



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, July 13, 2022

---

**Meeting 1:** 10:30 a.m. – 11:30 a.m.

**Project Description:** Proposed mixed-use project consisting of a senior housing development and retail on approximately 1.5 acres of vacant land at 1430 S. Melrose Drive. The project is comprised of a 3-story building with 44 senior apartments with approximately 2,860 SF leasing and amenity space as well as 1,500 SF retail space and service areas.

**Project Number:** ADM22-00053

**Assessor Parcel Number(s):** 169-011-44-00

**Contact Person:** Phil Buccola

**Email:** [phil@buccolaeng.com](mailto:phil@buccolaeng.com)

**Zoning:** PBD-3

**Land Use:** GC

**Neighborhood Area:** Ocean Hills

---

*\* 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: 500' north of Cannon Road on the east side of Melrose Drive

Assessor's Parcel Number: 169-011-44 Lot Area (acres or SF): 1.5 ac.

Existing Use: Vacant

Brief Description of Proposal:

Develop 44 residential units / 1,762 sf. retail - Mix Use Development

## Property Owner & Applicant Information

Owner Name: Mideum Oceanside LLC Attn. Bob Kim

Phone Number & E-Mail Address: (714) 658-6299 bobkim727@gmail.com

Applicant Name: Phil Buccola

Phone Number & E-Mail Address: 760-721-2000 phil@buccolaeng.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:

Signature of Property Owner  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options)

1<sup>st</sup> choice date: 7-13-22 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 \_\_\_\_\_

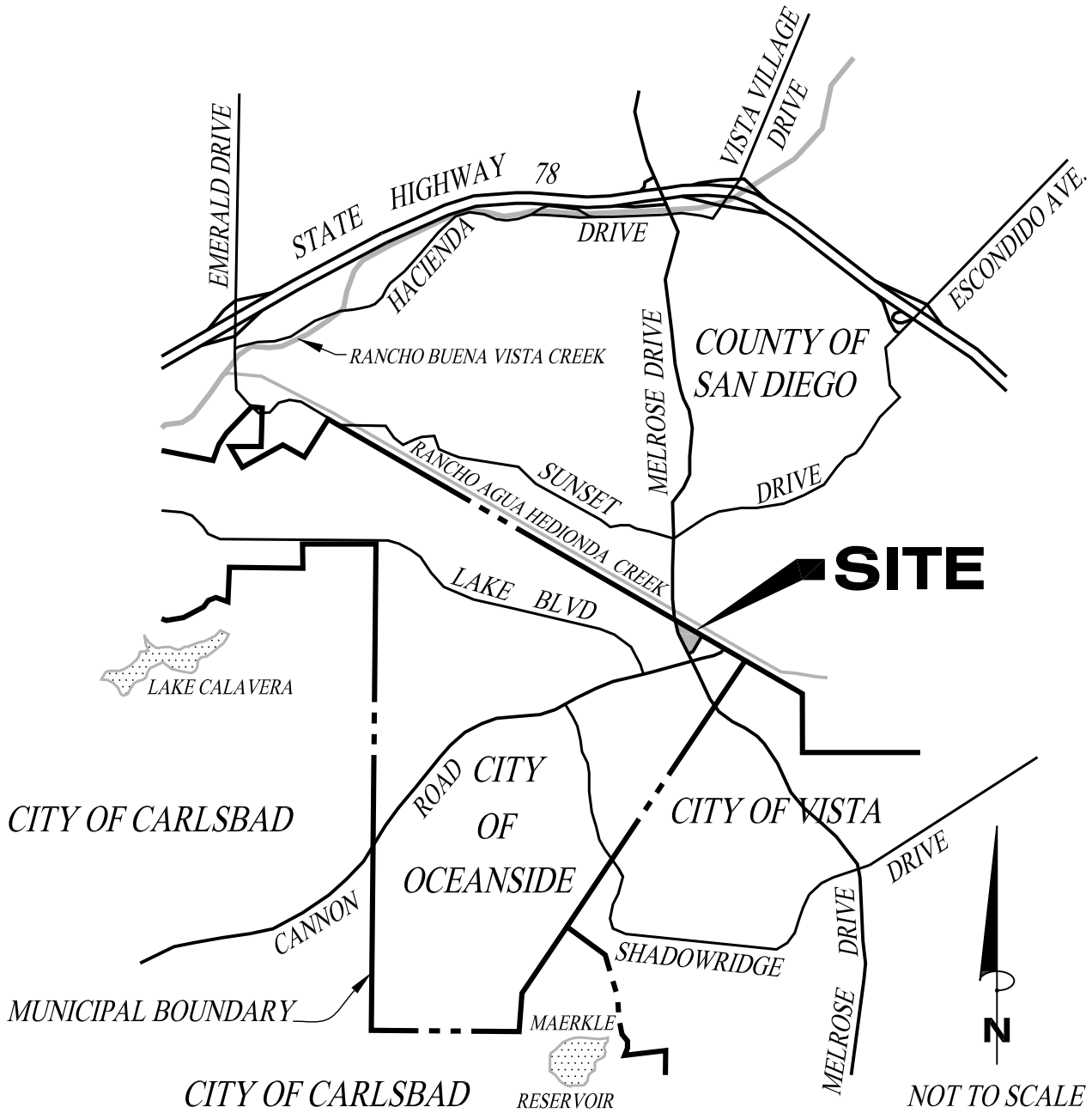
### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

