

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 1, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed General Plan Amendment and rezone from single family to medium density residential at 2535 Ivy Road.

Zoning: RS (Single Family Residential)
Land Use: SFD-R (Single Family Detached Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-240-32-00
Contact Person: Alvin Washington
Tel.: 760.809.8732
Email: runtafinancial@msn.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a medical office building on a vacant lot located on the southwest corner of Old Grove Road and Trestle Street in the Pacific Coast Business Park.

Zoning: PD-1 (Rancho Del Oro)
Land Use: Industrial (S-1-84) Rancho Del Oro
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 161-512-37, 38, 39
Contact Person: Skyler Denniston
Tel.: 323.514.3653
Email: skyler.x.denniston@kp.org

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

07

165-24

165-24
SHT. 1 OF 2

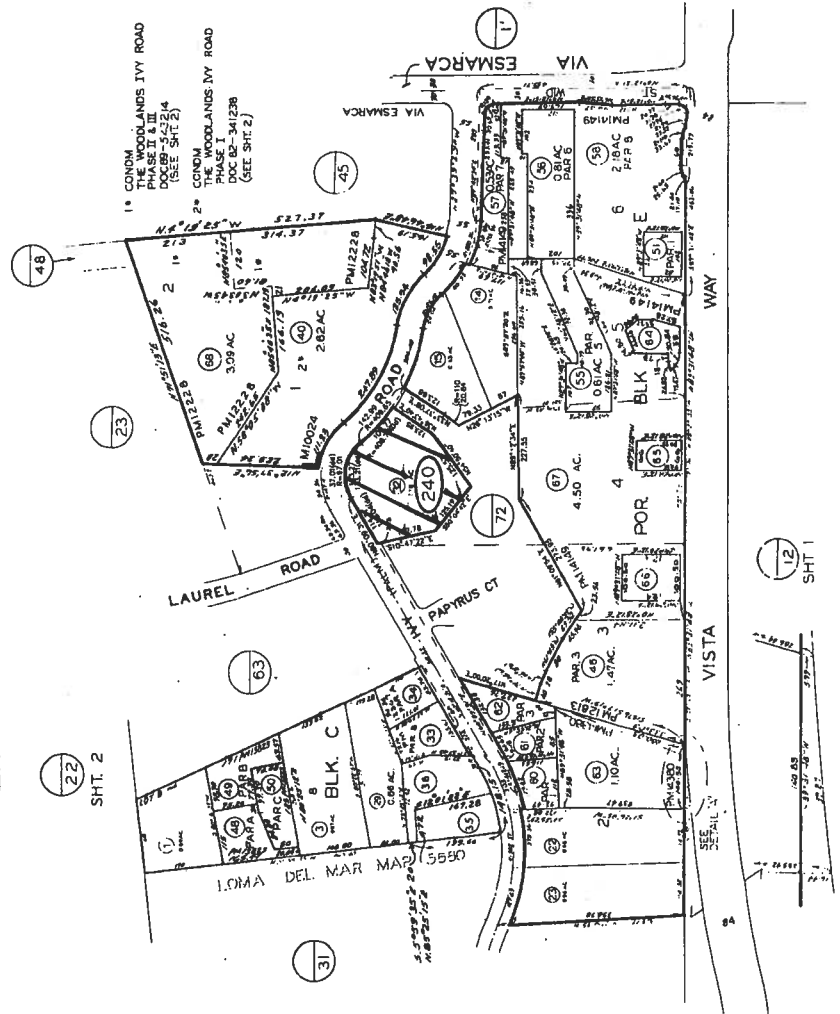


SHT. 2



10-18-00/NEG

CHANGES	
BLK	OLD NEW YRCUT
240	19128 14-47 24124
2	48 29 241706
7	10000 241000
6	10000 241000
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100	2417 30-39 241238



OCT 27 2000

MAP 10024 - THE WOODLANDS - IVY ROAD RESUB (CONDOM)
 MAP 1888 - NORTH CARLSBAD ANNEX - POR BLKS C & E
 ROS 8578, 11757

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED. LOCAL SUBMISSION OF BLDG. OCCURRENCES MAY NOT CORRELATE WITH LOCAL SUBMISSION OF BLDG. OCCURRENCES.

