

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

**Wednesday, November 6, 2019, 9:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 9:30 - 10:30 a.m.                      Proposed subdivision of three single-family lots and a shared private driveway at 2535 Ivy Road. Note: A three-year time extension (EXT18-00004) was approved in September 2018 for a previously approved entitlement for the creation of five single-family lots (T14-00004, D14-0007, CUP14-00013). This proposal is a scaled-down project from the previously approved entitlement/time extension.

**Zoning: RS (Single-family Residential)**  
**Land Use: Single-family Detached Residential**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number: 165-240-32**  
**Contact Person: David Yeh**  
**Email: [david@lmco.net](mailto:david@lmco.net)**

2. 10:30 - 11:30 a.m.                      Proposed construction of 16 condominium units, ranging from 1 to 3 bedroom units (847 to 1,800 SF), to be distributed among three podium-style buildings, each with three stories and roof top deck. The project site is three parcels, 1031 S. Cleveland Street and the two lots to the north.

**Zoning: R-3 (Coastal Medium-Density Residential)**  
**Land Use: Coastal High-Density Residential**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 152-013-04, -05, & -06**  
**Contact Person: Sean Santa Cruz**  
**Email: [ssantacruz@hallmarkcommunities.com](mailto:ssantacruz@hallmarkcommunities.com)**

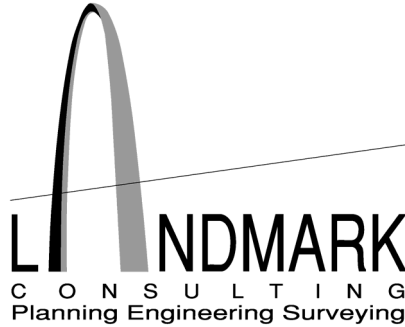
**Attachments:**

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.*





October 21, 2019

Re: Ivy Ridge new TM and Development Plan

Ms. Tiffany Chen  
City of Oceanside, Planning Division  
300 North Coast Highway  
Oceanside, Ca 92054

Dear Tiffany,

The Ivy Ridge is originally a 5-lot subdivision per Tentative Map T14-00004. The original proposed development consisted of 5 single-family residential lots with a private street on the south side of the existing Ivy Road. The project proposed private water and sewer mains to tie into the existing mains on Ivy Road.

Due to changing market conditions and cost of construction, the owner is exploring a scaled down project consists of 3 single family lots and a shared private driveway. Lot 3 will use the existing water service and sewer lateral to reduce impact. Lot 2 and 3 will have their water services wet tapped into the existing water main on Ivy Road. Lot 2's sewer lateral will tie into the existing sewer main in Ivy Road that runoff westerly, at the intersection of Ivy Road and Seawind Way. Lot 1's sewer lateral will tie into the existing main in Ivy that runs easterly, near the intersection of Ivy and Woodlands. Since all of the lots will be served with individual water services and sewer laterals, no public improvement to the existing Ivy Road is proposed. Additionally, no right of way dedication is proposed for this project.

The drainage pattern of the proposed project will follow the pre-development condition. Lot 3 will drain onto the existing Ivy Road near the northwesterly corner of the site via a curb outlet, after the on-site runoff flows through BMP and HMP mitigation facilities. Runoff from Lot 1 and 2 as well as the shared driveway discharges into the existing concrete ditch along the southeasterly property corner, after the runoff flows through a series of on-site BMP and HMP mitigation facilities.

Based on the preliminary drainage and water quality analysis, the proposed project will not impose additional negative impacts to downstream properties and facilities.

Please review enclosed preliminary Tentative Map and Development Plan for more detailed description of the proposed project. Please do not hesitate to contact us if you have any questions or concerns. We look forward to meeting with you and discussing the particulars of this project on the 6<sup>th</sup> of November.

Sincerely,

LANDMARK CONSULTING

David Yeh, PE



# Ivy Ridge TM

Public transit proximity

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 966.35 Feet

Ground Length: 969.56

Heading: 46.65 degrees

Mouse Navigation Save Clear

Legend

- BevMo
- Capezio
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Pacific Marine Credit Union
- Vista Way &



Google Earth

©2018 Google

500 ft



# Ivy Ridge Tm

Public Transit proximity

- ### Legend
- BevMo
  - Feature 1
  - Feature 2
  - Feature 3
  - Feature 4
  - Feature 5
  - Michael A Fischer, Esq
  - Ocean View Family Dentistry
  - Pacific Coast Home Mortgage & Real Estate Inc
  - Pacific Marine Credit Union
  - SUBWAY® Restaurants
  - Vista Way &
  - Weight Watchers - Oceanside

### Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

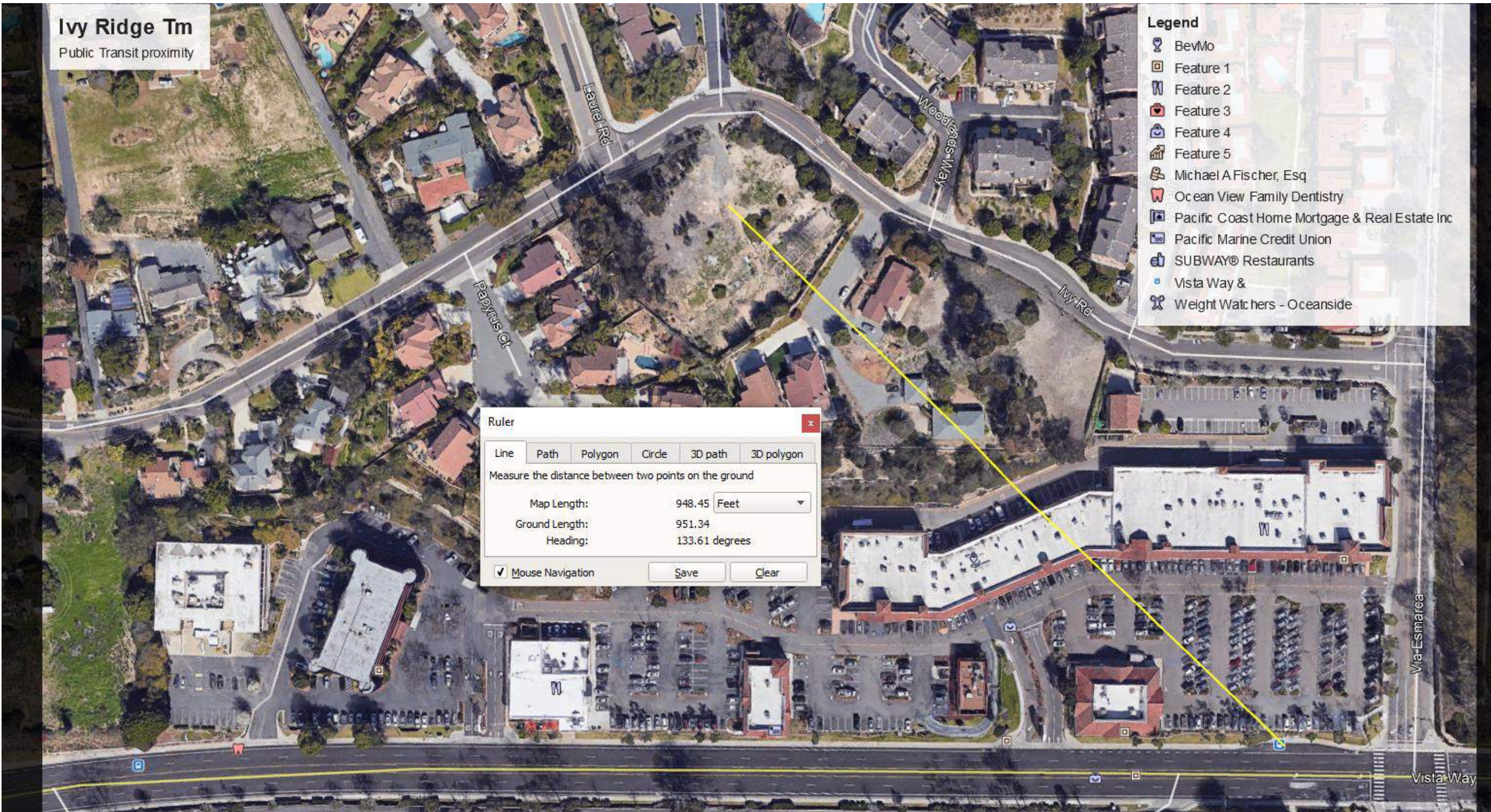
Map Length: 948.45 Feet

Ground Length: 951.34

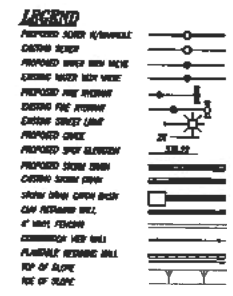
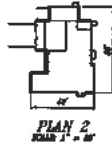
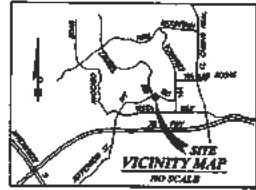
Heading: 133.61 degrees

Mouse Navigation

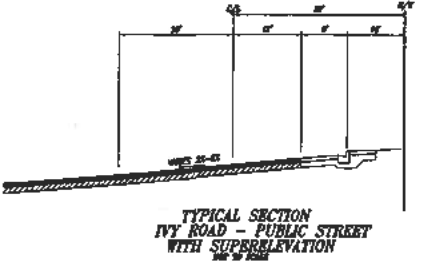
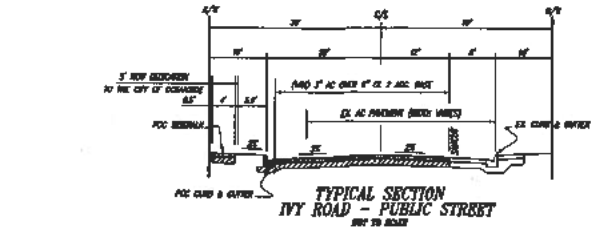
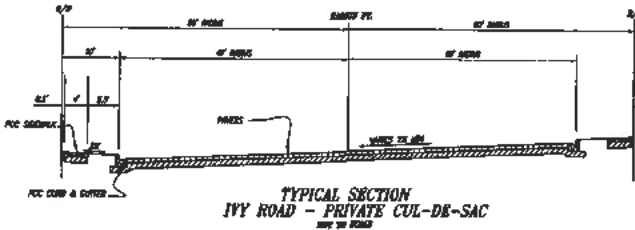
Save Clear



# TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR IVY RIDGE ESTATES



T14-00004  
D14-00007  
CUP14-0013



**SHEET INDEX**  
 SHEET 1: TENTATIVE TRACT MAP & DEVELOPMENT PLAN

**SOURCE OF TOPOGRAPHY**  
 METRIC PHOTOGRAMMETRIC SYSTEM  
 CONVEYED BY THE CITY OF OCEANSIDE  
 PROJECT NO. 19720-0023  
 DATE: MAY 20, 2014

**PRELIMINARY HYDROLOGY REPORT**  
 PRELIMINARY HYDROLOGY REPORT FOR  
 THE PROPOSED DEVELOPMENT  
 BY MICHAEL ENGINEERING, INC. DATE: APRIL 4, 2014

**FLOOD INSURANCE RATE MAP**  
 FIRM NO. 10-0101  
 MAP NUMBER 001200010  
 FEDERAL EMERGENCY MANAGEMENT AGENCY  
 DATED MAY 16, 2013

**SOILS REPORT**  
 PRELIMINARY GEOTECHNICAL EVALUATION  
 PROPOSED 2-LANE DEVELOPMENT  
 SITES AT 8044  
 OCEANSIDE, SAN DIEGO COUNTY,  
 CALIFORNIA  
 PREPARED BY:  
 BENTON & BOWLES, INC.  
 CIVIL ENGINEER  
 OCEANSIDE, CA 92054  
 REG. NO. 40-0-0-00  
 BOB W. BENTON, REG. # 0107  
 ROBERT S. BOWLES, REG. # 0104  
 JOHN P. FRAWLEY, REG. # 1342

**STORM WATER MITIGATION PLAN**  
 STORM WATER MITIGATION PLAN  
 FOR THE PROPOSED DEVELOPMENT  
 BY MICHAEL ENGINEERING, INC.  
 DATE: JULY 4, 2014

**RANGES OF BEARINGS**  
 THE BEARINGS FOR THIS PROJECT IS THE CORNER  
 OF SAN DIEGO COUNTY AS A REFERENCE TO AN IRVING RECORD  
 IN SAN DIEGO COUNTY, 1972, FILED IN THE OFFICE OF THE  
 COUNTY REGISTRAR OF SAN DIEGO COUNTY ON MAY 31, 2000  
 AND SHOWN AS 297°27'0" N 0°00'0" E

**BENCHMARK**  
 CITY 80-4-00-A BENCH MARK STATION "2-4" IS AT THE  
 TOP OF CURB AT THE SOUTHWEST CORNER OF 8044  
 RECORD IS 21.000 MGS. AND 10.000 MGS.  
 ELEVATION = 104.800 FEET

**GRADING QUANTITIES**

|               |            |            |
|---------------|------------|------------|
|               | CU         | YD         |
| WY RELINE     | 3,440 C.Y. | 3,094 C.Y. |
| SPURDINE FILL |            | 307 C.Y.   |
| ROAD          | 2,400 C.Y. | 4,191 C.Y. |
| SPURT         |            | 1,725 C.Y. |

**OWNER/DEVELOPER:**  
 IRVING STREET PROPERTIES, INC.  
 C/O JENNIFER C. IRVING  
 10 HUNTERS LANE  
 ESPELHO, CALIF. 92029  
 TEL: (714) 971-1140

**SITE ADDRESS**  
 8044 W. 11th St  
 OCEANSIDE, CA 92054  
 LOT: 33-11-04 W  
 CORNER: 117-20-04 W

**PUBLIC SERVICES**  
 JURISDICTION: OCEANSIDE UNIFIED SCHOOL DISTRICT  
 TELEPHONE: 4087  
 POLICE: CITY OF OCEANSIDE  
 FIRE: CITY OF OCEANSIDE  
 JUDICIAL: CITY OF OCEANSIDE  
 WATER: CITY OF OCEANSIDE  
 CABLE TV: COX COMMUNICATIONS  
 NATURAL GAS: SAN DIEGO GAS & ELECTRIC  
 ELECTRICITY: SAN DIEGO GAS & ELECTRIC

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED ROAD UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED SIDEWALK UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED CURB UNLESS OTHERWISE NOTED.  
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED GROUND UNLESS OTHERWISE NOTED.  
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED ROAD UNLESS OTHERWISE NOTED.  
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED SIDEWALK UNLESS OTHERWISE NOTED.  
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED CURB UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED GROUND UNLESS OTHERWISE NOTED.

