

AGENDA NO. 4a

City of Oceanside

Office of the City Manager

Memorandum

DATE: October 23, 2013

TO: Downtown Advisory Committee

FROM: John W. Helmer, Downtown Area Manager

SUBJECT: 700 South Strand Condominium Project

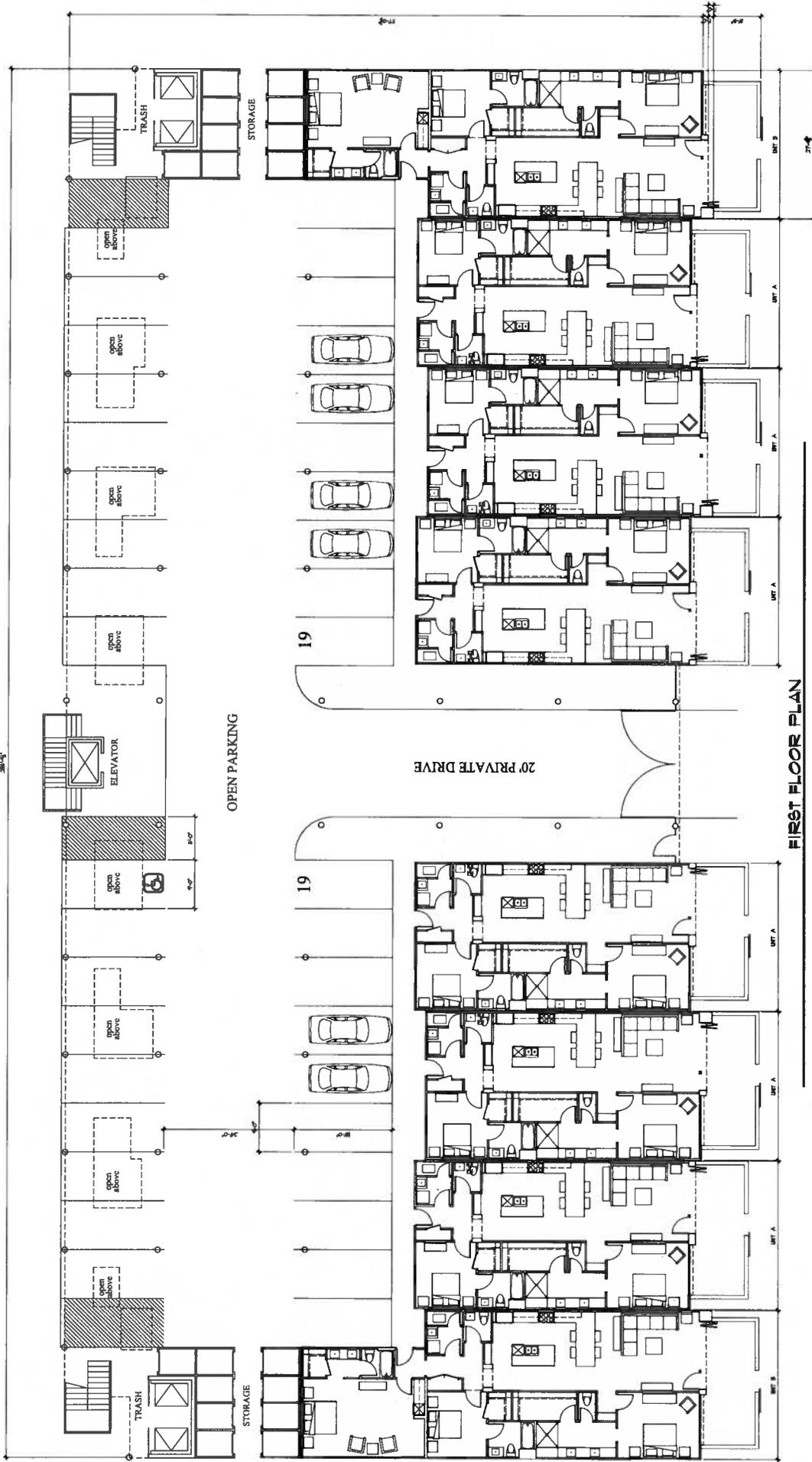
In 2008, the Community Development Commission unanimously approved a Tentative Map, Development Plan and Coastal Permit for project known as Pacific Blue. It was located on .86 acres in the 700 block of South Strand. Pacific Blue consisted of 24 residential condominium units with 56 parking spaces located in a subterranean garage. The owner did not record a final map and eventually sold the property.