DETAIL "A"
NO SCALE

SAN DIEGO COUNTY ASSESSOR'S MAP BK 165 PG 24
SHT. 1 OF 2

April 24, 2012

Project Description for: **2535 Ivy Road, Oceanside, Ca 92054. A.P.N. # 165-200-32-00**

Attn: Vida Murrell

Oceanside Planning Department,

Alvin Washington (Developer) and Terry Johnson (Builder) along with the owner of this property are teaming up to explore a project at this Oceanside location. The property is currently zoned for 1-6 single family houses. We think a better use of the land is to change the zoning to medium density 10-15. There are other condominiums and apartments in the surrounding areas and with the real estate market the way it is and the use for more rental units, this is a perfect opportunity to accomplish that. The proximity to transportation and shopping works well with the proposed usage. Even though we are in the early stages of this project it seems that 2-3 structures with attached living fit the site. The area has everything but a development of some sort to complete the neighborhood.

We look forward to meeting and discussing our plans with the city. Please feel free to contact me with any questions you might have for us.

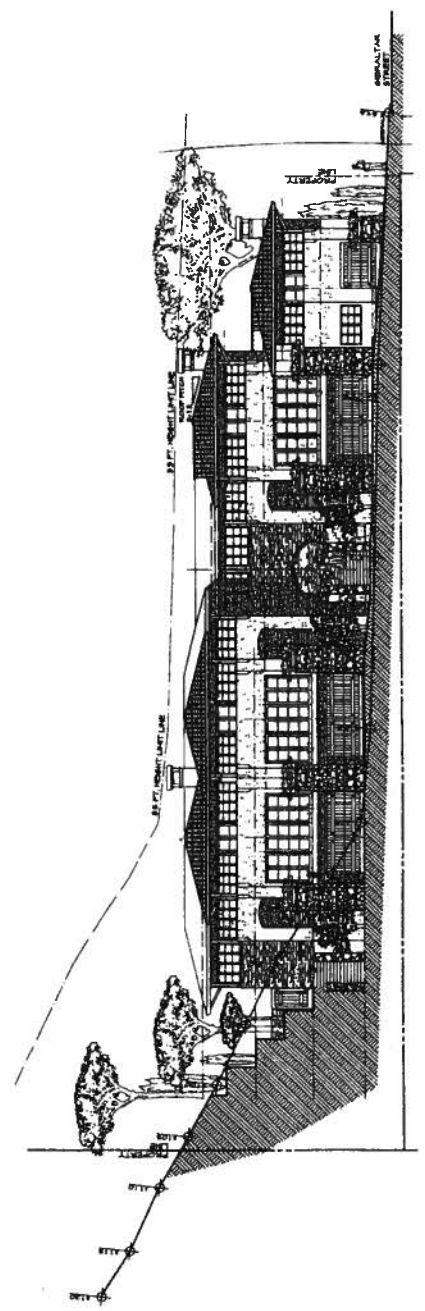
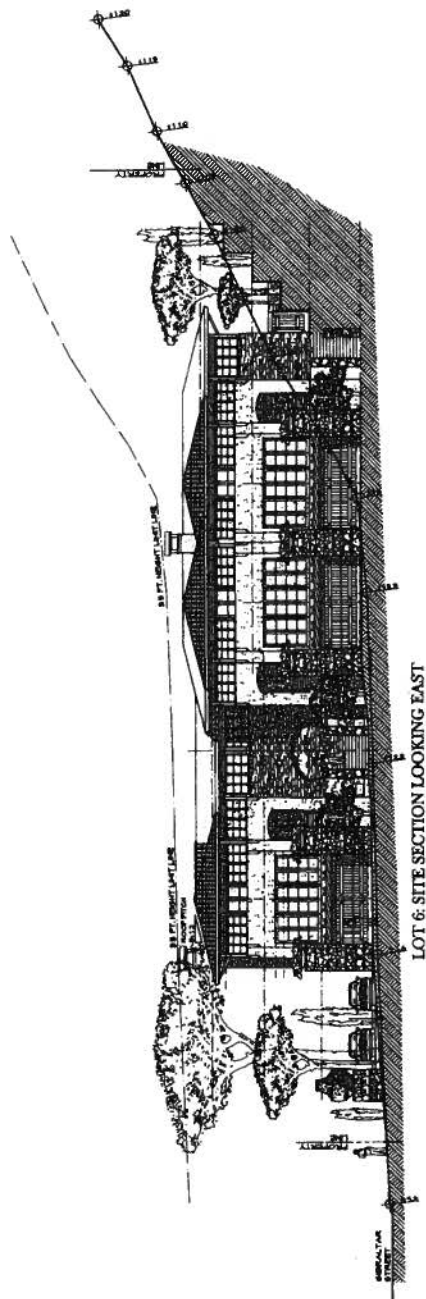
Sincerely,