**SITE DATA**

| NO. | DATE     | DESCRIPTION  | BY        | CHECKED   |
|-----|----------|--|-----------|-----------|
| 1   | 05/20/14 | PRELIMINARY TRACT MAP & DEVELOPMENT PLAN                     | J. IRVING | M. IRVING |
| 2   | 05/20/14 | STORM WATER MITIGATION PLAN                                  | J. IRVING | M. IRVING |
| 3   | 05/20/14 | PRELIMINARY HYDROLOGY REPORT                                 | J. IRVING | M. IRVING |
| 4   | 05/20/14 | FLOOD INSURANCE RATE MAP                                     | J. IRVING | M. IRVING |
| 5   | 05/20/14 | SOILS REPORT   | J. IRVING | M. IRVING |
| 6   | 05/20/14 | BENCHMARK  | J. IRVING | M. IRVING |
| 7   | 05/20/14 | GRADING QUANTITIES   | J. IRVING | M. IRVING |
| 8   | 05/20/14 | OWNER/DEVELOPER  | J. IRVING | M. IRVING |
| 9   | 05/20/14 | SITE ADDRESS   | J. IRVING | M. IRVING |
| 10  | 05/20/14 | PUBLIC SERVICES  | J. IRVING | M. IRVING |
| 11  | 05/20/14 | LEGEND   | J. IRVING | M. IRVING |
| 12  | 05/20/14 | NOTES  | J. IRVING | M. IRVING |
| 13  | 05/20/14 | VICINITY MAP   | J. IRVING | M. IRVING |
| 14  | 05/20/14 | PLAN 1   | J. IRVING | M. IRVING |
| 15  | 05/20/14 | PLAN 2   | J. IRVING | M. IRVING |
| 16  | 05/20/14 | INDEX MAP  | J. IRVING | M. IRVING |
| 17  | 05/20/14 | TYPICAL SECTION IVY ROAD - PRIVATE CUL-DE-SAC                | J. IRVING | M. IRVING |
| 18  | 05/20/14 | TYPICAL SECTION IVY ROAD - PUBLIC STREET                     | J. IRVING | M. IRVING |
| 19  | 05/20/14 | TYPICAL SECTION IVY ROAD - PUBLIC STREET WITH SUPERELEVATION | J. IRVING | M. IRVING |

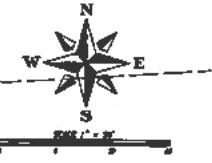
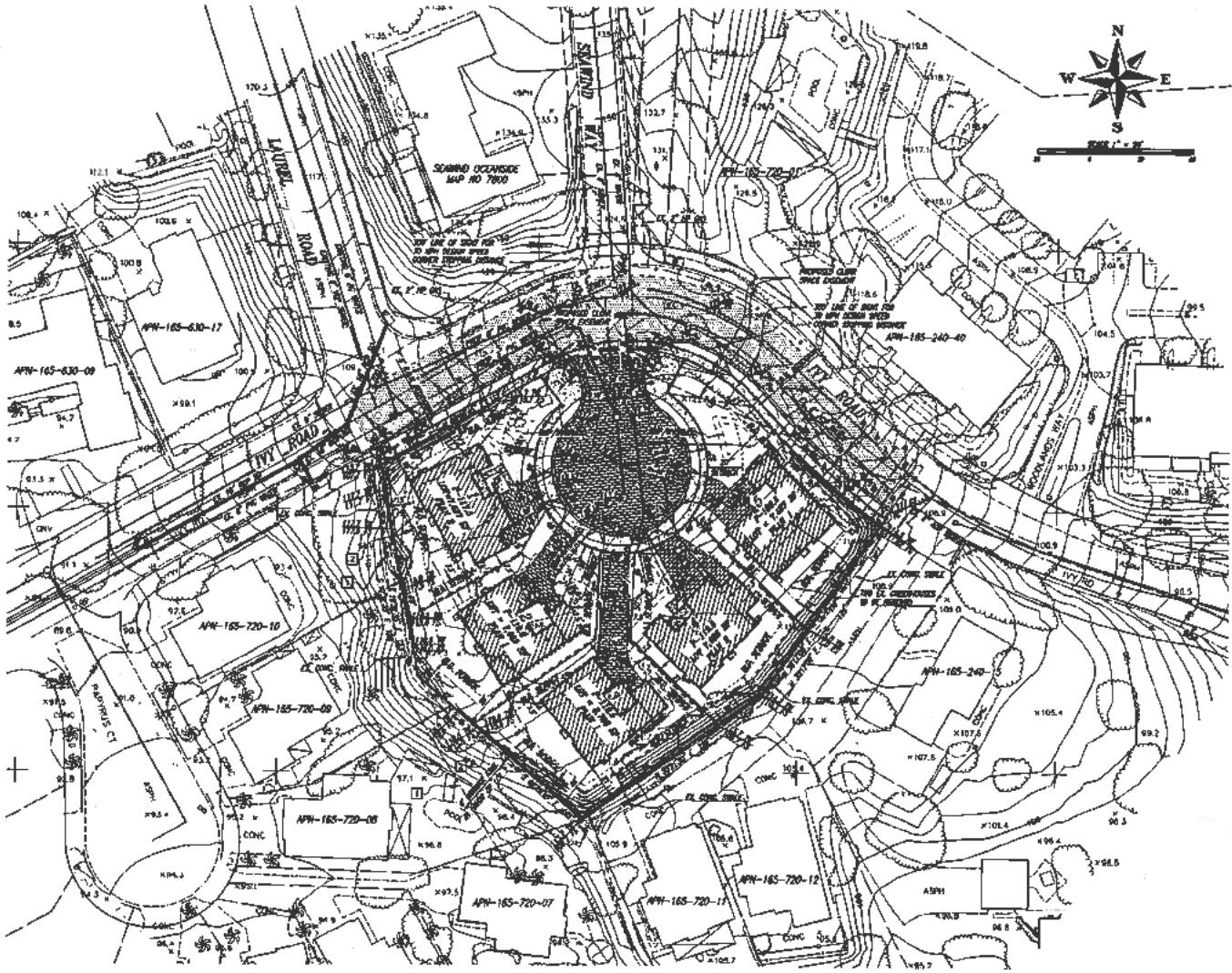
RECEIVED  
MAY 22 2014  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

PREPARED BY THE OFFICE OF:  
**BUCCOLA ENGINEERING, inc**  
 7142 Palm Park, Suite 201, Dana Point, CA 92629  
 760-731-2000

PREPARED: APR. 24, 2014  
 REVISION: NOV. 4, 2014  
 SHEET 1 OF 8 SHEETS

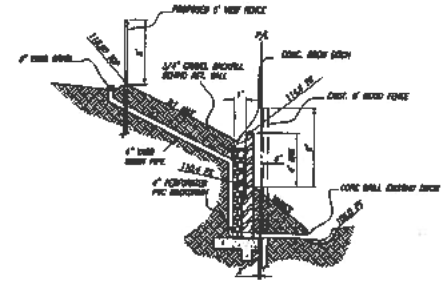
### TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR IVY RIDGE ESTATES

T14-00064  
D14-00067  
CUP14-0013



**LEGEND**

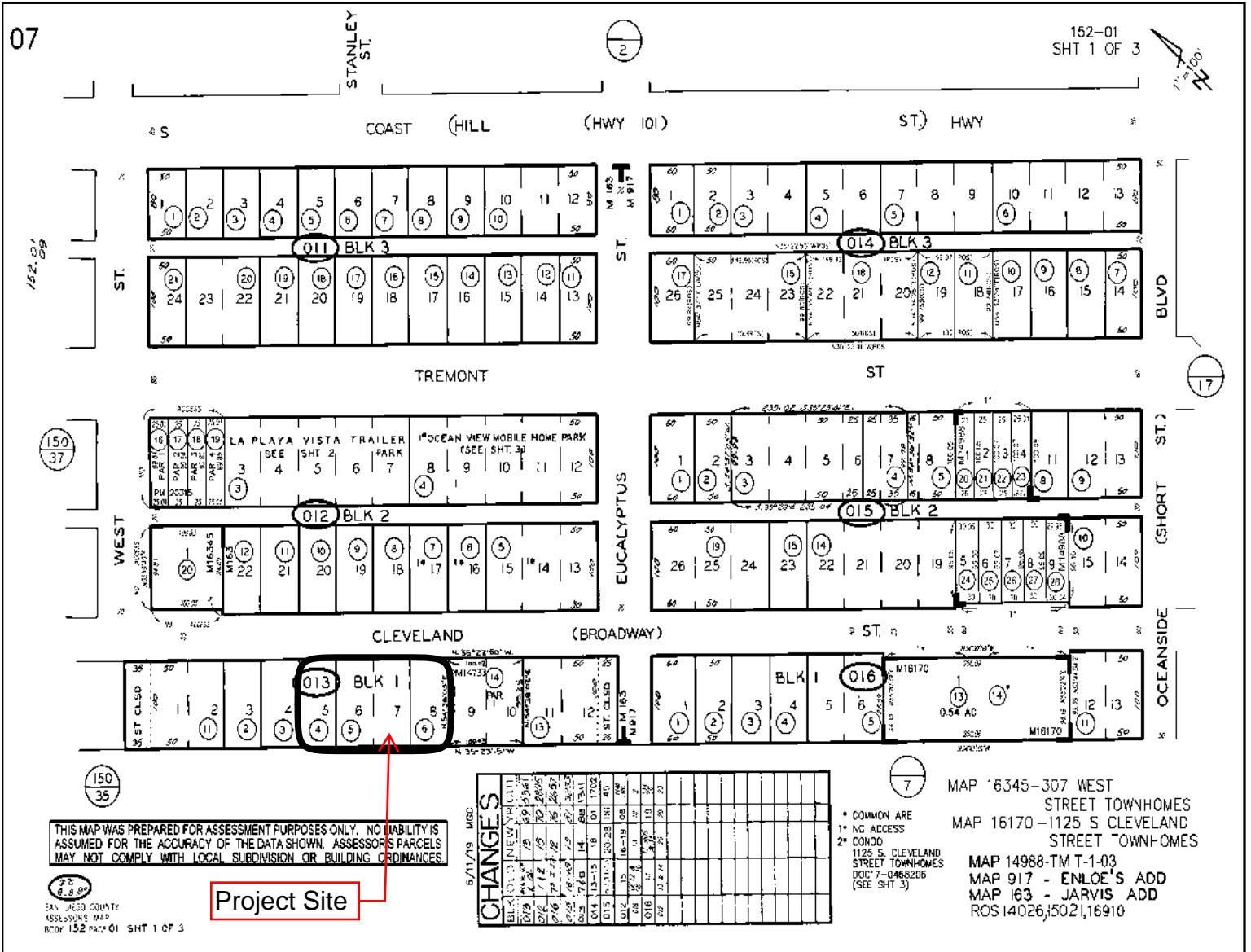
|  |   |
|--|---|
|  | PROPOSED DRIVEWAY   |
|  | PROPOSED DRIVEWAY   |
|  | PROPOSED AC DRIVEWAY<br>(DRIVEWAY IMPROVEMENTS)           |
|  | PROPOSED DRIVEWAY IMPROVEMENTS<br>(DRIVEWAY IMPROVEMENTS) |