The current project developer, McKellar McGowan, LLC, proposes to reduce the intensity of development on the same lot and building envelope with a 17-unit residential condominium development. The previously approved 56 subterranean parking spaces have been replaced with 38 parking spaces generally at grade. This would mitigate many of the dewatering and flooding issues inherent with subterranean parking.

The project site is located east of South The Strand, north of Wisconsin Street, west and below of South Pacific Street and west of the Pacific Ocean. The 0.86 acre property has approximately 267 feet of frontage on South The Strand. The property has been largely unused since about 2005 and is vacant following the demolition of 12 older one and two-story apartment type units in 2008.

The proposed building would be a two-story structure with 17 residential flats. The project would be compatible, though somewhat larger in scope than with the newer residential structures built along South The Strand in the past ten years or so due to the size of the property. The height of the building will be below the centerline elevation of South Pacific Street as required by Proposition "A". Due to the lower centerline of South Pacific Street adjacent to this property, the structure will sit somewhat lower on the north side, reducing its visual mass. Proposed architecture and materials are contemporary and are designed to be compatible with the emerging nature of this neighborhood. The developer will provide more detailed architectural drawings to the DAC at the public meeting.

Staff believes that this project is consistent with all applicable zoning and Local Coastal Program provisions and that the DAC should recommend that the Community Development Commission (CDC) approve the project. Staff anticipates that this project would be considered by the CDC in December of 2013.