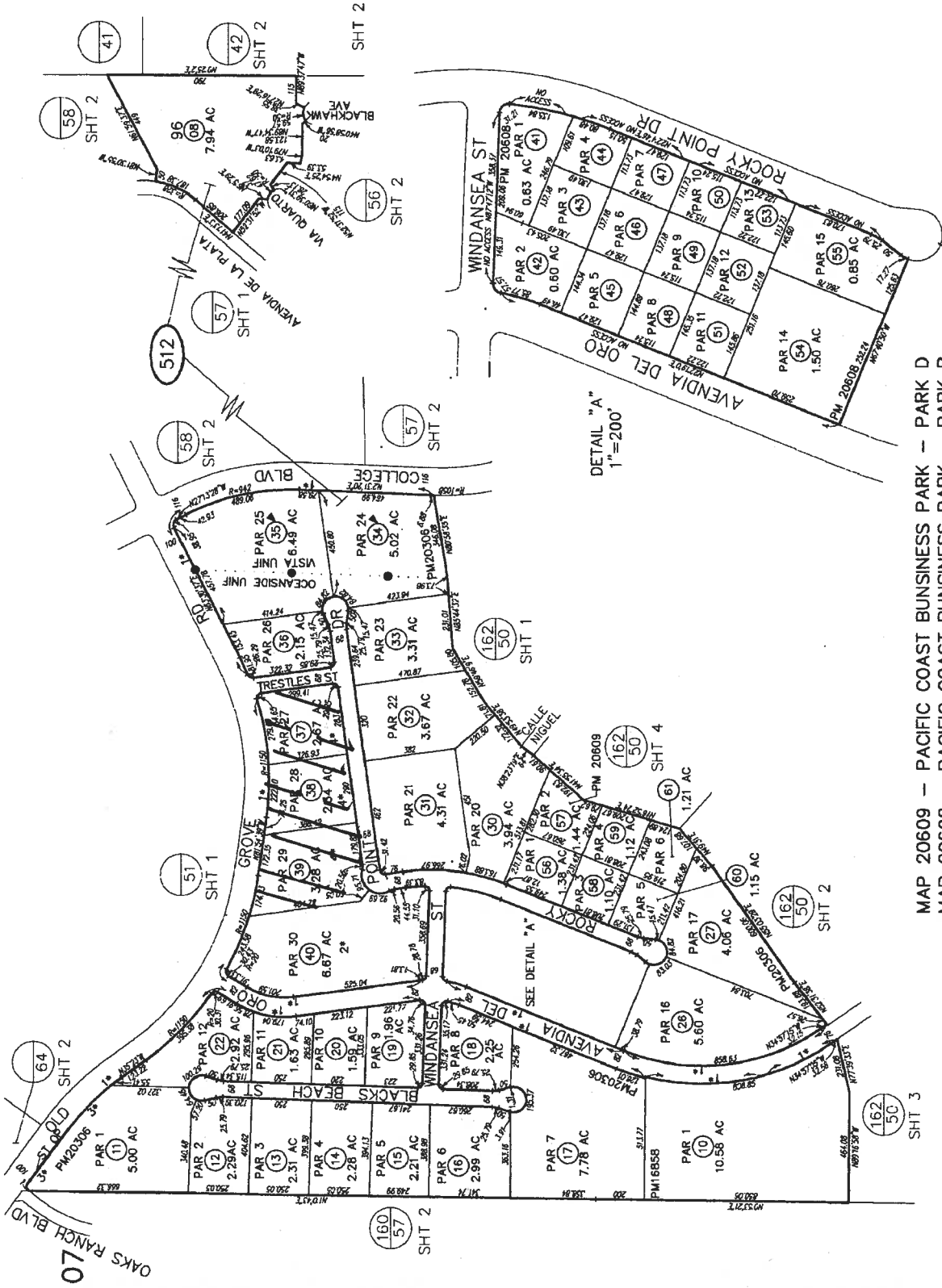
Alvin Washington

(760) 809-8732

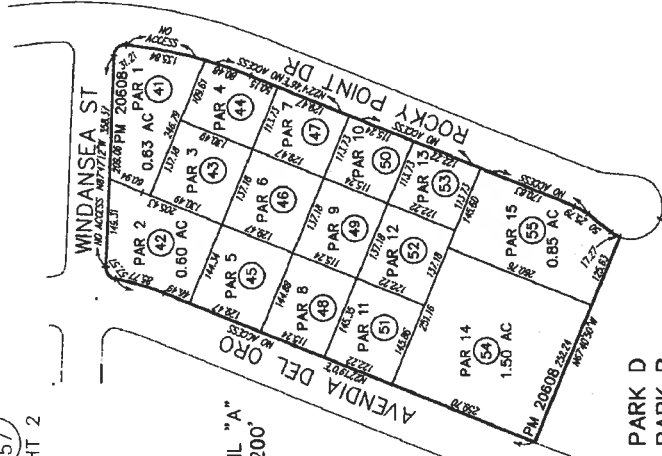
SITE SECTIONS / ELEVATIONS
SCALE: 1" = 10'-0"



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



DETAIL "A"
1"=200'



SAN DIEGO COUNTY ASSESSOR'S MAP
161-51
SHT 2 OF 2
1" = 400'
01/23/09 ARS
From: 01/27/07 By: AC

CHANGES

DATE	BY	DESCRIPTION	AC	COMMENTS
01/27/07	AC	NEW PAR 1	5.00	210
01/27/07	AC	NEW PAR 2	2.28	210
01/27/07	AC	NEW PAR 3	2.31	210
01/27/07	AC	NEW PAR 4	2.28	210
01/27/07	AC	NEW PAR 5	2.21	210
01/27/07	AC	NEW PAR 6	2.99	210
01/27/07	AC	NEW PAR 7	7.78	210
01/27/07	AC	NEW PAR 8	10.58	210
01/27/07	AC	NEW PAR 9	5.00	210
01/27/07	AC	NEW PAR 10	1.63	210
01/27/07	AC	NEW PAR 11	1.58	210
01/27/07	AC	NEW PAR 12	2.28	210
01/27/07	AC	NEW PAR 13	2.31	210
01/27/07	AC	NEW PAR 14	2.28	210
01/27/07	AC	NEW PAR 15	2.21	210
01/27/07	AC	NEW PAR 16	2.99	210
01/27/07	AC	NEW PAR 17	7.78	210
01/27/07	AC	NEW PAR 18	10.58	210
01/27/07	AC	NEW PAR 19	5.00	210
01/27/07	AC	NEW PAR 20	1.63	210
01/27/07	AC	NEW PAR 21	1.58	210
01/27/07	AC	NEW PAR 22	2.28	210