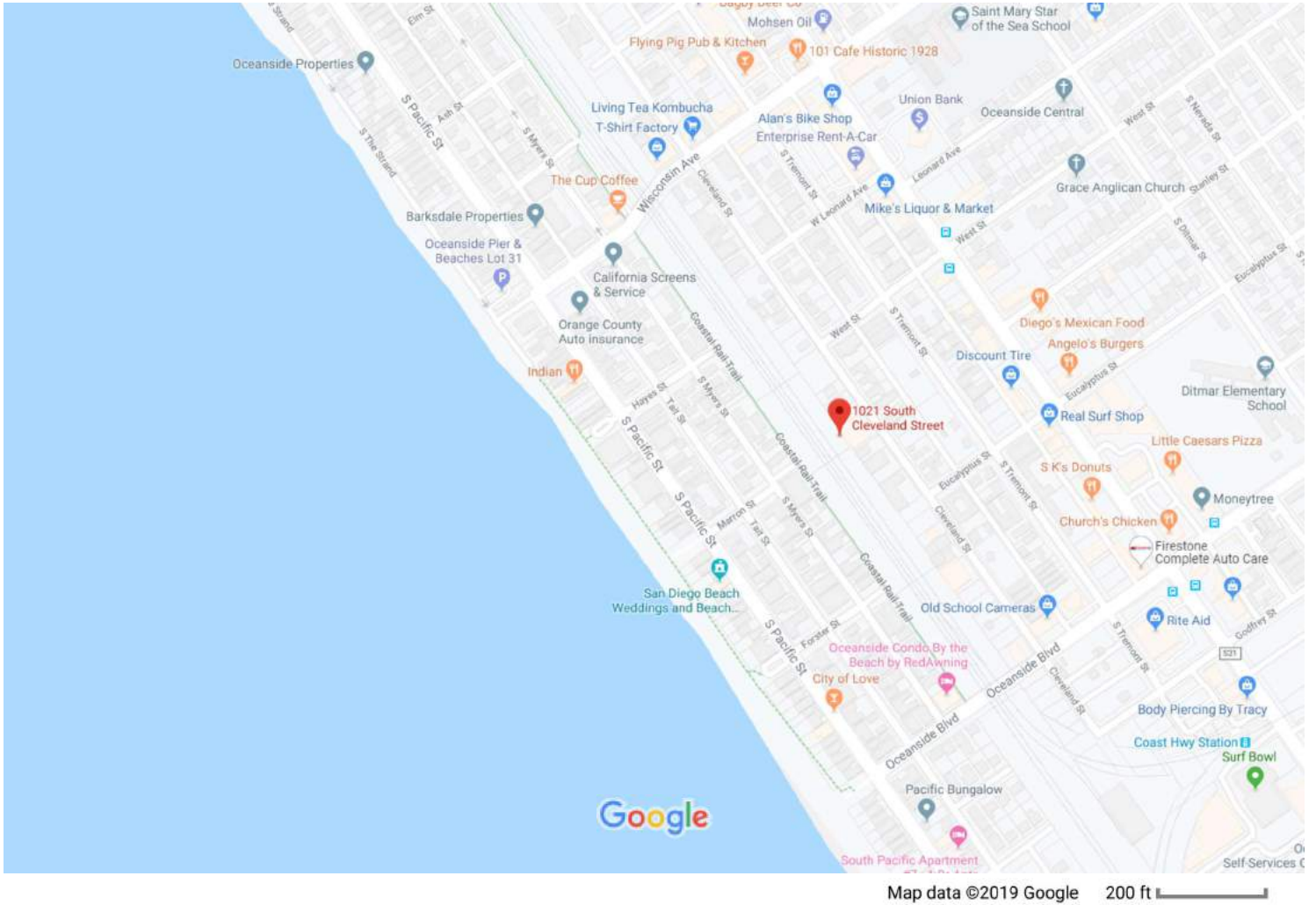
SECTION A-A  
SCALE 1" = 4'

- REMARKS**
1. AN EASEMENT FOR A LINE OF PILES FOR THE STABILIZATION AND RECONSTRUCTION OF EXISTING AND FOR ALL PROPOSED EXISTING AND PROPOSED PILEDRIVES, PERMITTED BY ORDER OF SAN DIEGO HAS AND EXISTING CONTRACTS REGISTERED ON APRIL 23, 1998 IN BOOK 18077 PAGE 174 OF OFFICIAL RECORDS, THE SAME EASEMENT IS SHOWN HEREON FOR THE USE OF PILES IN UNDERPINNING HEREON. THE DURATION DOES NOT EXHAUST AN EASEMENT TERM.
  2. AN EASEMENT FOR WATER PIPELINE AND REVENUE PURPOSES, REGISTERED JUNE 23, 1955 AS BOOK 3898, PAGE 262 OF OFFICIAL RECORDS, IN FAVOR OF JOHN C. DOWNEY, A SINGLE MAN & CLYDE D. BOWMAN AND GEORGE B. BOWMAN, LANDHOLDERS AND HAVE AFFECTED THE LAND.
- THE EFFECT OF A CURVEABLE ROAD REGISTERED JANUARY 26, 1974 AS INSTRUMENT NO. 1074-1274 OF OFFICIAL RECORDS, WHICH PERTAINS TO CORRECT ALL ERRORS IN SAID INSTRUMENT.

PREPARED BY THE OFFICE OF:  
**BUCCOLA** 740721-2000  
**ENGINEERING, inc**  
1743 West 17th, Suite 104, Encinitas, CA 92024



# Google Maps 1021 S Cleveland St



1021 & 1031 S. Cleveland St

**Legend**

- 📍 1021 S Cleveland St
- 📍 Coast Hwy



1021 S Cleveland St



# 1021, 23, 25 27 & 31 S. CLEVELAND STREET

## PROJECT DESCRIPTION

Applicant: Hall Land Company, Inc.

Attn: Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x108

[ssantacruz@hallmarkcommunities.com](mailto:ssantacruz@hallmarkcommunities.com)

Address: 1021, 23, 25, 27 & 31 S. CLEVELAND STREET OCEANSIDE, CA

APN: 152-013-04; 05; 06

Legal Description: LOTS 5,6,7,8 IN BLOCK 1 OF JARVIS ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 163.

Total Acreage:

Property: 0.436 acres (approximately)

Right-of-Way Vacation: 0.0229 acres (approximately)

Total: 0.459 acres (approximately)

General Plan: High Density Residential

Zoning: R3 Medium Density Residential Zone; Coastal Zone

Land Use: Multi-Family Residential

Density: 29 du/ac to 43 du/ac (13 du to 19 du allowed)

Proposed Project Density: 34.85 du/ac or 16 condominium units

Coast Highway Vision Plan: Arts, Technology & Environment District (Most Suited for Transit Oriented Development given proximity to Coast Highway Sprinter Station 0.4 Miles South of Property)

Existing Site: The existing site consists of a 1,849 SF single-family residence, a 7,410 SF commercial building, and vacant land.

Adjacent Properties:

North: Single Family Homes & Vacant Lot

South: Multi-Family Apartments (Two-Story)

West: Railroad Tracks

East: Multi-Family Apartments (Single & Two-Story)

Setbacks: Front (Cleveland) 15'; Sides: 5'; Rear (Railroad) 15'

Height: 35 feet or 3 stories. Elevators and architectural elements per Section 3018 will be allowed up to 10 feet above the established height limit but an allowance for additional height deviation on a case-by-case basis is allowed through a Conditional Use Permit.

Description of Project: A Tentative Map, Development Plan, Variance, Conditional Use Permit, and Regular Coastal Permit to allow for the development of sixteen (16) condominium units. The project is proposed as a three (3) story podium style building with parking, trash and lobby/entrance/elevator on the 1<sup>st</sup> floor; condominium units on the 2<sup>nd</sup> and 3<sup>rd</sup> floor of the building and a common area roof top deck. The project will install solar panels on the roof to service each unit and all air conditioners will be located on the roof.

Access to the project would be off a new twenty-four (24) foot wide private driveway on S. Cleveland Street with a private driveway leading to the covered ground floor parking for residents and guests. One trash/recycling/green waste enclosure and landscape improvements are proposed as well.

Access to the condominium units and roof top deck would be via two (2) common stairways and a common elevator for the building. Each unit would have either a single or two levels (townhome) of habitable space and private balconies on some of the units.

Variance: The project requests a five (5) foot reduction in the standard fifteen (15) foot front yard setback along Cleveland Street for the following reasons:

Per Article 41 Use Permits and Variances, a practical difficulty and unnecessary hardship has resulted due to the required dedication of an additional five (5) feet of right-of-way on Cleveland Street and the resulting front yard setback imposed under the Zoning Ordinance. Under the now invalidated 1992 Zoning Ordinance for coastal properties, the required front yard setback for this property would have been ten (10) feet from the ultimate right-of-way if the property were to be developed as single family detached homes on a minimum lot of 2,500 SF, which was allowed with a Conditional Use Permit within the RH District when determined to be compatible with existing and future land uses and plans. Both the Garden Homes project (T-1-03, D-4-03, and RC-3-03) consisting of nine (9) detached single family homes built south of the property on S. Cleveland Street; the 1125 South Cleveland Street Townhomes project (T15-00002; D15-00002; V15-00001; RC15-00003) built south of the property on S. Cleveland Street and the 307 West Street Condominiums project (T18-00002; D18-00003; V18-00001;

RC18-00002) under construction north of the property on S. Cleveland Street were approved allowing for a ten (10) foot front yard setback from the ultimate right-of-way on Cleveland Street.

Per Article 1050 R-3/CZ Property Development Regulations, the project is required to provide a fifteen (15) foot front yard setback from the ultimate right-of-way. However, the requirement as previously indicated of an additional five (5) foot right-of-way dedication to the City of Oceanside (which is consistent with the Garden Homes Map 14988, 1125 S. Cleveland Street Townhomes Map 16170, 307 West Street Townhomes Map 16345) would force the project to measure the fifteen (15) feet from the new right-of-way, and thus imposing essentially a twenty (20) foot setback from the current property line. Per Article 1050 R-3/CZ Property Development Regulations Rear Yards, the project will require a fifteen (15) foot setback off of the rear of the property. The depths of the lots are approximately 100 feet. If the project is required to provide the aforementioned setbacks, the amount of developable area will be reduced by thirty-five (35) feet, which would place an unnecessary hardship on the project and a loss of significant amount of developable property compared to the developments to the south and north in order to maximize density. As mentioned above, the developer of the southern Garden Homes property (T-1-03, D-4-03, and RC-3-03) which was permitted under the 1992 Zoning Ordinance (Section 1050 HH) was required to provide the five (5) foot right-of-way to the City of Oceanside and then was permitted under a Conditional Use Permit to have a ten (10) foot setback along Cleveland Street. The 1125 South Cleveland Street Townhomes project (T15-00002; D15-00002; V15-00001; RC15-00003) and the 307 West Street Condominiums project (T18-00002; D18-00003; V18-00001; RC18-00002) were granted a variance for a five (5) foot reduction of the minimum 15 foot front yard setback as part of its project approvals. The project is asking for the City to grant a variance to allow for the proposed project to match the setback approved for the three aforementioned projects.

Additionally, the dedication is intended to provide additional right-of-way for utility burial and not for the purposes of widening the improved street dimensions. The dedicated strip of land would remain landscape area behind the sidewalk which would be maintained by the project Homeowners Association. Consequently, the proposed project would still maintain a fifteen (15) foot setback from the improved portions of the right-of-way, all of which would be landscaped. The portion of Cleveland Street on which the project fronts is fully widened for paving and the proposed project will install new curb, gutter, and sidewalk. The desire by the City to make this section of Cleveland Street a section of road with a sixty (60) foot of right-of-way versus the more commonly found fifty-five (55) feet along Cleveland Street places an undue burden on the site and as such the project request for a variance should be considered for these aforementioned reasons.

Cleveland Street Improvements: The project proposes to follow the same improvement requirements as were implemented on the previously mentioned Townhome developments.

The project proposes to install a new five (5) foot sidewalk made of 4" PCC over 6" Class II AB to match the existing southern sidewalk. New 6" Type "G" Curb and Gutter along the project frontage will be installed. A new PCC driveway approach shall be installed at the entrance of the project.

Water shall be provided via the existing 8" Water line per DWG No. W-01129 and Sewer shall be provided via the existing 8" V.C.P Sewer line per DWG No. AD-01013 in Cleveland Street and extended to the project as needed. A new 6" PVC private sewer main shall be installed to service the project along with new manholes and cleanouts as needed. A new two inch (2.5") Water Service with a two inch (2") Master Water Meter and backflow (W-05, W-12 O.S.D) shall be installed to provide domestic potable water to the building along with a one inch (1") irrigation service with ¾" water meter and backflow (W-4 O.S.D.) for landscape. . A new Fire Hydrant (W-1 O.S.D) shall be installed along the project frontage along with a four inch (4") fire service and double check detector assembly with F.D.C (W14-O.S.D) to provide fire sprinkler service to the building.

The existing AC pavement in Cleveland Street along the project frontage was cored and three (3) samples were taken that indicate the existing street along the project frontage consists of 1"-3" AC on native. As such, the project proposes the removal and replacement of half + 12 feet of existing AC pavement and shall install new 3" AC over 6" AB in Cleveland Street along the project frontage.

#### Overhead/Dry Utilities:

There are existing overhead utility lines (SDG&E, AT&T, Cox Communications) along the Cleveland Street frontage of the project. There is one existing overhead pole just south of the property line and one existing overhead pole in the middle of the property on Cleveland Street.

As shown on the Site Plan, the existing overhead pole just past the southern property line along Cleveland Street shall remain in place as those lines continue south along Cleveland Street in order to provide service. A new guy wire shall be installed to stabilize the pole. The existing overhead pole in the middle of the property shall be relocated north just off the northern property line in order to accommodate the new project driveway entrance and a new guy wire shall be installed to stabilize the pole. The existing overhead services shall be placed underground between the two poles and to the properties on the east side of Cleveland Street that are serviced off this pole shall be converted and placed underground for the adjacent neighbors at 1020, 1024, and 1028 S. Cleveland Street. Natural Gas shall be provided from the existing gas line in Cleveland Street to service the project.