- 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: 7-13-22 Time: 10:30am

Assigned Project Planner: Shannon Vitale



# MIDEUM OCEANSIDE

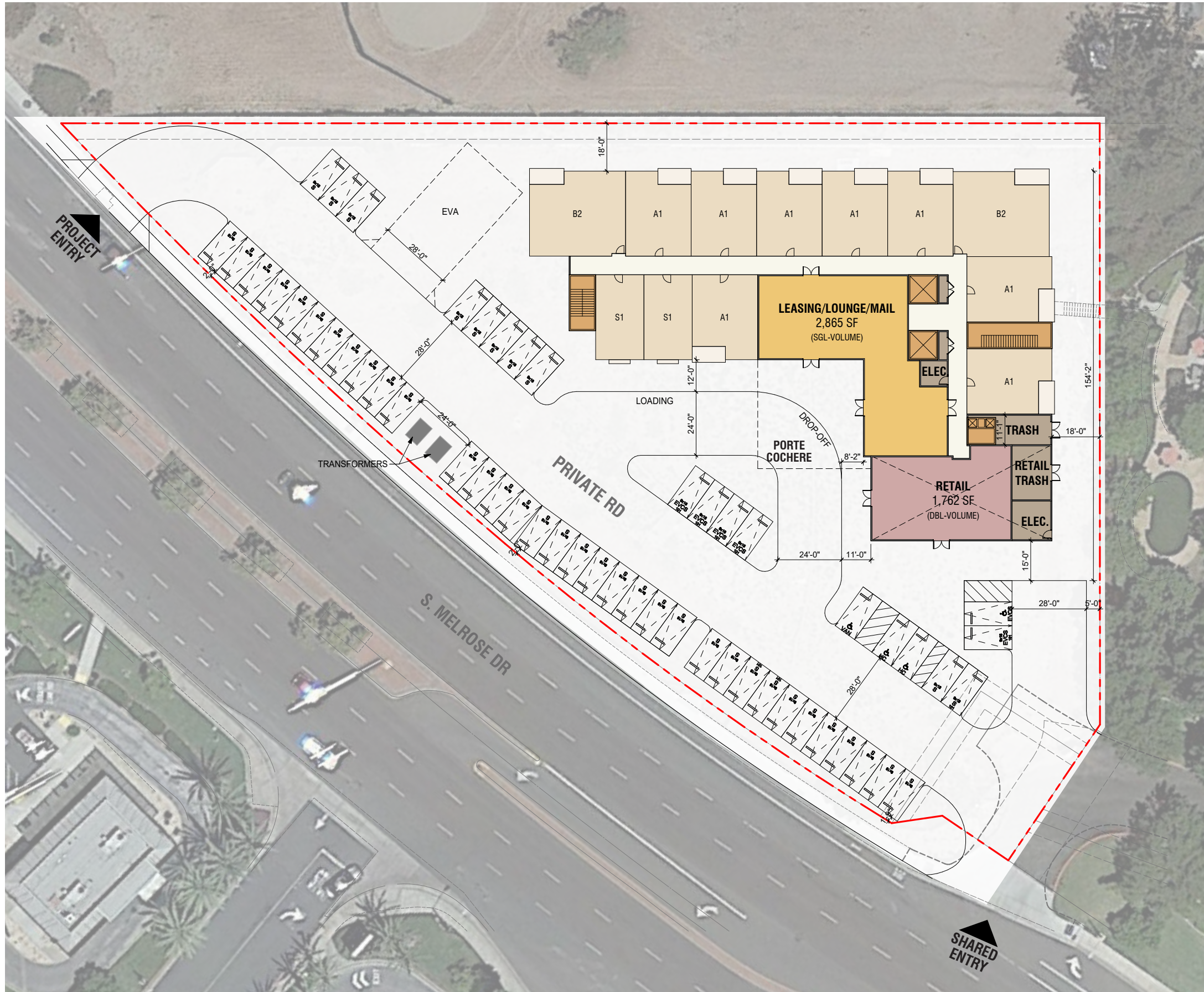
## CONCEPT PACKAGE

JUNE 15, 2022

### SHEET INDEX

- A-1.1 BUILDING PLAN - GROUND LEVEL
- A-1.2 BUILDING PLAN - THIRD LEVEL
- A-1.3 FIRE ACCESS PLAN
  
- A-2.1 BUILDING SECTIONS
  
- A-3.1 CONCEPT IMAGERY
- A-3.2 CONCEPT IMAGERY



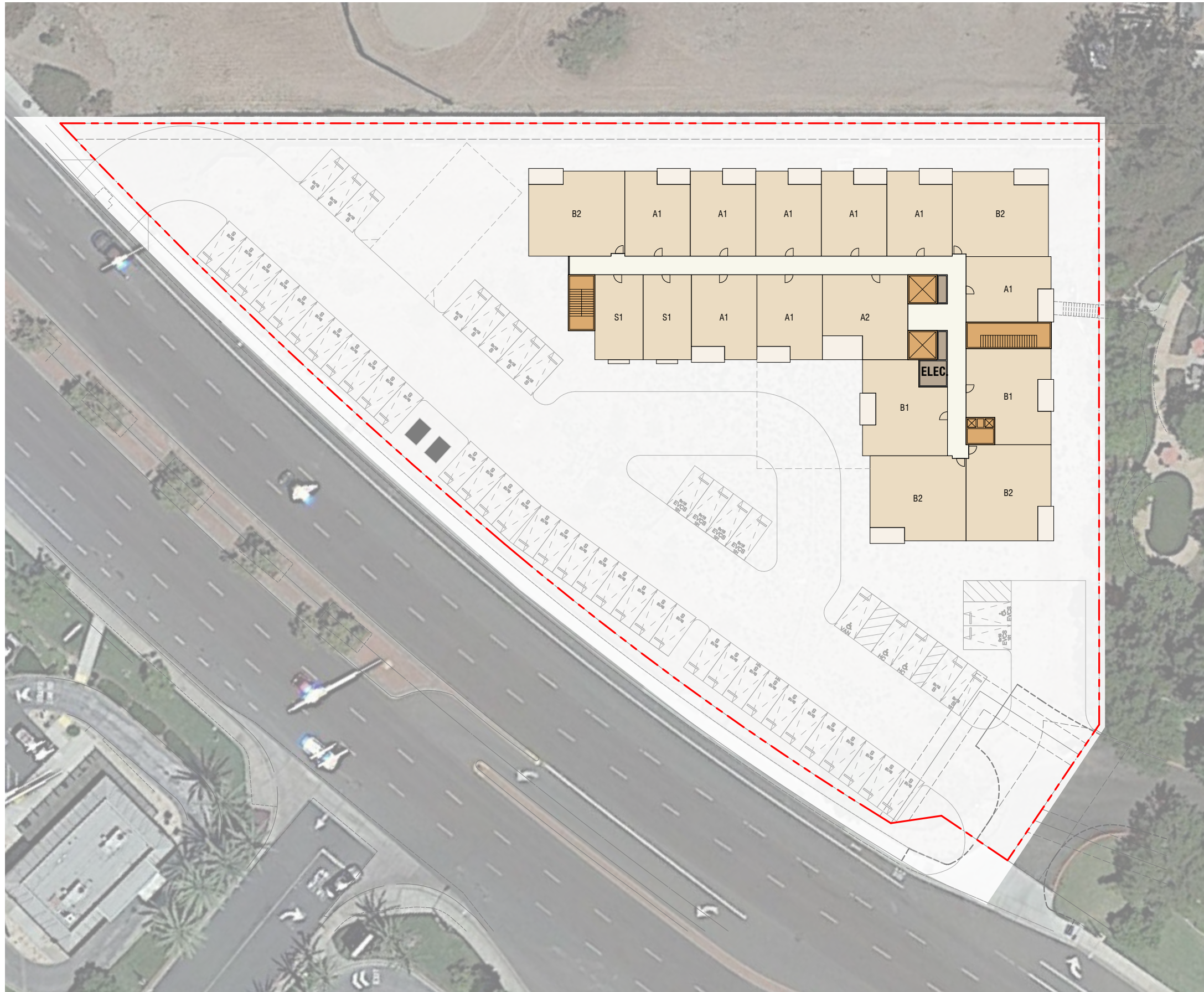


UNIT SUMMARY				
UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
<b>Studio:</b>				
S1	581	6	13.6%	3,486
		<b>6</b>	<b>13.6%</b>	<b>3,486</b>
<b>1 Bedroom:</b>				
A1	727	24	54.5%	17,448
A2	850	2	4.5%	1,700
		<b>26</b>	<b>59.1%</b>	<b>19,148</b>
<b>2 Bedrooms:</b>				
B1	986	4	9.1%	3,944
B2	1,085	8	18.2%	8,680
		<b>12</b>	<b>27.3%</b>	<b>12,624</b>
<b>TOTAL</b>	<b>801</b>	<b>44</b>		<b>35,258</b>

\* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

FLOOR AREA SUMMARY**	
Residential Floor Area	45,203
Leasing Office	1,000
Residential Amenities	1,865
<hr/>	
Retail	1,500
<hr/>	
<b>TOTAL</b>	<b>49,568</b>

PARKING SUMMARY			
CITY REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	6	1.5	9
1-Bedroom	26	1.5	39
2-Bedrooms	12	2.0	24
			<b>72</b>
<b>GUEST</b>			<b>10</b>
<b>RESIDENTIAL REQ'D</b>		<b>1.9</b>	<b>82</b>
<hr/>			
<b>RETAIL</b>	1,700	5 :1000 SF	<b>9</b>
<b>RETAIL REQ.</b>			<b>9</b>
<b>TOTAL REQUIRED</b>			<b>91</b>
<b>TOTAL PROVIDED</b>			<b>53</b>

