

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, July 21, 2015, 9:30 a.m.
Guajome Room

1. 9:30 a.m. - 10:30 a.m. Discussion of 12 condominium units located at 827 – 833 South Pacific Street.

Zoning: RT (Residential Tourist)
Land Use: Mixed High Density & Transient Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 150-356-15, 16, 17, and 18
Contact Person: Paul Longton, Architect AIA
Tel.: 760.722.4904
Email: pjlongton@gmail.com

Attachments:

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

¹ The developer 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.

07

150-35
SHT 1 OF 3

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



1"=100'

10/11/11 MGC

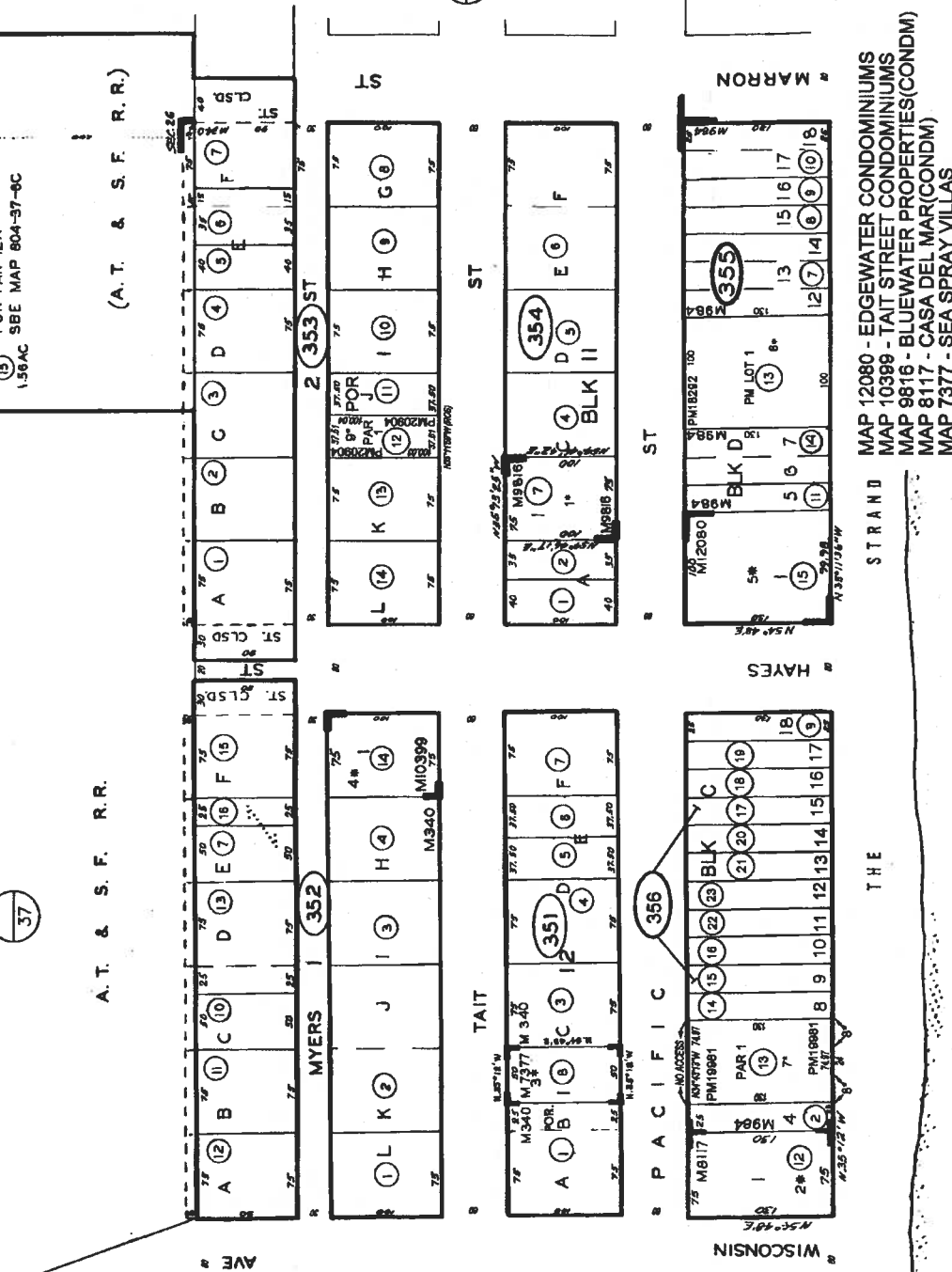
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POR PAR 12A
1-58AC SBE MAP 804-97-8C