Storm Water/Drainage: Drainage along Cleveland Street is either conveyed via concrete gutters or asphalt swale which then conveys the water south to the intersection of Eucalyptus Street and Cleveland Street and then through a drainage spillway which then surface flows onto NCTD property.

The project will be classified as a Priority Development Project (Major) and the required compliance with the SUSMP and the generation of a Priority SWMP would be required for the project. Additionally, the project shall be subject to Hydromodification since all project water will be discharged into a natural drainage swale rather than an MS4 or hard conveyance system to the Pacific Ocean.

Infiltration tests shall be performed on the project site however due to the results found on the 1125 S. Cleveland Street Townhome project just south of the project site and the 307 West Street Townhome project just to the north of the project site, it is not likely that infiltration will be possible.

All treatment and storage would be met via a combination of permeable pavers and raised BMP Planters like those installed at the 1125 S. Cleveland Street Townhome project. All roof drains, area drains, and landscape areas will drain via private storm drain systems for the project which shall be installed in one or more locations on the property as shown conceptually on the Site Plan and shall drain via a D-25 curb outlet and D-27 sidewalk underdrains. A Street Tree Well per SDCDS GS-1.18 and GS1.1A with select soil shall be installed on Cleveland Street to treat Cleveland Street storm water due to street improvements along Cleveland Street frontage.

Parking and Vehicle Circulation: The private driveway would provide access from Cleveland Street to a covered parking structure with parking spaces/stalls for both residents and guests. The project proposes a total of sixteen (16) condominium units consisting of twelve (12) 2 to 3-bedroom units and four (4) one bedroom units. Based on the parking requirements, the project is required to provide twenty-four (24) parking spaces for the 2 to 3-bedroom units and six (6) parking spaces for the 1 bedroom units for a total of thirty (30) resident spaces. Additionally, the project is proposing three (3) guest spaces of which one (1) is a handicap van accessible parking space as shown on the Site Plan. There will continue to be parking along the Cleveland Street frontage as well. The total onsite parking provided is 33 parking spaces.

Landscape: The project will provide a combination of groundcover, shrubbery, and tree species consistent with the City's Landscape Design Manual and approved street tree list within the front setback on Cleveland Street and along the side and rear yard setbacks. A new irrigation meter shall be installed off of Cleveland Street to provide service to the common area landscaping as previously discussed.

Inclusionary Housing: The project shall elect to pay the inclusionary housing in-lieu fee for all units.

Reclaimed Water In-Lieu Fee: The project shall pay the required Reclaimed Water In-Lieu Fee for the length of its frontage along Cleveland Street per the Utilities Department's requirements.

Storage: Per the Zoning Ordinance in R-3/CZ Districts, each unit shall be provided with a minimum 160 cubic feet of enclosed outdoor storage area which shall be provided in garages, carports or patio areas. The project proposes to build sixteen (16) storage closets on the ground floor to provide storage for each unit. Each storage closet will be accessed via a pathway and keyed to each individual unit.

Trash/Recycling: The project will provide one (1) common decorative trash enclosures that would provide a total of one (1) trash, one (1) recycling, and one (1) green waste bin for the residents. The enclosure would be placed within the parking structure just off the entry driveway as shown on the Architectural Site Plan in order to provide access for Waste Management to roll out the bins into the private driveway and onto Cleveland Street on a weekly basis. Distance between the bins and the units would be less than the maximum 150'. Clearances are maintained in front of the enclosures as required by the Refuse and Recycling Enclosures handout and Waste Management Guidelines. Frequency of pickups would be increased per week to allow for the use of only a single bin for trash, recycling, and green waste.

Walls/Fencing: The project proposes to install a six (6) foot tan split face masonry/retaining wall along the entire rear/western property line for grading, drainage, and sound attenuation purposes. The size and layout will be determined by the Civil Engineer and Acoustical Engineer for the project. A retaining wall maybe required along the southern and northern property line due to grading and drainage but the heights are not known at this time. A six (6) foot wood fence would be installed along the northern and southern property lines.

Architecture: The architecture of the building would be an urban beach design with more articulated facades and a variety of finish materials, including stucco, fiber cement siding, stone veneer, decorative rails, metal brackets, metal awnings, and flat roofs. Additionally, it would include balconies/decks, furred-out wall sections, window trim, and score lines. A common area roof top deck is proposed that will be accessed via common stairways and an elevator.

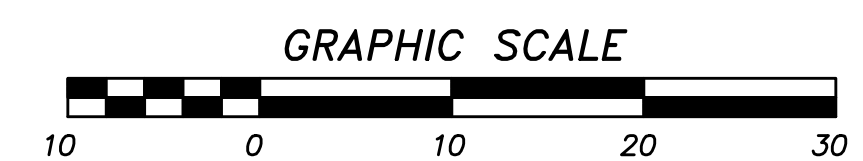
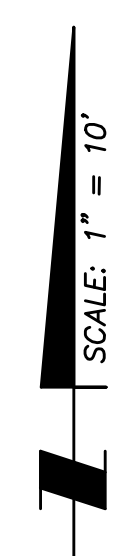
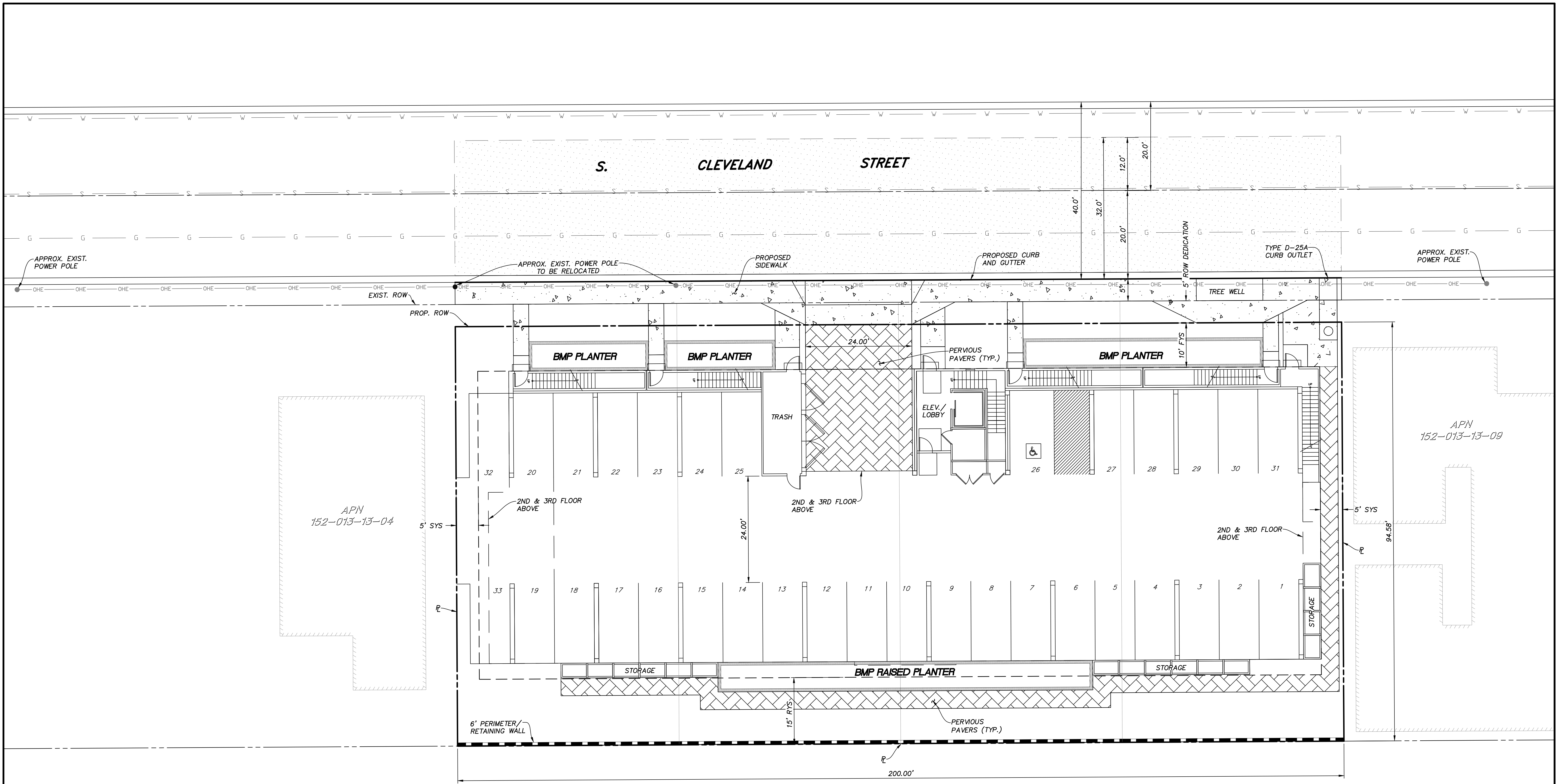
Floor Plans: As previously mentioned, the project is proposing a total of sixteen (16) condominium units consisting of twelve (12) 2 to 3-bedroom units and four (4) 1 bedroom units. The twelve (12) 2 to 3 bedroom units will range in size from 1,000-1,200SF and 1,700-1,800 SF while the 1 bedroom units will be 874 SF in size. See the Architectural Floor plans proposed for the project for exact SF for each unit.

**STAFF QUESTIONS:**

- 1) Will the City support the proposed “podium” style building where access to the condominium units will be a combination of direct ground floor access and off of a common stairway and elevator on the 2<sup>nd</sup> and 3<sup>rd</sup> floor?
- 2) Will the City support a Conditional Use Permit for minor height encroachments of the elevator height proposed along with the proposed architectural enhancements/parapets/rails that exceed the thirty-five (35) foot height limit?
- 3) How will Engineering treat the covered parking area in terms of Storm Water treatment and discharge? Will the drains in the parking structure connect to the sewer or to the storm drain system and if to the storm drain system I assume it will be required to be treated?
- 4) Will the City support the use of one (1) trash, recycling, and green waste bin/enclosure to service the sixteen (16) units provided that the frequency of weekly pickups is increased? Since all landscaping will be maintained by the HOA can the large bin be replaced by two (2) smaller 96-gallon green waste bins to service the project?
- 5) Will the Utilities Department require the private sewer and water mains to be extended into the parking area on the ground floor or can they be directly off of Cleveland Street and go directly into the building rather than run in the private driveway? The units shall be submetered for water and are proposed to be located under the stairs by Unit 3 on the ground floor as shown on the Architectural plans.
- 6) Please confirm if a 2<sup>nd</sup> Tier Inclusionary Housing Fee will apply this project since the project proposed to exceed base density and is more than ten (10) units in size.

Exhibits Provided:

- 1) Plat Map
- 2) Aerial Image
- 3) Vicinity Map
- 4) Civil Site Plan
- 5) Architectural Floor Plans & Elevations & Colored Renderings