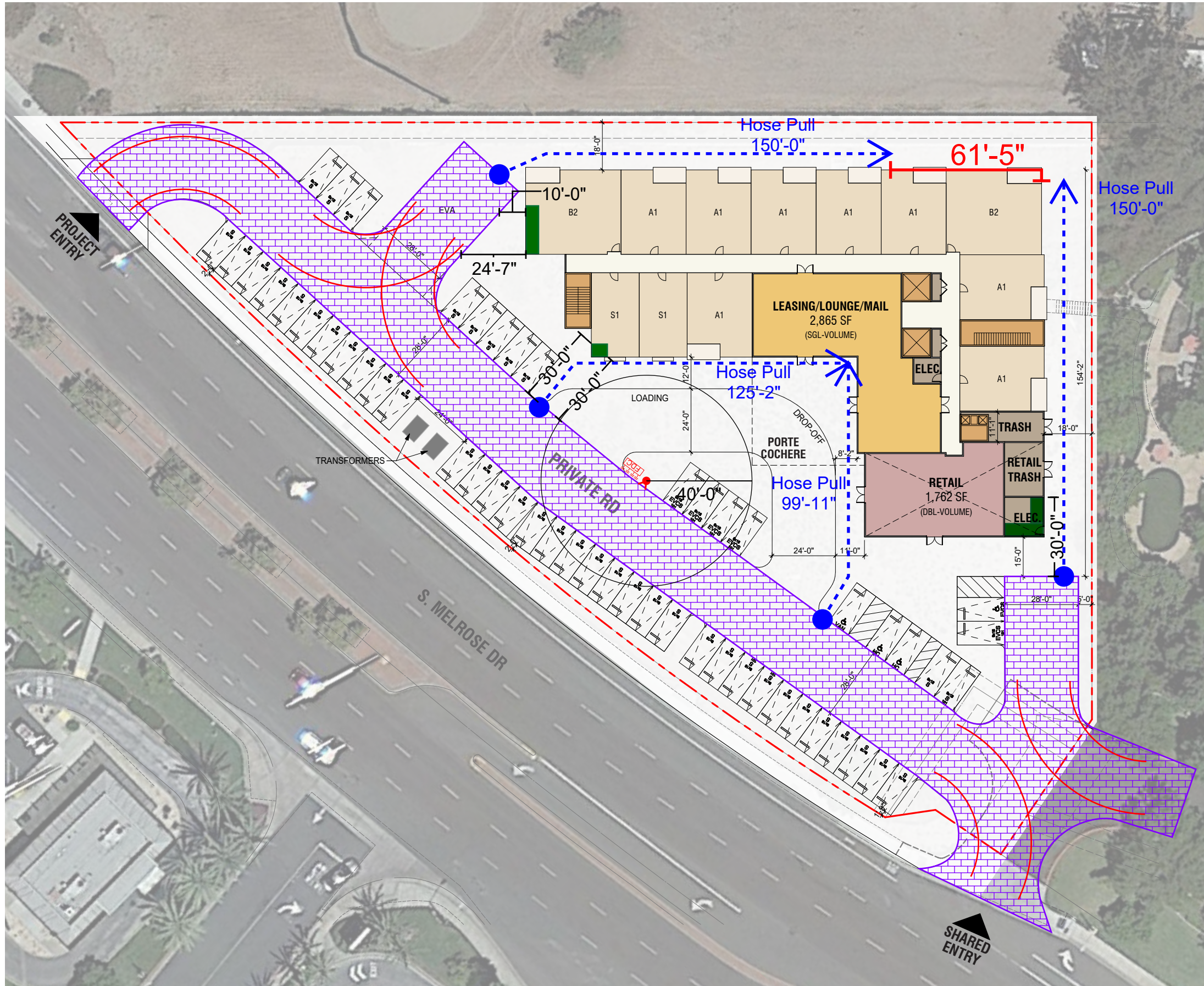


UNIT SUMMARY				
UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
<b>Studio:</b>				
S1	581	6	13.6%	3,486
<b>1 Bedroom:</b>				
A1	727	24	54.5%	17,448
A2	850	2	4.5%	1,700
<b>2 Bedrooms:</b>				
B1	986	4	9.1%	3,944
B2	1,085	8	18.2%	8,680
<b>TOTAL</b>				
	<b>801</b>	<b>44</b>	<b>59.1%</b>	<b>35,258</b>