01/27/07	AC	NEW PAR 23	2.31	210
01/27/07	AC	NEW PAR 24	2.28	210
01/27/07	AC	NEW PAR 25	2.21	210
01/27/07	AC	NEW PAR 26	2.99	210
01/27/07	AC	NEW PAR 27	7.78	210
01/27/07	AC	NEW PAR 28	10.58	210
01/27/07	AC	NEW PAR 29	5.00	210
01/27/07	AC	NEW PAR 30	1.63	210
01/27/07	AC	NEW PAR 31	1.58	210
01/27/07	AC	NEW PAR 32	2.28	210
01/27/07	AC	NEW PAR 33	2.31	210
01/27/07	AC	NEW PAR 34	2.28	210
01/27/07	AC	NEW PAR 35	2.21	210
01/27/07	AC	NEW PAR 36	2.99	210
01/27/07	AC	NEW PAR 37	7.78	210
01/27/07	AC	NEW PAR 38	10.58	210
01/27/07	AC	NEW PAR 39	5.00	210
01/27/07	AC	NEW PAR 40	1.63	210
01/27/07	AC	NEW PAR 41	1.58	210
01/27/07	AC	NEW PAR 42	2.28	210
01/27/07	AC	NEW PAR 43	2.31	210
01/27/07	AC	NEW PAR 44	2.28	210
01/27/07	AC	NEW PAR 45	2.21	210
01/27/07	AC	NEW PAR 46	2.99	210
01/27/07	AC	NEW PAR 47	7.78	210
01/27/07	AC	NEW PAR 48	10.58	210
01/27/07	AC	NEW PAR 49	5.00	210
01/27/07	AC	NEW PAR 50	1.63	210
01/27/07	AC	NEW PAR 51	1.58	210
01/27/07	AC	NEW PAR 52	2.28	210
01/27/07	AC	NEW PAR 53	2.31	210
01/27/07	AC	NEW PAR 54	2.28	210
01/27/07	AC	NEW PAR 55	2.21	210