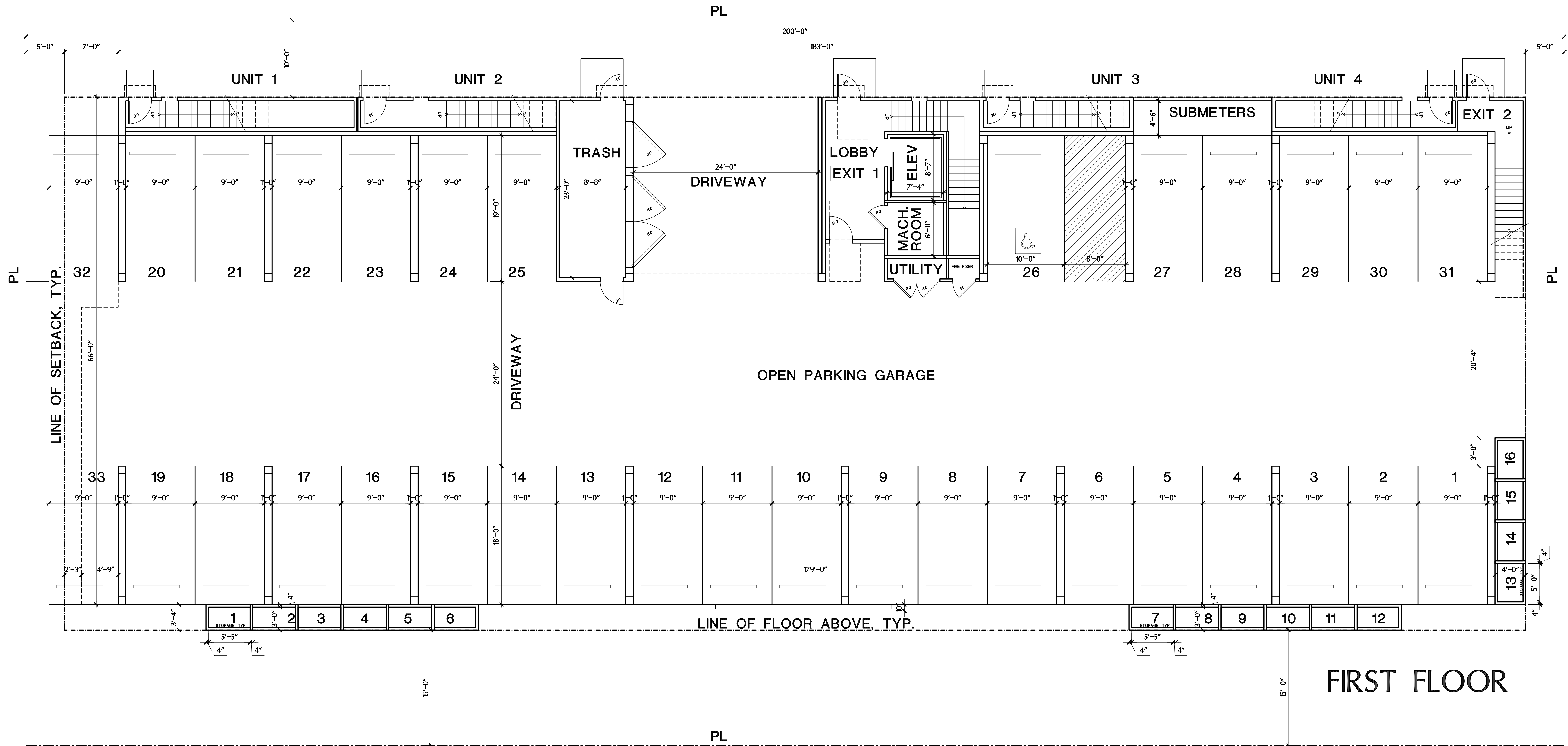


1021 S. CLEVELAND STREET

**SB&O** INC.

PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
858-560-8157 Fax

# CLEVELAND STREET



1021 S. CLEVELAND STREET

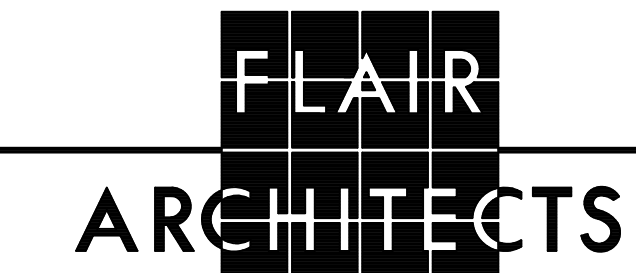
OCEANSIDE, CA

**HALL LAND COMPANY, INC.**

740 LOMAS SANTA FE DRIVE, SUITE 204  
SOLANA BEACH, CALIFORNIA 92075

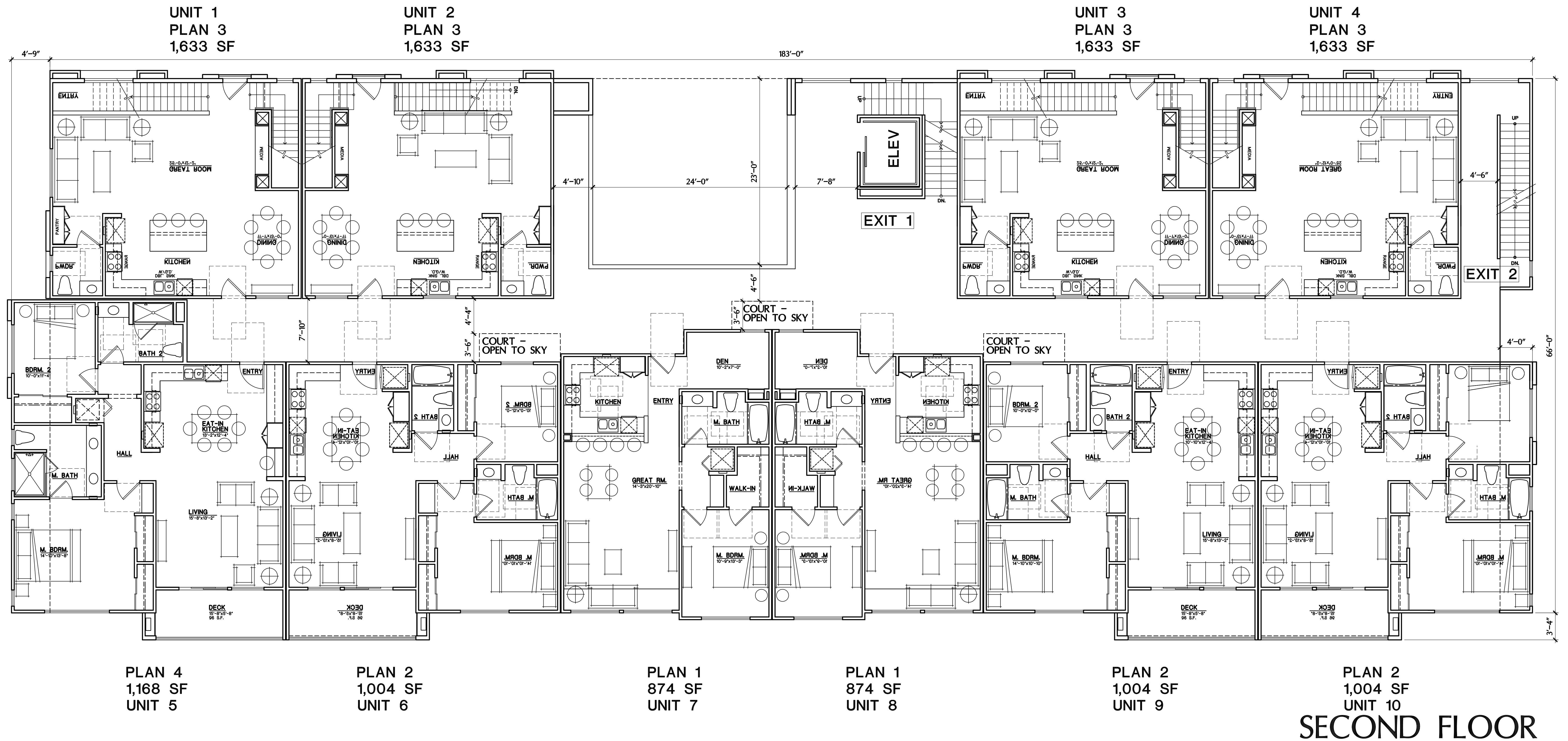
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10/17/19  
19010



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470 WALD, IRVINE, CALIFORNIA 92618-4638  
(949) 789-7535 FAX (949) 789-7540

1.2



**SECOND FLOOR**

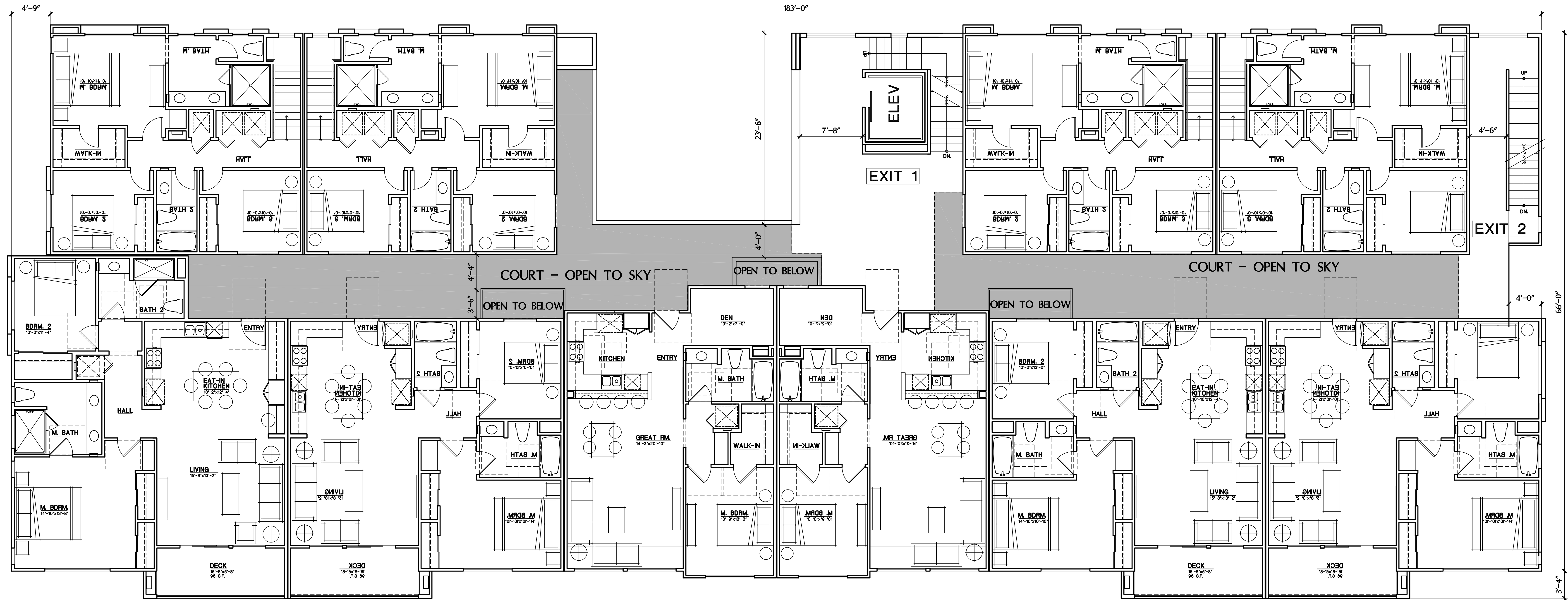
**1021 S. CLEVELAND STREET**  
 OCEANSIDE, CA

**HALL LAND COMPANY, INC.**  
 740 LOMAS SANTA FE DRIVE, SUITE 204  
 SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"  
 10/17/19  
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1.3



PLAN 4  
1,168 SF  
UNIT 11

PLAN 2  
1,004 SF  
UNIT 12

PLAN 1  
874 SF  
UNIT 13

PLAN 1  
874 SF  
UNIT 14

PLAN 2  
1,004 SF  
UNIT 15

PLAN 2  
1,004 SF  
UNIT 16

**THIRD FLOOR**

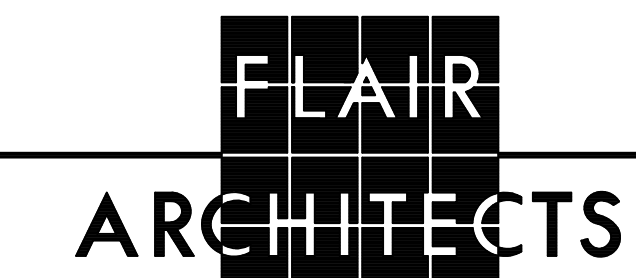
1021 S. CLEVELAND STREET

OCEANSIDE, CA

**HALL LAND COMPANY, INC.**

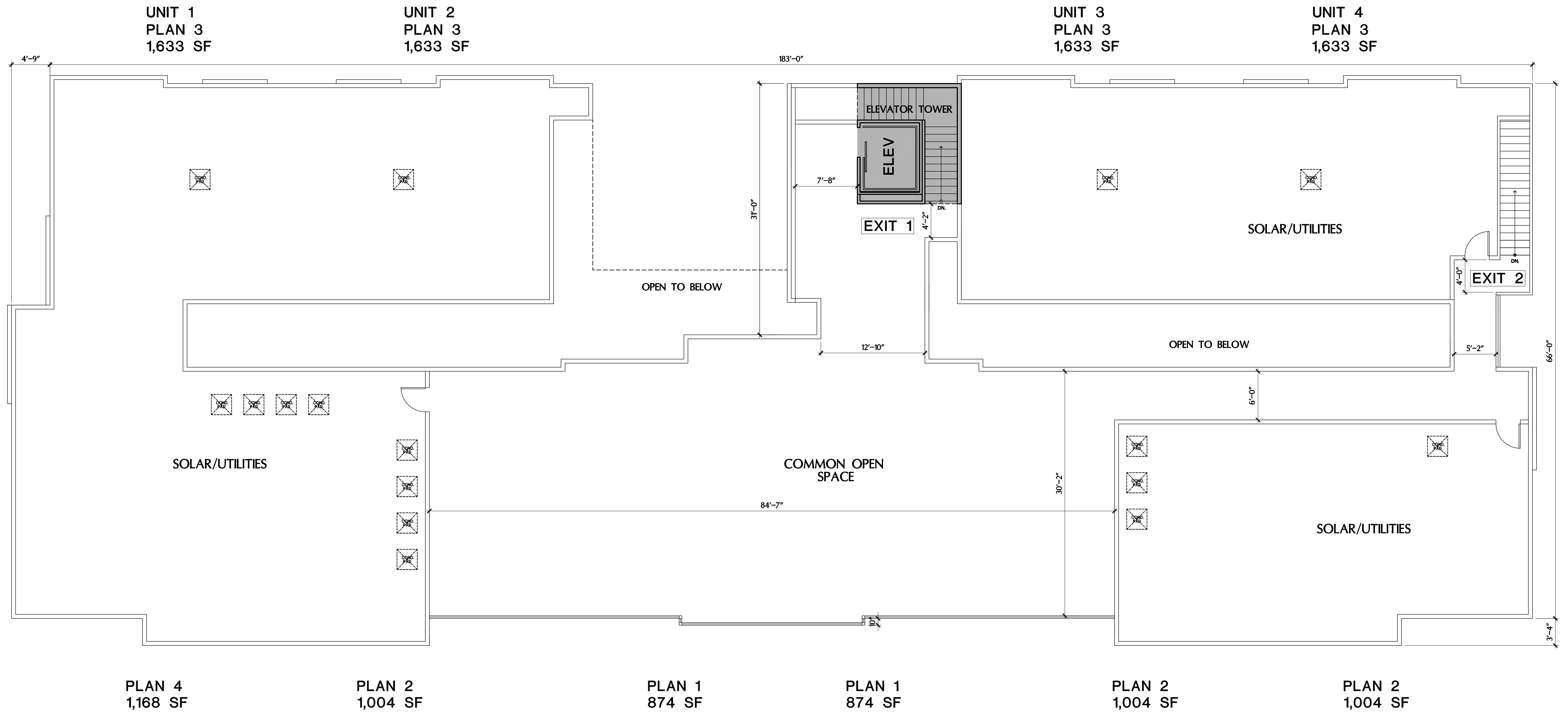
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SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"  
10/17/19  
19010