FIRST FLOOR PLAN

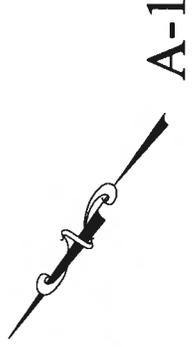
700 SOUTH STRAND
 McKellarMcGowan

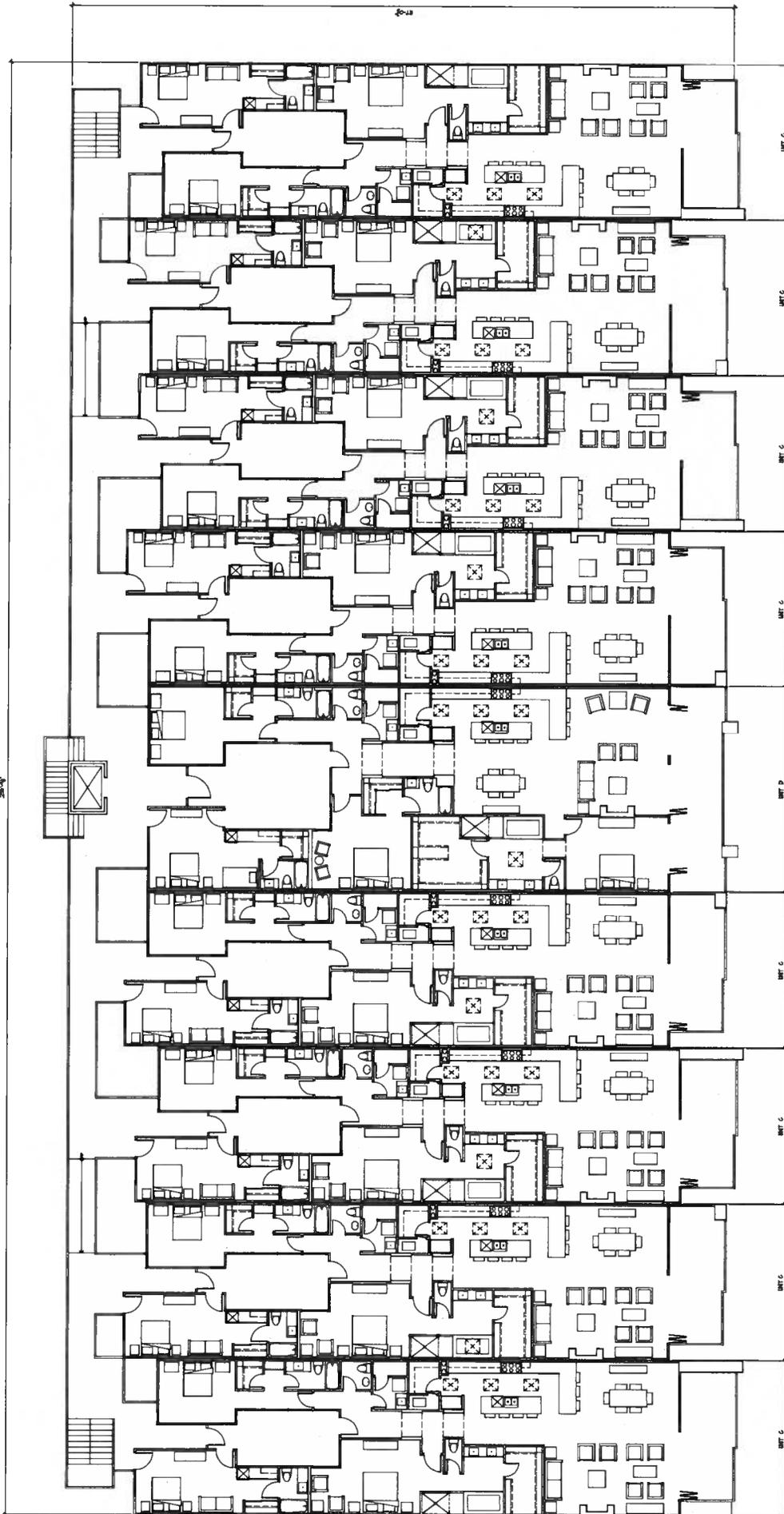


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TABLATIONS

Number of Units	17
Parking	35
Unit S.F.	31,630
Common Area	1,075
Trash & Storage	1,075
Decks	2,098