- 1* NO ACCESS
- 2* CTRL #9529
- TPM
- PACIFIC COAST BUSINESS
- PARK - PARK A
- 3* SEE PM20306 & DOC08-0338527 FOR BRGS AND DIST
- 4* CTRL # 9786
- PACIFIC COAST MEDICAL CENTER
- TPM NO. P-3-08

MAP 20609 - PACIFIC COAST BUSINESS PARK - PARK D
MAP 20608 - PACIFIC COAST BUSINESS PARK - PARK B
MAP 11793- RANCHO DEL ORO-VILLAGE 1 TCT 1.3
ROS 11391



KAISER PERMANENTE

April 24, 2012

City of Oceanside
Development Services Department
Planning Division
Attn: Vida Murrell
300 N. Coast Highway
Oceanside, CA 92054

**RE: CITY OF OCEANSIDE DEVELOPER'S CONFERENCE
KAISER PERMANENTE OCEANSIDE MEDICAL OFFICE BUILDING**

Dear Ms. Murrell:

Kaiser Permanente is requesting a Developer's Conference meeting to review our request to build and operate outpatient medical office and administration buildings at the property located on the southwest corner of Old Grove Road and Trestles Street (Assessor Parcel Numbers 161-512-37, -38, -39). The property is zoned PD-1 Rancho Del Oro Specific Plan (Limited Industrial) and is currently undeveloped.

In 2008, the Planning Commission approved a Tentative Parcel Map (P-3-08), Development Plan (D-4-08), and Conditional Use Permit (C-8-08) for the development of ten (10) single-story and one (1) two-story medical office buildings totally 80,284 square feet. Kaiser Permanente is requesting to amend the aforementioned development permits to allow for the construction of one (1) single-story outpatient medical office building and one (1) two-story administration building, in addition to, surface parking. Kaiser is proposed to develop the site in three (3) phases as described below:

Phase I

Outpatient Medical Office Building: 21,531 square feet; 1-story

Required Parking: 108 spaces

Parking Provided: 109 spaces

Standard: 102

ADA: 6 spaces

Van Accessible: 1 space

Phase II

Outpatient Medical Office Expansion: 14,491 square feet; 1-story

Required Parking: 73 spaces

Parking Provided: 74 spaces

Standard: 68

ADA: 4 spaces

Van Accessible: 1 space

Phase III

Administration Building: 40,260 square feet; 2-story

Required Parking: 134 spaces

Parking Provided: 134 spaces

Standard: 126

ADA: 7 spaces

Van Accessible: 1 space

Total Build-out: 76,282 square feet

Onsite Parking: 317 spaces

The buildings will be designed and treated with exterior materials and finishes that are compatible and complementary to the existing buildings in the vicinity and consistent with the Specific Plan and City of Oceanside Development Standards.

A comprehensive sign plan for the site will be included as part of our entitlement request.

