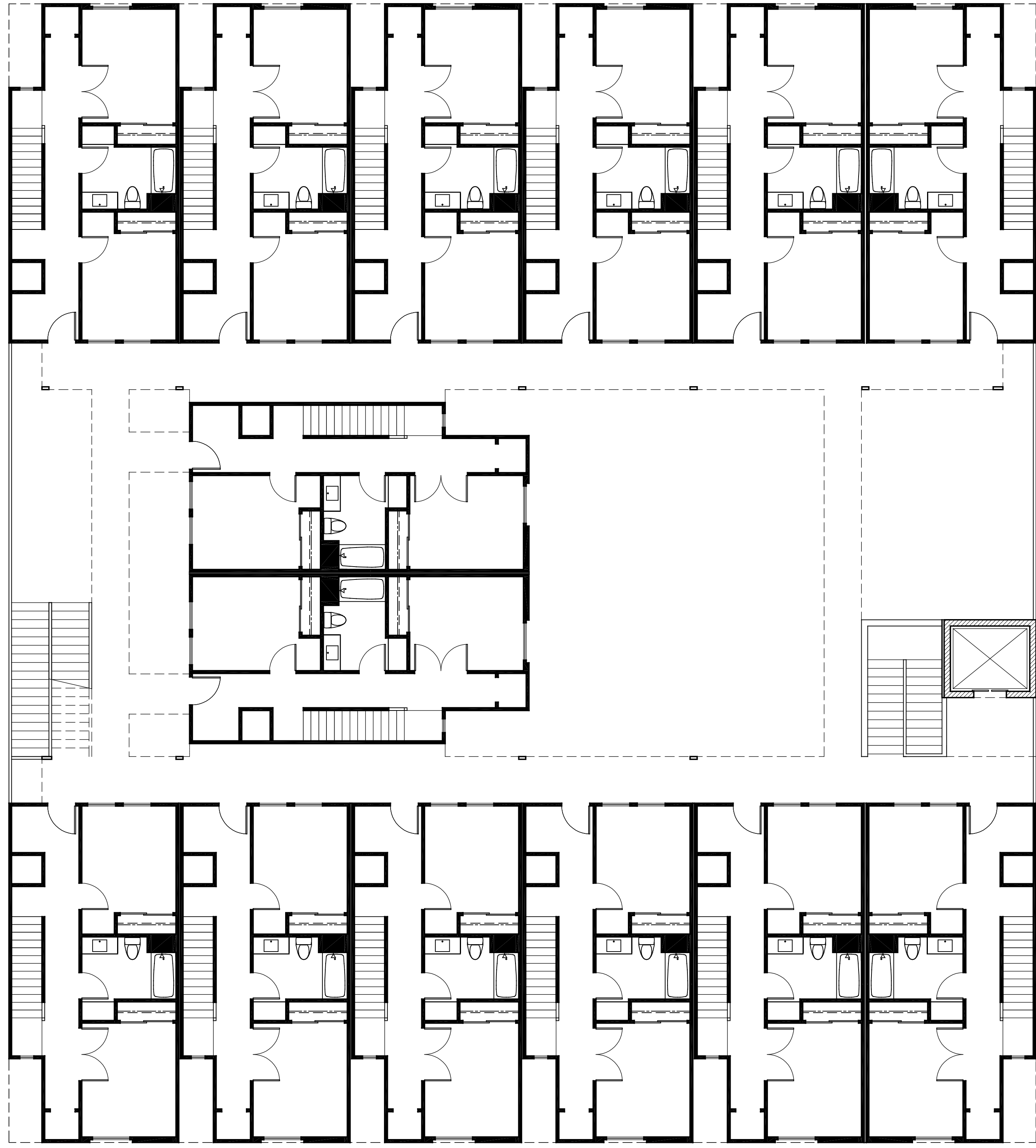
The FAR is 1.6.