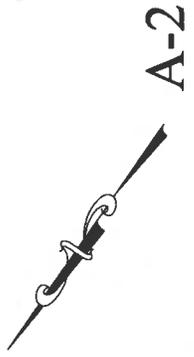
SECOND FLOOR PLAN

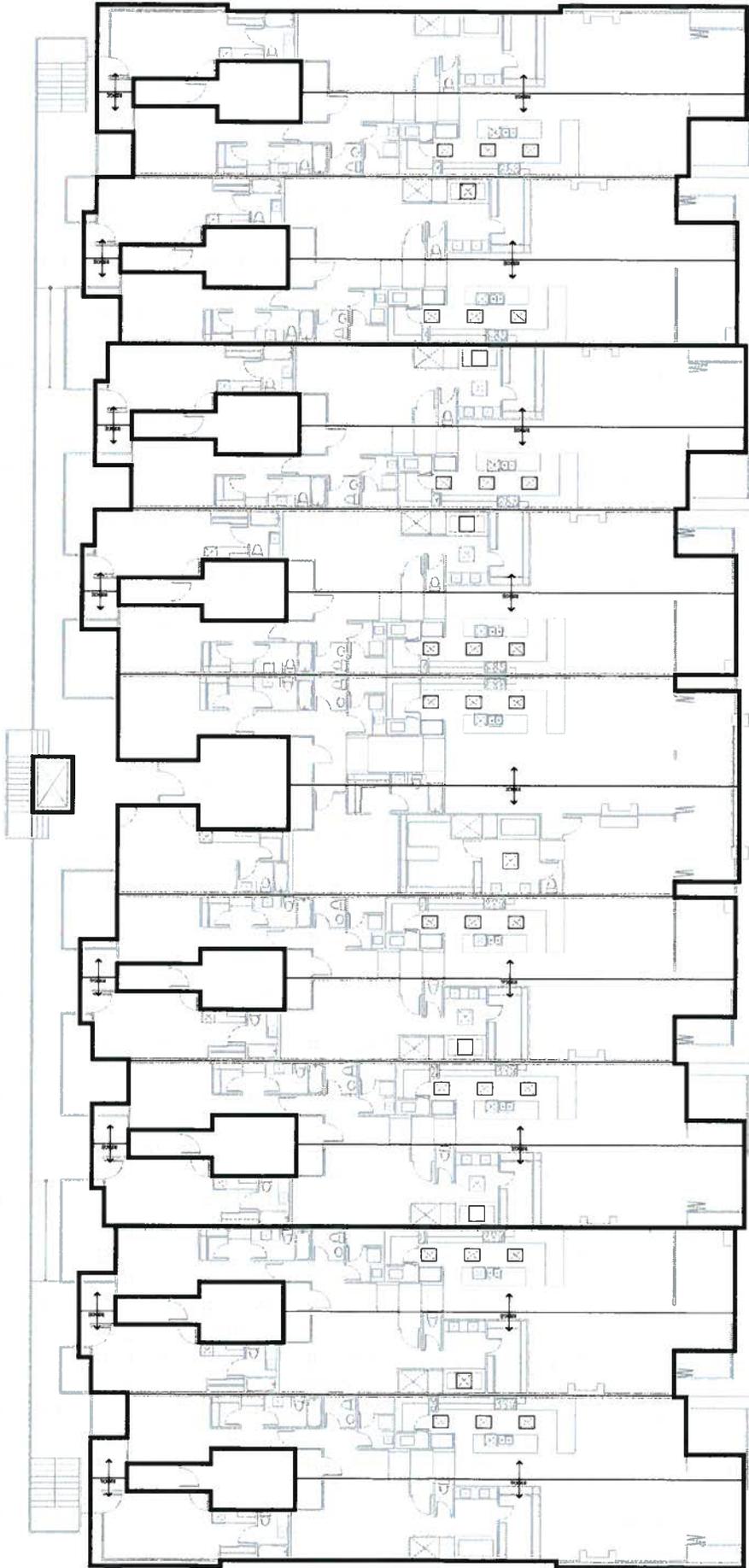
700 SOUTH STRAND
 McKellarMcGowan

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



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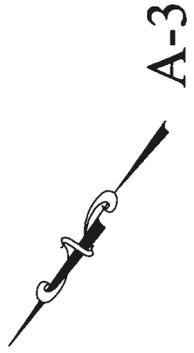