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- 1* CONDM BLUEWATER PROPERTIES DOC#1-399181 (SEE SHT. 3)
- 2* CASA DEL MAR CONDM (SEE SHT. 2)
- 3* CONDM MANY VILLAS (SEE SHT. 2)
- 4* CONDM TAIT STREET DOC. 64-471497 (SEE SHT. 3)
- 5* CONDM EDGEWATER DOC#9-027854 (SEE SHT. 3)
- 6* CONDO PACIFIC VIEW DOC#7-13084 (SEE SHT. 3)
- 7* CONDO (RETD) PACIFIC ST DOC#2006-0281174
- 8* NO ACCESS
- 9* CONDO 916 TAIT ST DOC#11-037324 (SEE SHT 3)

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POR PAR 12A
1-58AC SBE MAP 804-97-8C

(A.T. & S.F. R.R.)

A.T. & S.F. R.R.

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Paul Longton, Architect AIA

2909 Mesa Drive
Oceanside,
California
92054

(760) 722-4904
Fax (760) 722-4903

City of Oceanside
Planning Department

**RE: New 12-unit Condominium to be built at
827-833 S Pacific St**

To Whom It May Concern;;

The following is a description of the proposed project at 827-833 S Pacific St.
This information is provided in anticipation of the Developer's Conference
scheduled for July 21, 2015

Owner: Sandy Beach, LLC.

Address – 827 - 833 S Pacific St
APN's – 150-356-15, 16, 17 and 18

Zoning – RT
Proposed zoning – No Change

Lot Size – 13,000 SF (.30 Acres)
Existing Land Use – Multi Family Residence
Proposed Land Use – No Change

Number of existing units – 6
Existing density/acre – 20 units/acre

Number of proposed units 12
Proposed density/acre – 40 units/acre

Allowable density 43 du/acre

Proposed Construction

| | | |
|-----------------------|-----------|--------|
| Basement Garage | 11,000 SF | |
| 1 st Floor | Habitable | Decks |
| Unit 1 | 2232 SF | 288 SF |
| Unit 2 | 1830 SF | 315 SF |

| | | |
|-----------------------|-----------|----------|
| Unit 3 | 1710 SF | 450 SF |
| Unit 4 | 1675 SF | 540 SF |
| Subtotal | 7447 SF | 1593 SF |
| 2 nd Floor | | |
| Unit 5 | 2160 SF | 360 SF |
| Unit 6 | 1695 SF | 150 SF |
| Unit 7 | 1710 SF | 150 SF |
| Unit 8 | 1735 SF | 220 SF |
| Subtotal | 7210 SF | 880 SF |
| 3 rd Floor | | |
| Unit 9 | 1920 SF | 432 SF |
| Unit 10 | 1695 SF | 120 SF |
| Unit 11 | 1475 SF | 150 SF |
| Unit 12 | 1450 SF | 495 SF |
| Subtotal | 6540 SF | 1143 SF |
| 1 st Floor | 7447 SF | 1593 SF |
| 2 nd Floor | 7210 SF | 880 SF |
| 3 rd Floor | 6540 SF | 1143 SF |
| Totals | 21,197 SF | 3,616 SF |

Existing Building

The property is located on the west side of Pacific St. between Wisconsin and Hayes. The property is in the Myers Annex and was created in 1906. The present structures were built in the 70's.

Presently are three one-story buildings on 831 and 833 S Pacific St that are old and ready for demolition. The two parcels at 827 and 829 S Pacific are vacant. The existing buildings are built into the setbacks, and one portion actually goes over the property line. The buildings also go well beyond the string-line. The proposed building, of course, would pull back to the string-line.