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1.4



**ROOF PLAN**

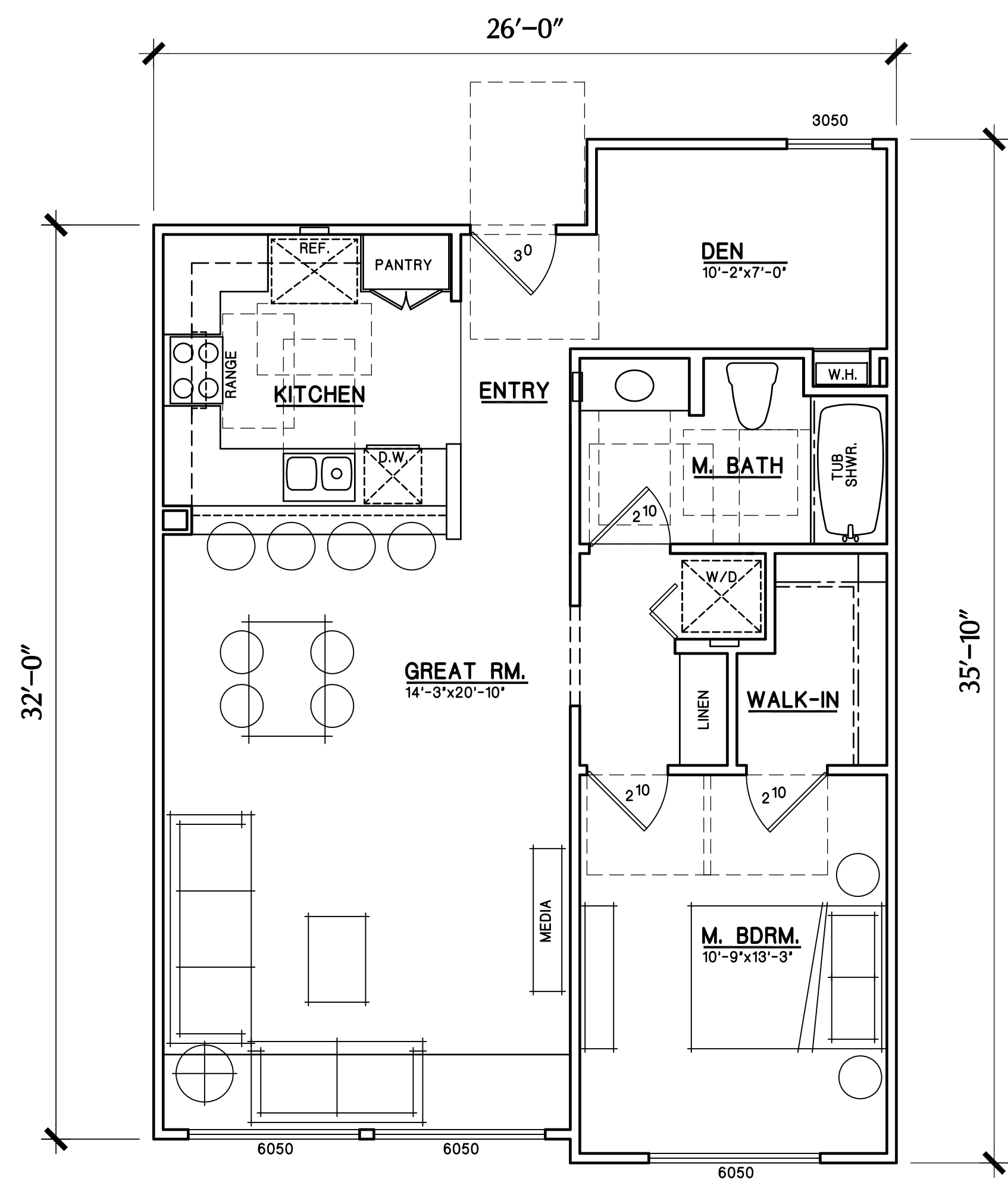
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 OCEANSIDE, CA

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 740 LOMAS SANTA FE DRIVE, SUITE 204  
 SOLANA BEACH, CALIFORNIA 92075

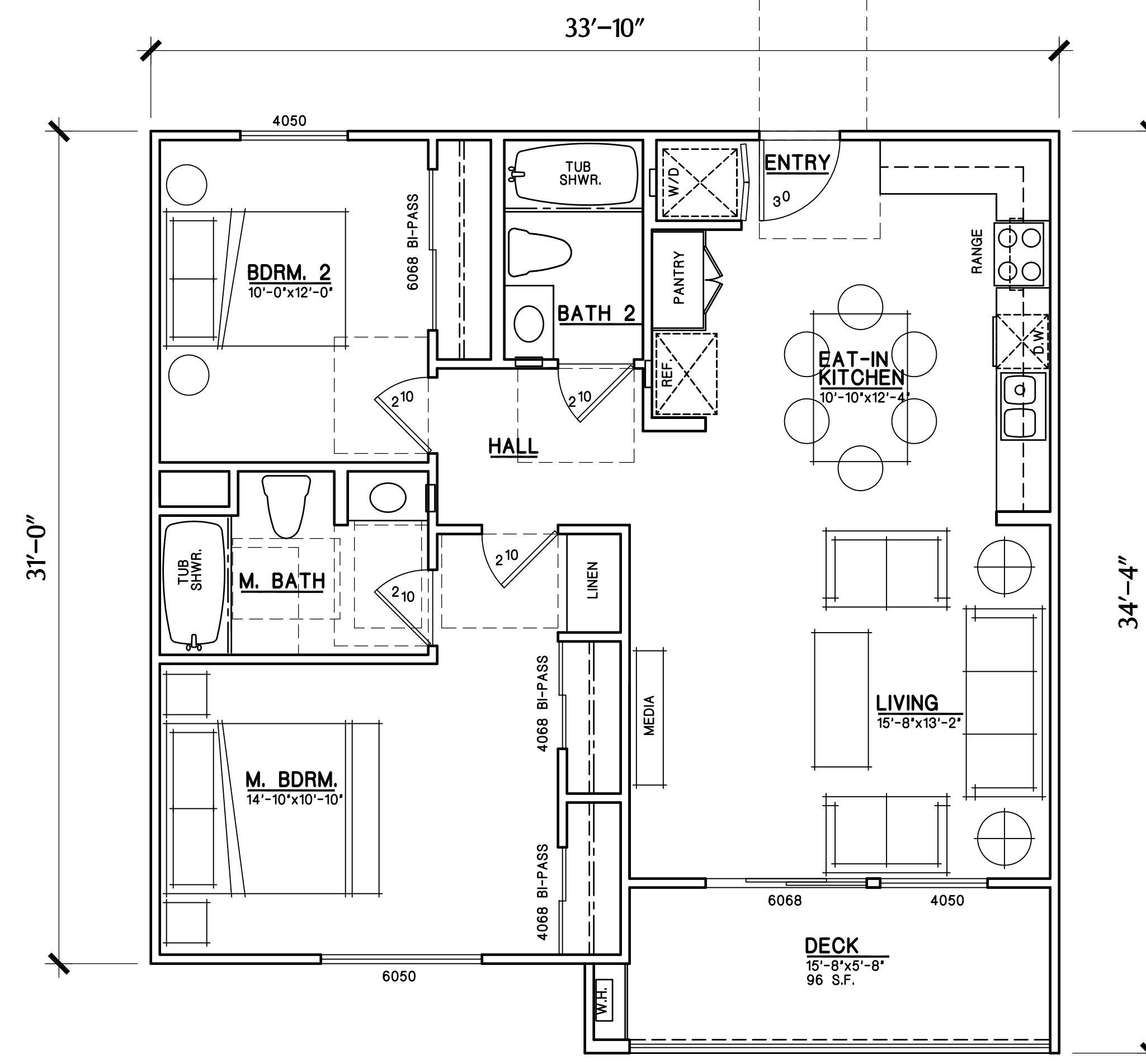
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 19010

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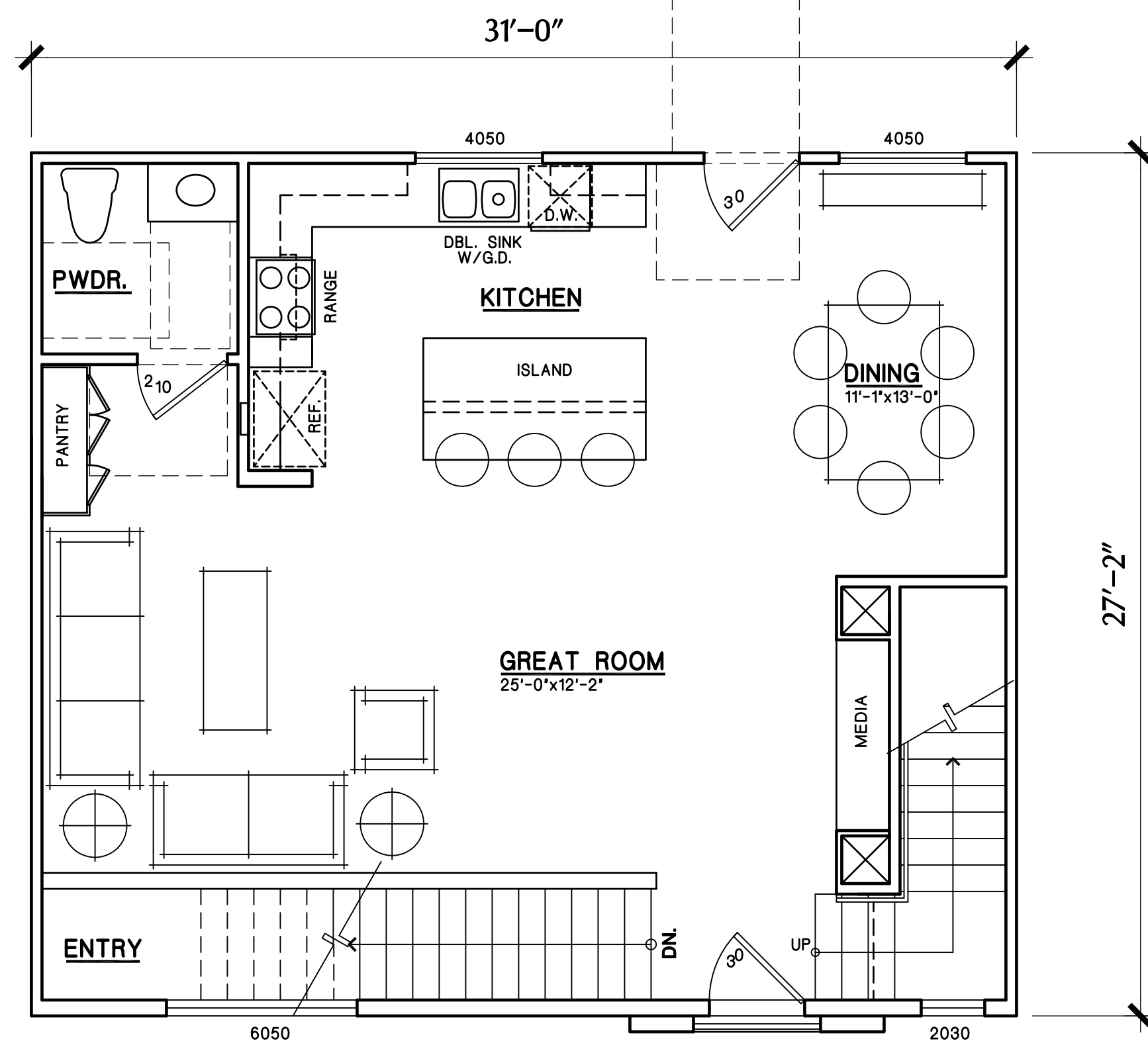
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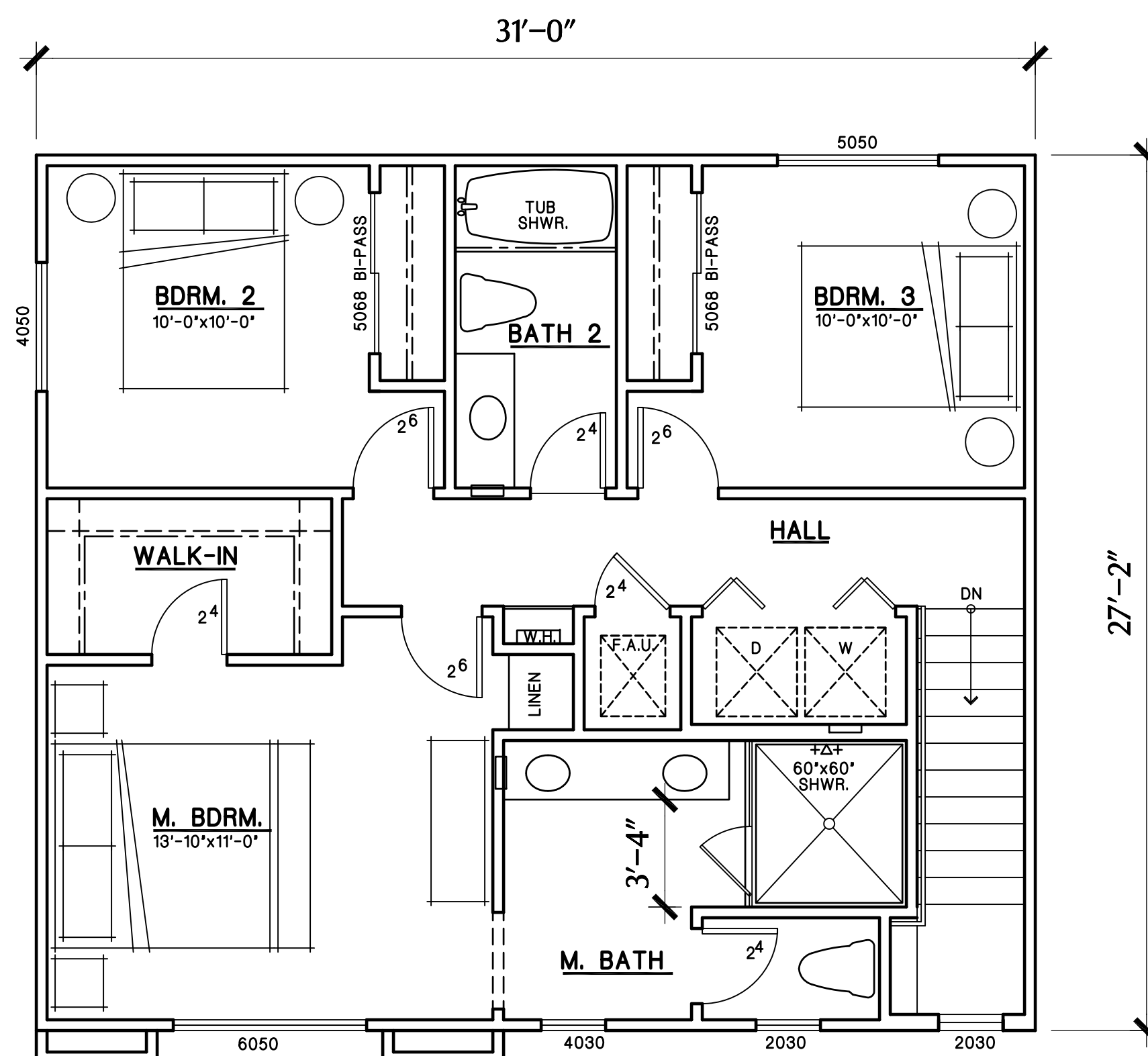
PLAN 1 - 874 SF