### **Parking:**

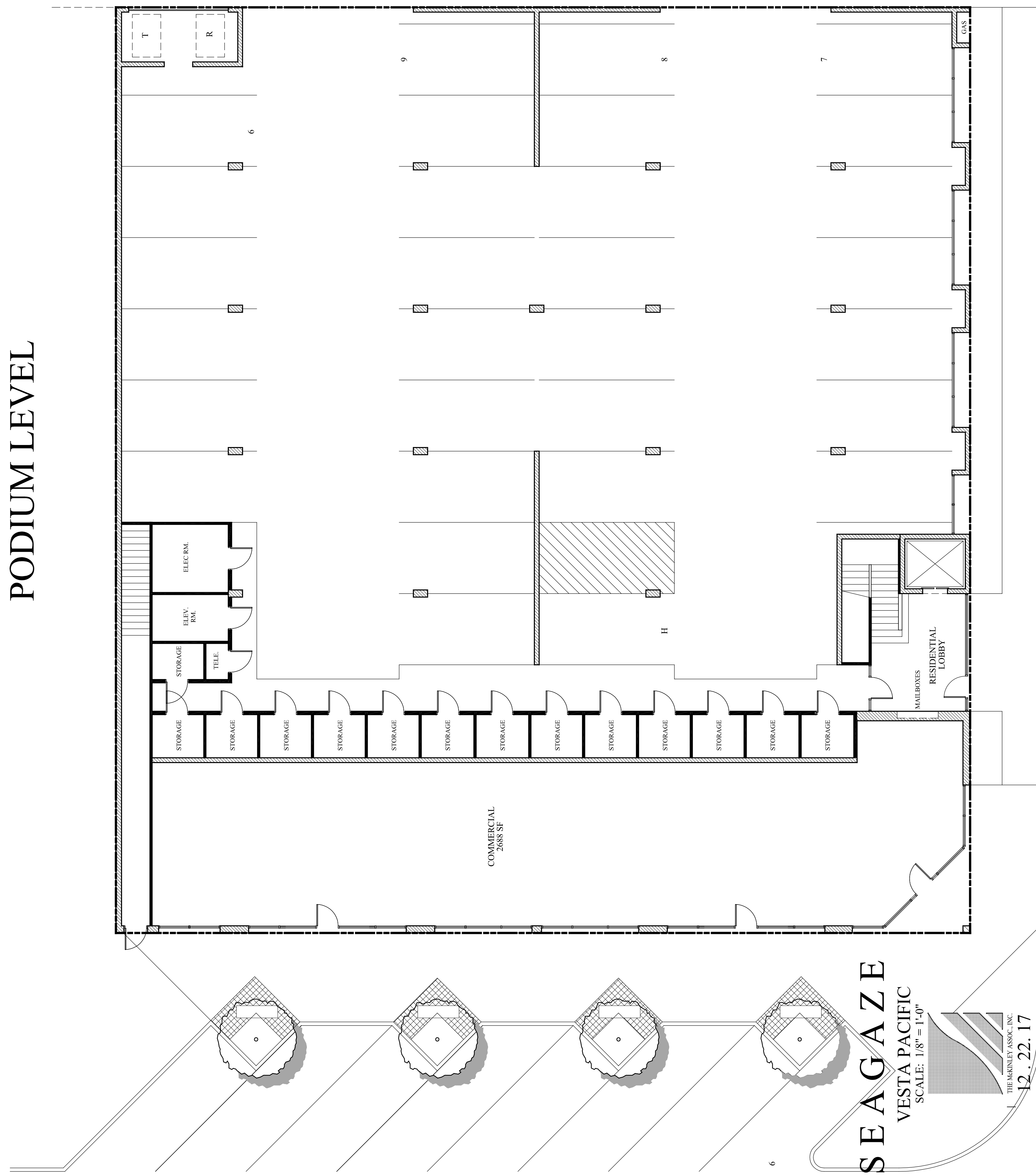
There are 30 parking spaces in a covered garage. The development of the project will also

create eight new parking spaces along the property frontage at Seagaze. There are also five parallel spaces on Nevada.

Per Section 3111 of the zoning ordinance, we propose to increase the width of each parking space in the covered garage of the podium by one (1) foot to allow for a 20 foot wide drive aisle.



PODIUM LEVEL



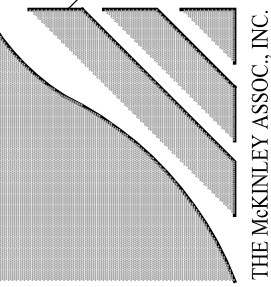
SEAGAZE DRIVE

ALLEY

SEAGAZE

VESTA PACIFIC

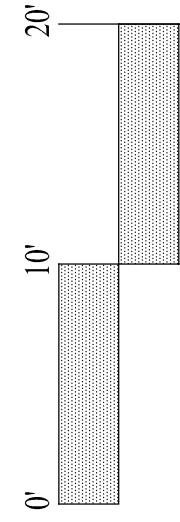
SCALE: 1/8" = 1'-0"



THE MCKINNEY ASSOC., INC.

12.22.17

North



N. NEVADA STREET

13 UNITS

29 ONSITE PARKING 7 SURFACE

SITE PLAN