Proposed Addition

The proposed building will be similar to the Edgewater Condominiums that are located at 901 S Pacific St. Edgewater is on the corner of Hayes and S Pacific as will be the proposed addition. Edgewater has 12 condos and basement parking that is accessed off of Hayes. The proposed addition will also have its basement parking accessed off of Hayes.

The proposed building will provide the finished street, curb and gutter that will then complete Hayes. The proposed addition will be similar in bulk and mass with Edgewater, albeit it will be several feet shorter in height.

Compatibility with Neighborhood

Per the paragraph above, the proposed building will provide a matching bookend to Hayes that matches the Edgewater Condos to the south. This building will complete the construction on the 800 block of South Pacific Street where there will be larger condos at each end of the block with smaller buildings in between. The style and finish material will be very much in keeping with the existing new construction in the block.

Parking

No public parking spots will be taken up with this proposed building. Per the Zoning Ordinance, parking requirements for this project calls for 18 spaces. The proposed building will provide 26 spots.

Proposed Materials

The features of the building will include; a 50 year roof, copper flashings, laminated glass for sound proofing and UV protection, non-corrosive materials for prolonged life and low maintenance beachfront living. The interior materials will be superior for ease of living, low maintenance and energy efficiency. The furnace will be high efficiency. Lights and fans in the bathrooms are occupant initiated for convenience and, ultimately, for energy efficiency.

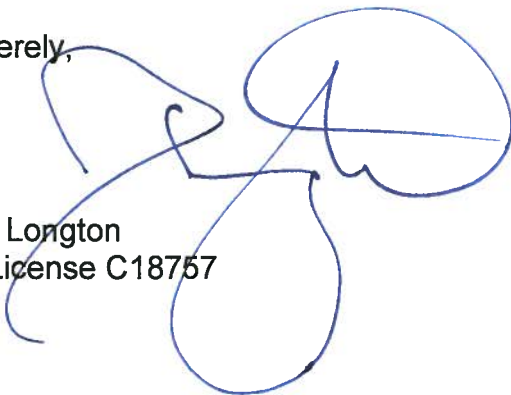
Regular Coastal

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood. With the demolition of the existing buildings that extend over property lines and over the string-line the project will improve existing public views of the coastal zone area.

The proposed project will not obstruct any existing planned public beach access including any beach areas fronting the existing property; therefore the proposed project is in conformance with the policies of Chapter 3 of the Coastal Act.

Sincerely,

Paul Longton
CA License C18757



TWELVE CONDOMINIUMS AT 827 - 833 S. PACIFIC STREET

ARCHITECT:
STUDIO 4
 1700 731-4404 PH
 1700 731-4403 FX
 1700 731-4402 FX
 1700 731-4401 FX
PAUL LONGTON
 PRINCIPAL

PROJECT:
TWELVE CONDOMINIUMS AT 827-833 S. PACIFIC ST OCEANSIDE, CA
OWNER:
SANDY BEACH, LLC
 2705 IRVING ST.
 SUITE 211
 CARLSBAD, CA 92008