PLAN 2 - 1,004 SF

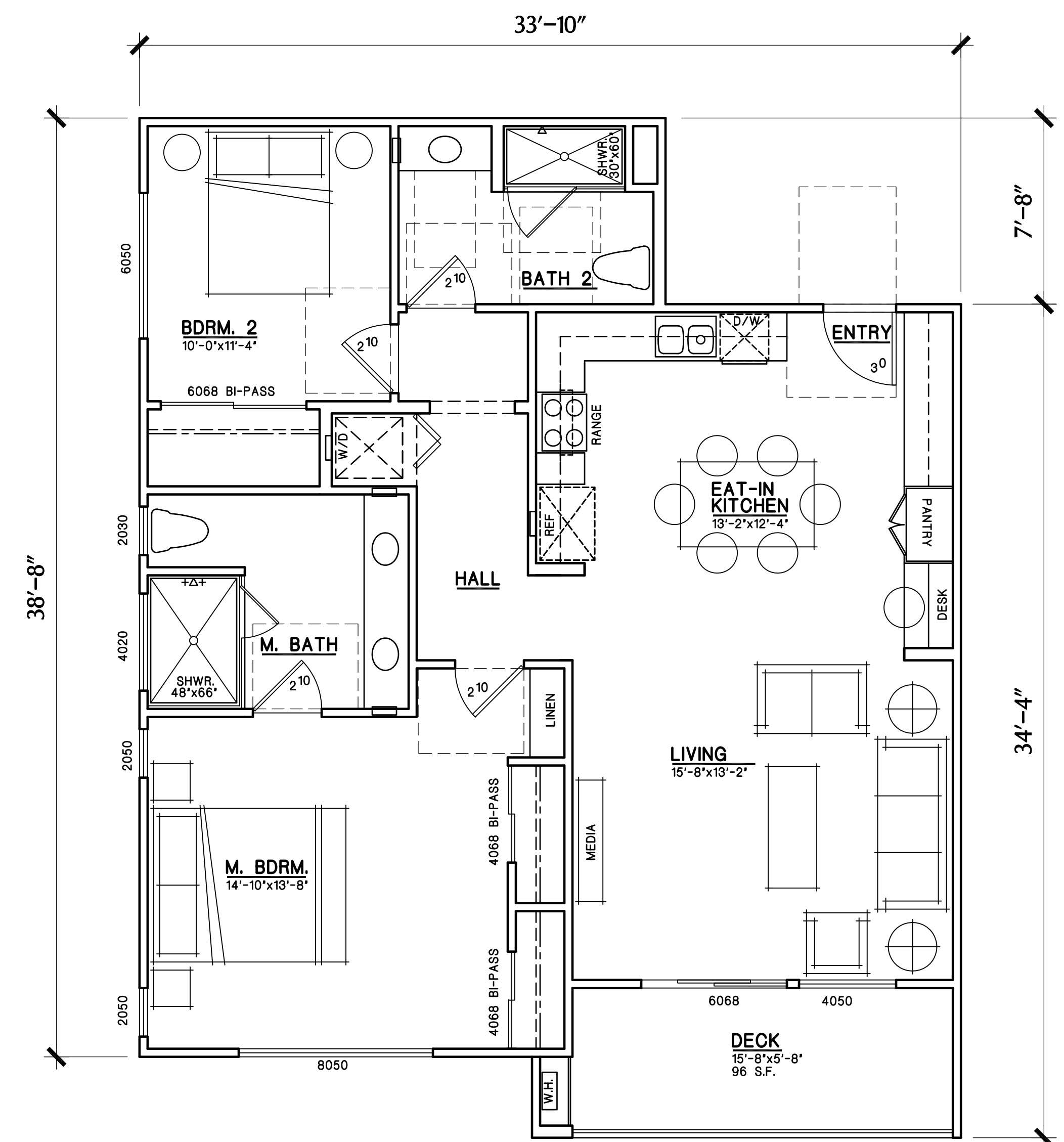


LOWER FLOOR  
842 SF



UPPER FLOOR  
791 SF

PLAN 3 - 1,633 SF



PLAN 4 - 1,168 SF

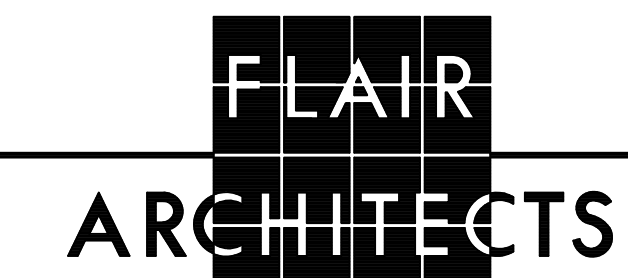
PRELIMINARY UNIT PLANS

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HALL LAND COMPANY, INC.

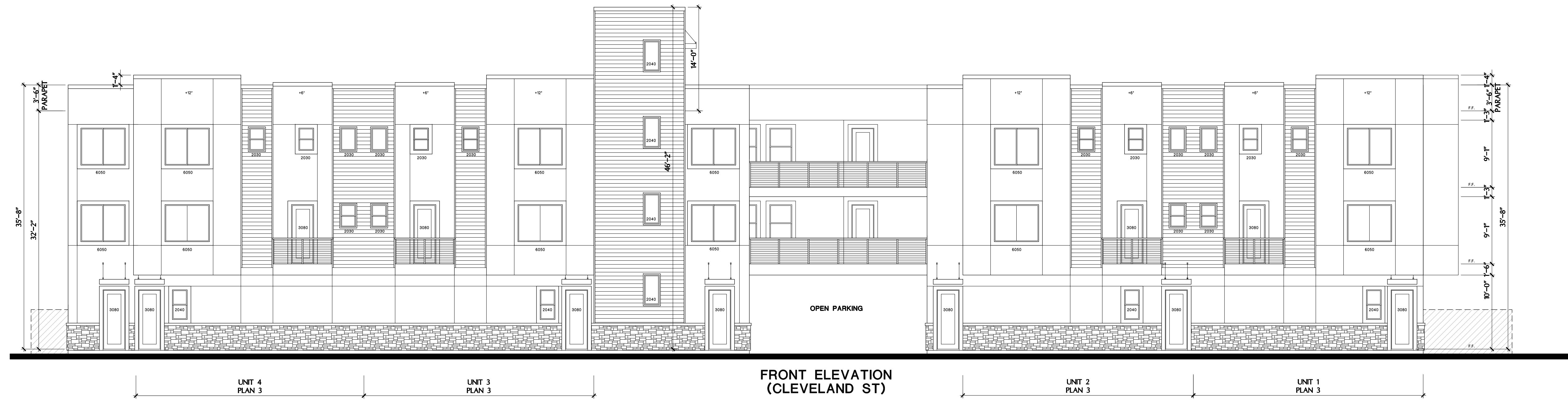
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SOLANA BEACH, CALIFORNIA 92075

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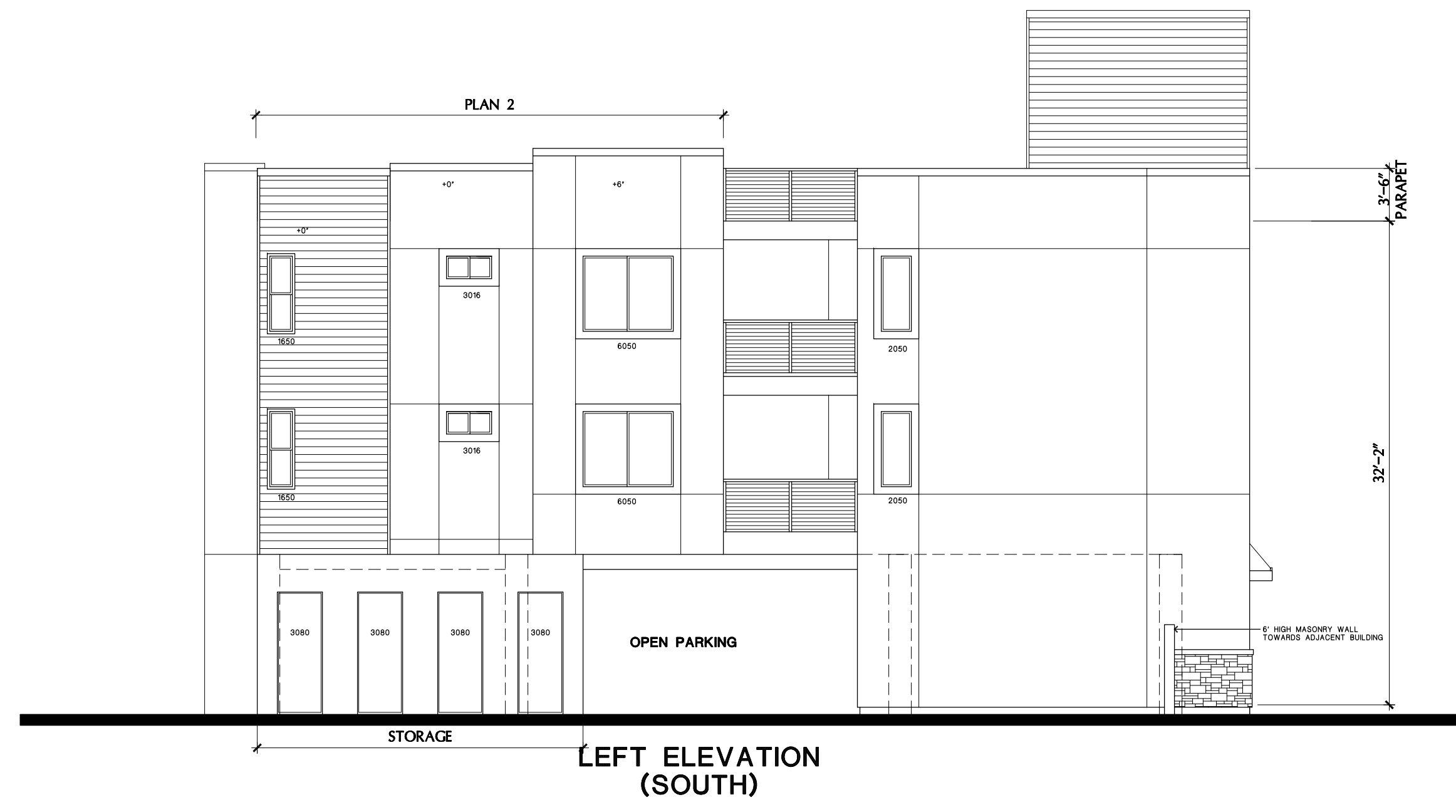