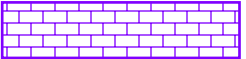





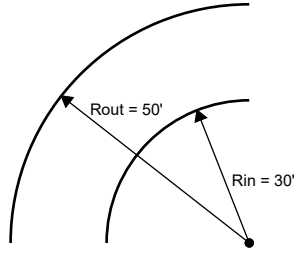
\* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

FLOOR AREA SUMMARY**	
Residential Floor Area	45,203
Leasing Office	1,000
Residential Amenities	1,865
<hr/>	
Retail	1,500
<hr/>	
<b>TOTAL</b>	<b>49,568</b>

PARKING SUMMARY			
CITY REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	6	1.5	9
1-Bedroom	26	1.5	39
2-Bedrooms	12	2.0	24
			<b>72</b>
<b>GUEST</b>			<b>10</b>
<b>RESIDENTIAL REQ'D</b>			<b>82</b>
<hr/>			
<b>RETAIL</b>	1,700	5 :1000 SF	<b>9</b>
<b>RETAIL REQ.</b>			<b>9</b>
<b>TOTAL REQUIRED</b>			<b>91</b>
<b>TOTAL PROVIDED</b>			<b>53</b>

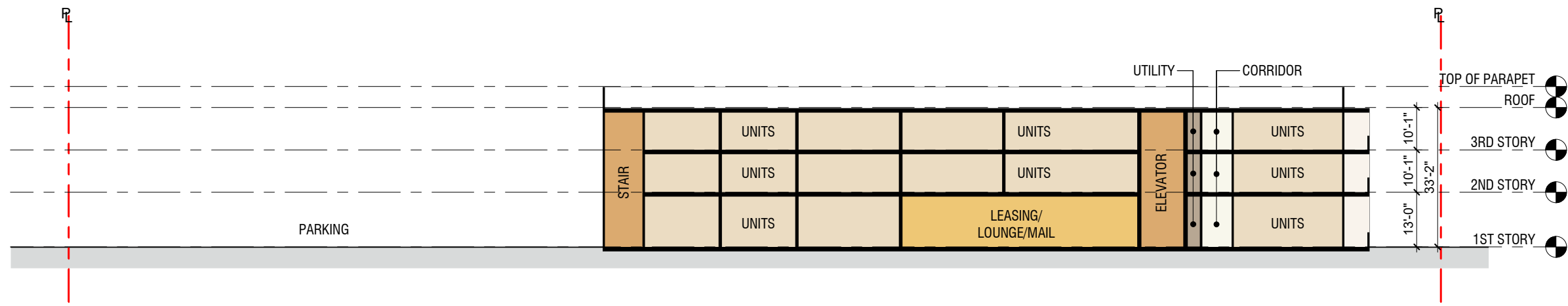


**Fire Department Access Legend**

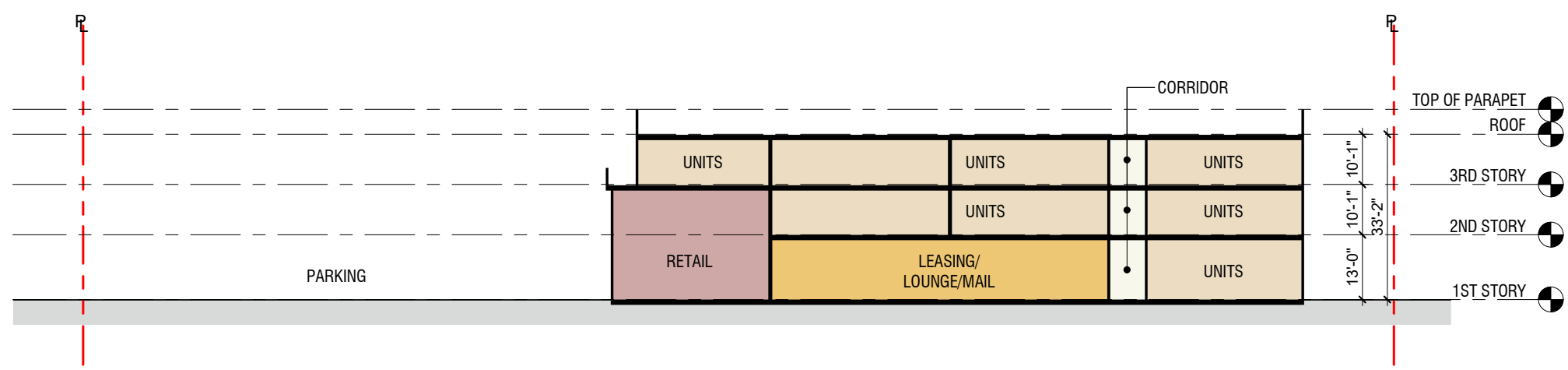
- Fire Lane 
- Hose Pull Distance 
- Exterior Wall Beyond Max. Hose Pull 
- New Fire Hydrant 
- Fire Department Connection 
- Exterior Wall Between 10 - 30 Feet From Edge of Fire Lane 
- Turning Radius 

Required Fire Water Flow:  
 Construction Type: Type VA  
 Area: 54,300 SF  
 Minimum Required Fire Flow: 4,250 GPM  
 Required Fire Flow with 75% Reduction for Sprinklers: 1500 GPM

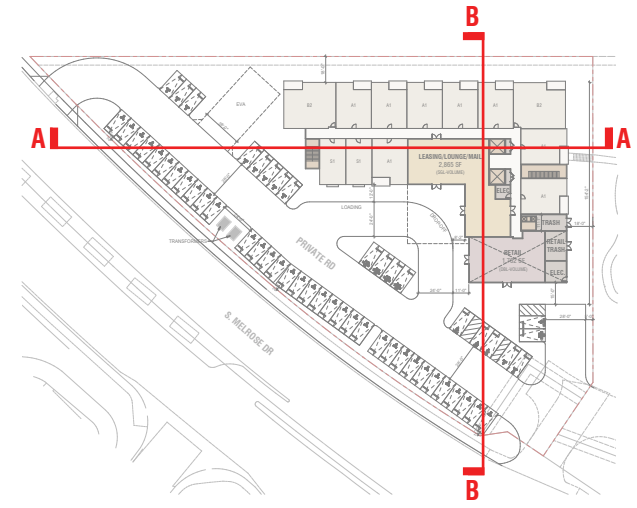
Hydrants Required: 1 Hydrant  
 Max Spacing: 500 Feet  
 Max Distance from Street Frontage to a Hydrant: 250 Feet



SECTION A



SECTION B



KEY





June 23, 2022

Development Services Department, Planning Division  
CITY OF OCEANSIDE  
300 N. Coast Hwy  
Oceanside, CA 92054

Subject:       **Project Description**  
                  **Pre-Application**  
                  **Mideum Oceanside Senior Housing Mixed-Use**  
                  **APN 169-011-44**  
                  **1430 S. Melrose Drive**  
                  **Oceanside, CA**

The proposed mixed-use project will consist of a senior housing development and retail on approximately 1.5 acres of vacant land at 1430 S. Melrose Drive. The site is bounded by S. Melrose Drive on the southwest and City boundary on the northeast, adjacent to an assisted living community on the southeast. The project is comprised of a 3-story type V construction with 44 senior apartments with approximately 2,860 SF leasing and amenity space. There is also approximately 1,500 SF retail space and service areas. 53 open surface parking spaces (44 spaces for senior housing and 9 spaces for retail) are provided on site. The exterior of the proposed architecture will be compatible with surrounding existing buildings.

Sincerely,

Mideum Oceanside LLC