ROOF PLAN

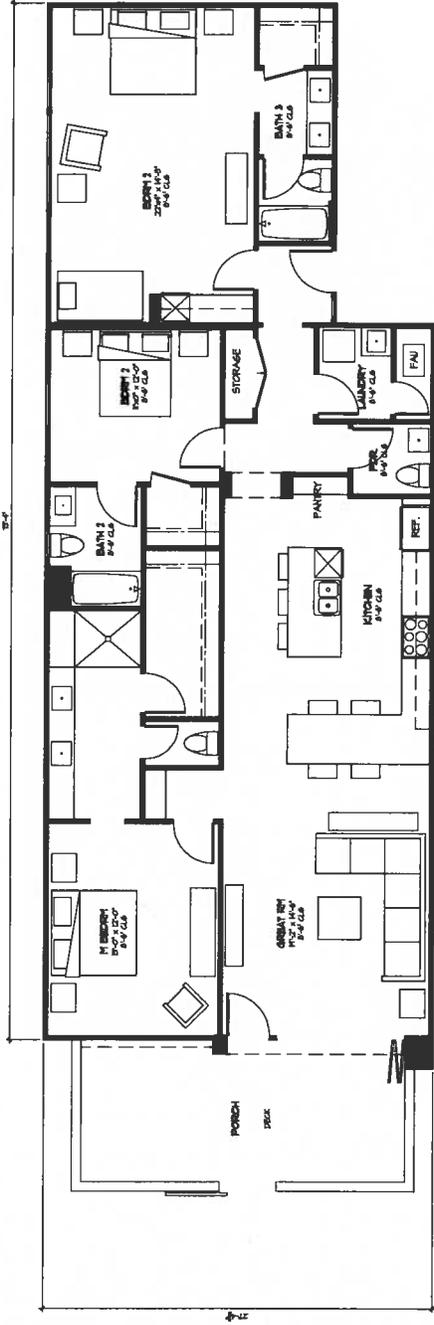
700 SOUTH STRAND
McKellarMcGowan



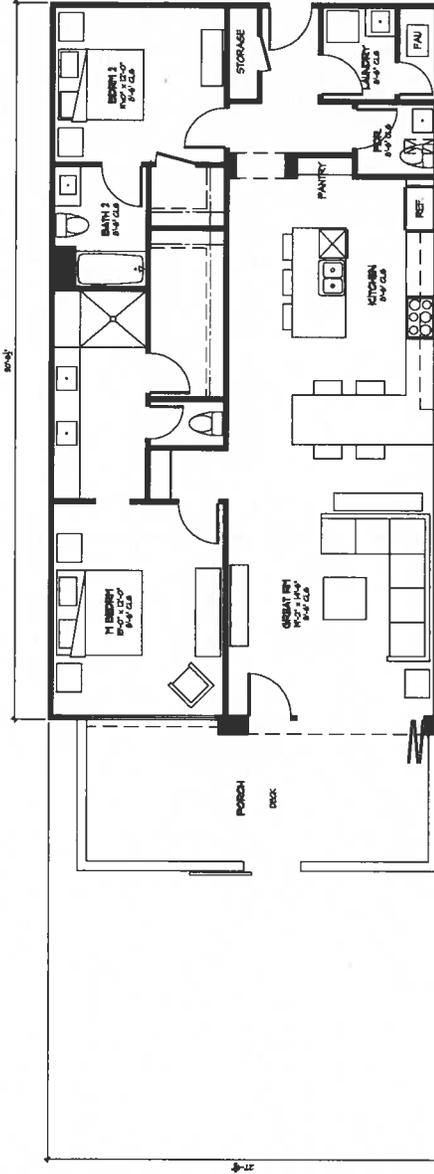
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A-3



UNIT B
1,848 S.F.

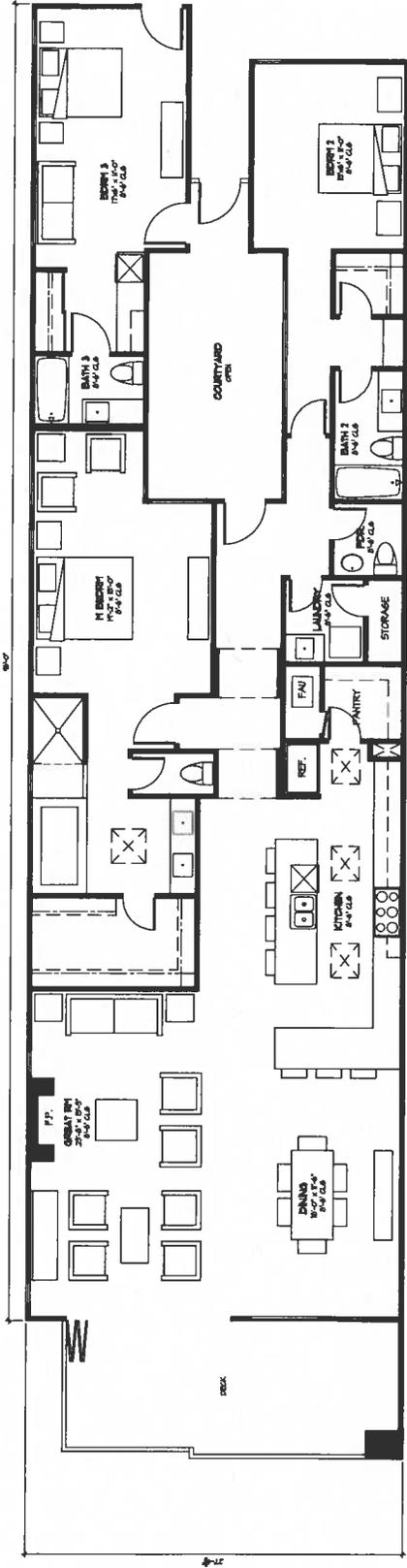


UNIT A
1,389 S.F.