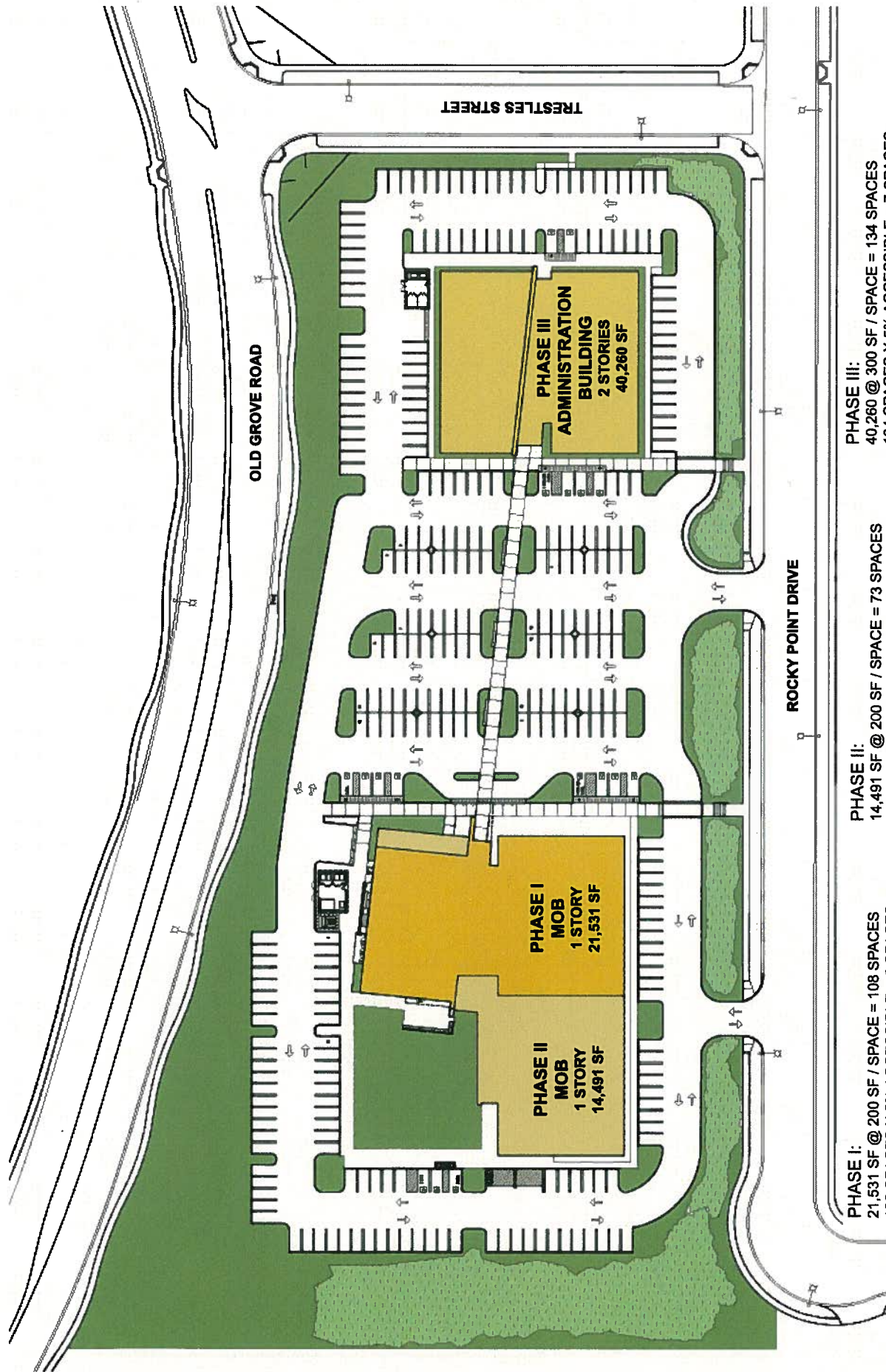
Respectfully submitted,

Skyler Denniston

Skyler Denniston

Enc: Conceptual Site Plan
Prior Approvals

Cc: Larry Kloha, Senior Project Manager
File



PHASE I:
 21,531 SF @ 200 SF / SPACE = 108 SPACES
 108 SPACES X 5% ACCESSIBLE = 6 SPACES
 PROVIDED 109 SPACES

PHASE II:
 14,491 SF @ 200 SF / SPACE = 73 SPACES
 73 SPACES X 5% ACCESSIBLE = 4 SPACES
 PROVIDED 74 SPACES

PHASE III:
 40,260 @ 300 SF / SPACE = 134 SPACES
 134 SPACES X 5% ACCESSIBLE = 7 SPACES
 PROVIDED 134 SPACES