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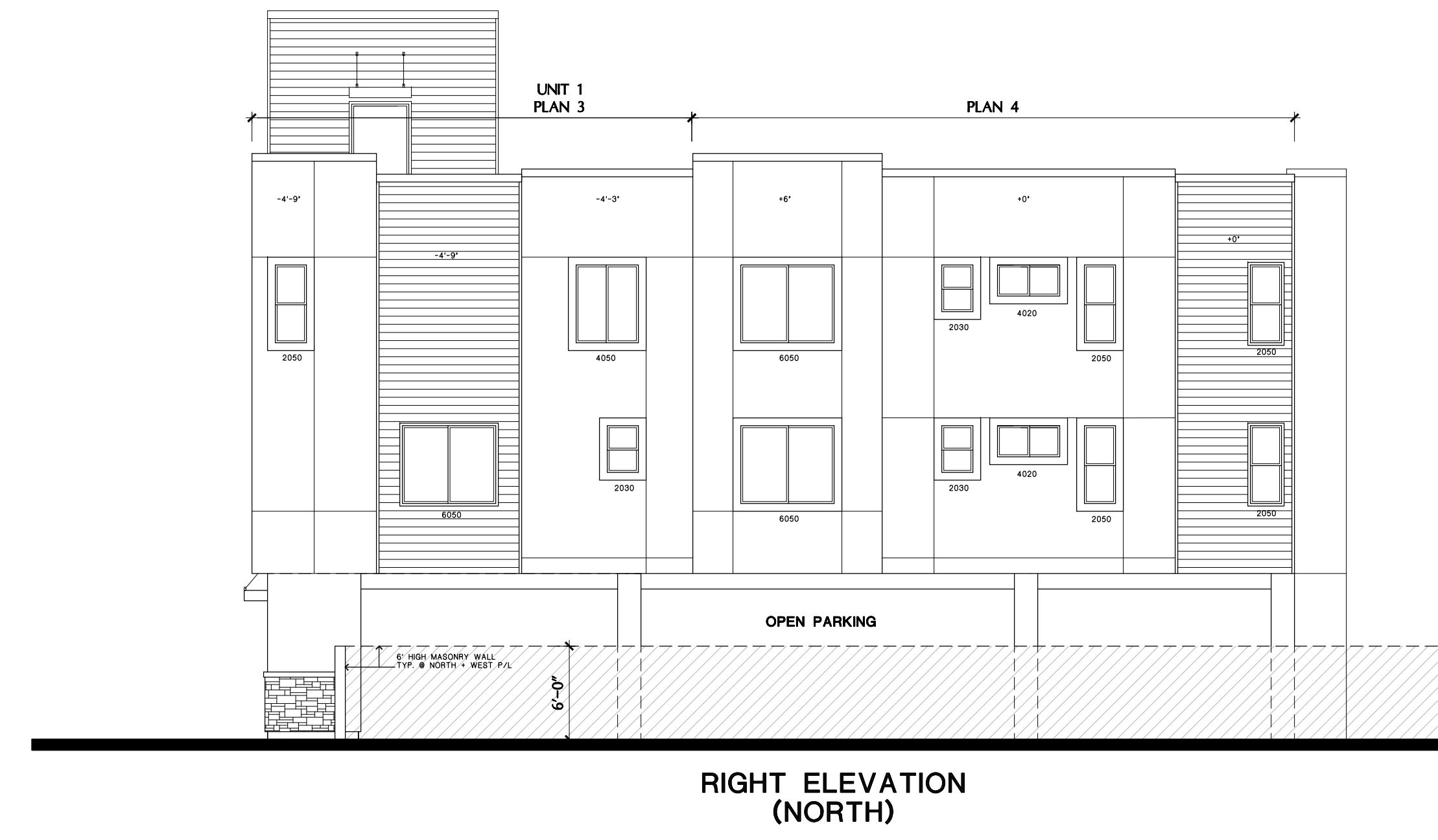
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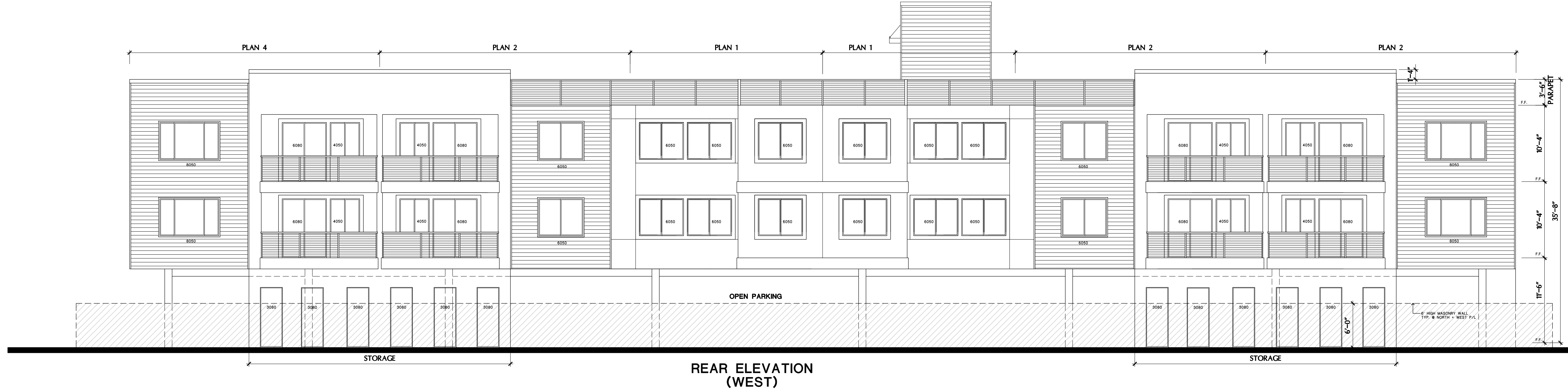
FRONT ELEVATION  
(CLEVELAND ST)



LEFT ELEVATION  
(SOUTH)



RIGHT ELEVATION  
(NORTH)



REAR ELEVATION  
(WEST)

1021 S. CLEVELAND STREET

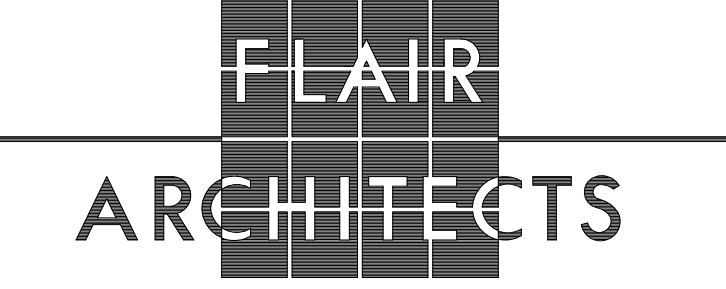
OCEANSIDE, CA

HALL LAND COMPANY, INC.

740 LOMAS SANTA FE DRIVE, SUITE 204  
SOLANA BEACH, CALIFORNIA 92075

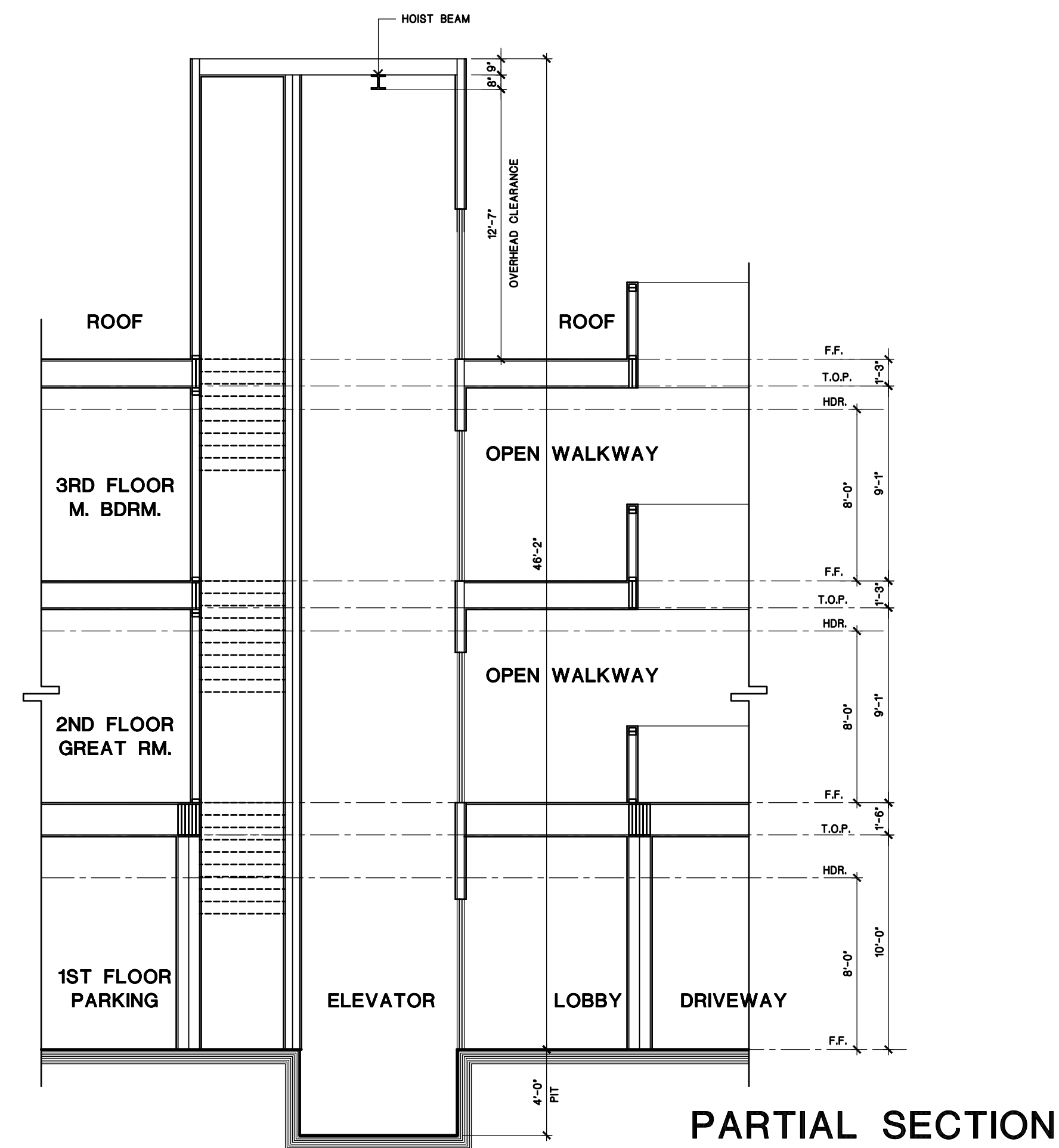
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2.0



1021 S. CLEVELAND STREET  
OCEANSIDE, CA

**HALL LAND COMPANY, INC.**  
740 LOMAS SANTA FE DRIVE, SUITE 204  
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"  
10/17/19  
19010

**FLAIR**  
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2.0a



UNIT 4  
PLAN 3

UNIT 3  
PLAN 3

UNIT 2  
PLAN 3

UNIT 1  
PLAN 3

FRONT ELEVATION  
(CLEVELAND ST)



PLAN 4

STORAGE

PLAN 2

PLAN 1

PLAN 1

PLAN 2

STORAGE

PLAN 2

REAR ELEVATION  
(WEST)

COLOR SCHEME

| DESCRIPTION                | COLOR                            | MANUFACTURER     |
|----------------------------|----------------------------------|------------------|
| STUCCO A                   | SW 7015 REPOSE GRAY              | SHERWIN-WILLIAMS |
| STUCCO B                   | SW 7015 DORIAN GRAY              | SHERWIN-WILLIAMS |
| BASE STUCCO                | SW 9155 DRIFT OF MIST            | SHERWIN-WILLIAMS |
| SIDING                     | SW 7015 GAUNTLET GRAY            | SHERWIN-WILLIAMS |
| ENTRY DOORS & ACCENT COLOR | SW 7071 CYBERSPACE               | SHERWIN-WILLIAMS |
| STONE VENEER               | PRO-EDGE MARON<br>CORonado STONE | CORonado STONE   |

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SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"  
10/17/19  
19010

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(949) 789-7335 FAX (949) 789-7540

2.1



RIGHT ELEVATION  
(NORTH)



LEFT ELEVATION  
(SOUTH)

COLOR SCHEME

| DESCRIPTION                | COLOR                    | MANUFACTURER     |
|----------------------------|--------------------------|------------------|
| STUCCO A                   | SW 7015<br>REPOSE GRAY   | SHERWIN-WILLIAMS |
| STUCCO B                   | SW 7015<br>DORIAN GRAY   | SHERWIN-WILLIAMS |
| BASE STUCCO                | SW 995<br>DRIFT OF MIST  | SHERWIN-WILLIAMS |
| SIDING                     | SW 7015<br>GAUNTLET GRAY | SHERWIN-WILLIAMS |
| ENTRY DOORS & ACCENT COLOR | SW 7076<br>CYBERSPACE    | SHERWIN-WILLIAMS |
| STONE VENEER               | PRO-EDGE<br>MURON        | CORonado STONE   |

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