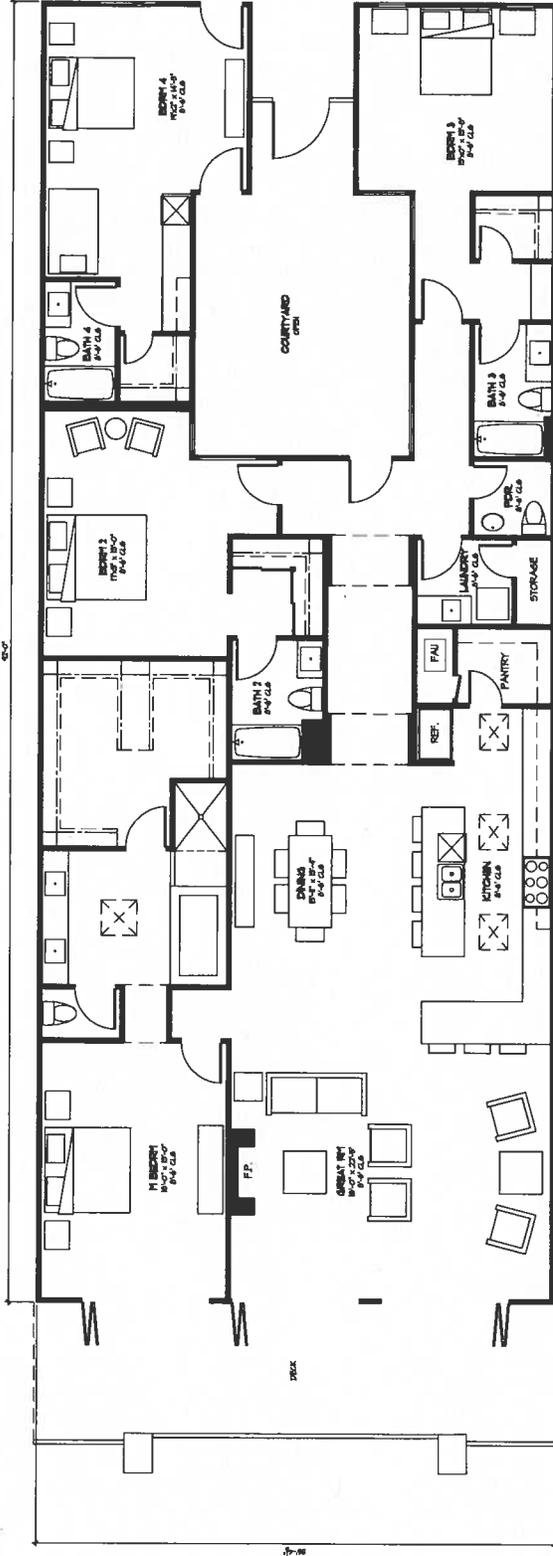
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UNIT C



UNIT D

700 SOUTH STRAND
 McKellarMcGowan

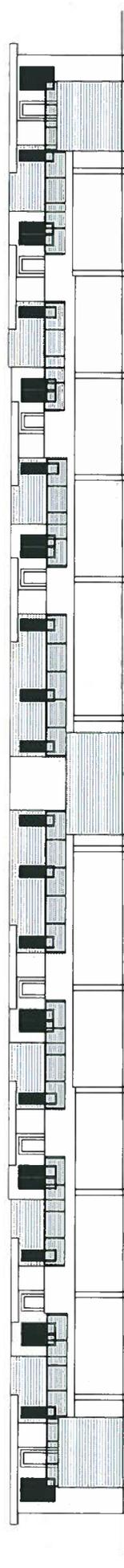




SOUTH ELEVATION



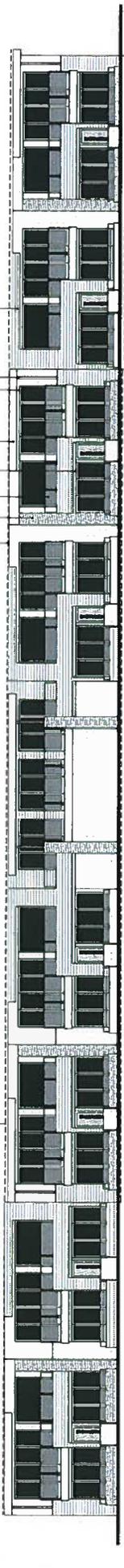
NORTH ELEVATION



EAST ELEVATION

- BUILT UP ROOF
- GLASS CENTER
- GLASS CURB RAIL
- RETRACTABLE AWNING
- STUCCO
- DOOR SYSTEM
- GLASS CURB RAIL
- COMPOSITE SIDING

CENTER LINE OF PACIFIC STREET



WEST ELEVATION

700 SOUTH STRAND
 McKellarMcGowan



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