DEVELOPMENT INFORMATION
 LDC ZONE - COASTAL ZONE
 MAP - H-200-1
 RE - HABITABLE OVER 60 PARKING GARAGE
 3 STORES OVER BARRIEMENT 10
 YES, LOCATED PER NPFA 10
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 RE - HABITABLE OVER 60 PARKING GARAGE
 3 STORES OVER BARRIEMENT 10
 YES, LOCATED PER NPFA 10
 VIB
 VACANT
 10,000 SQ. FT. / 7,000 ACRE
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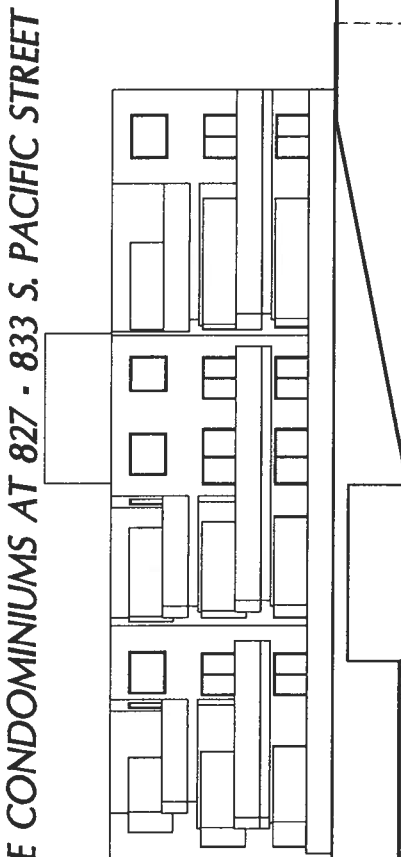
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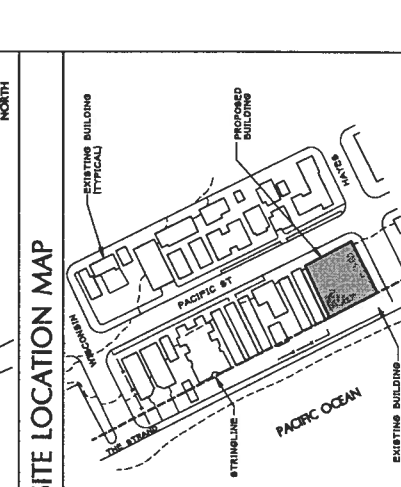
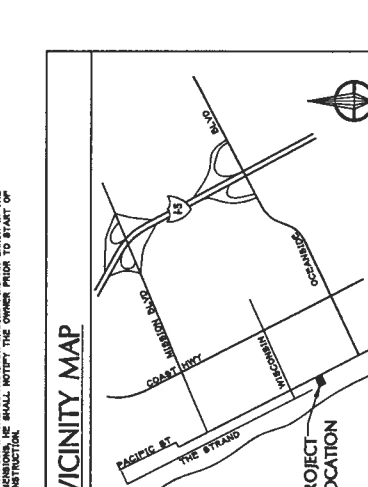
SHEET INDEX
 ARCHITECTURAL
 CT1 COVER SHEET / EXISTING SITE PLAN
 A1 BARRIEMENT - 1st FLOOR
 A2 2nd FLOOR - 3rd FLOOR
 A3 ELEVATIONS & BLDG SECTION

SERVICE AGENCIES:
 WASTE
 OCEANSIDE WATER & SEWER
 SCHOOL
 OCEANSIDE FIRE
 GAS/TELEC
 SANITARIUM
 SEWER
 OCEANSIDE WATER & SEWER

BUILDING CODES
 THIS PROJECT SHALL COMPLY WITH THE 2005 CALIFORNIA RESIDENTIAL CODE, WHICH ADOPTS THE 2001 IBC, 2005 IBC AND THE 2001 NEC SECTION 9001. BUILDING DIVISION PERMIT APPLICATIONS ARE LIMITED TO PERMIT FOR MOST

SITE NOTES
 1. THE CONTRACTOR MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING STRUCTURES 6" NO LESS THAN 1/4" PER FOOT FOR A MIN. OF 5'-0" OR 5/8" THE DISTANCE TO THE PROPERTY LINE.
 4. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2004-06.
 5. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2004-06.
 6. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2004-06.
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 8. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2004-06.
 9. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2004-06.

DIMENSION NOTES:
 DIMENSIONS SHALL TAKE DIMENSIONS OVER SCALED DIMENSIONS. THE CONTRACTOR IN NO CASE SHALL SCALE THESE DIMENSIONS. HE SHALL NOTIFY THE OWNER PRIOR TO START OF CONSTRUCTION.



PROJECT LOCATION

SITE LOCATION MAP

OWNER: SANDY BEACH, LLC
 160-368-16, 17 & 18-00
 PROJECT ADDRESS:
 827-833 S. PACIFIC ST.
 OCEANSIDE, CA 92064

LEGAL DESCRIPTION:
 LOT 16, 17 & 18 IN BLOCK 10 OF METERS ANNEK TO OCEANSIDE COUNTY OF CALIFORNIA, BEING THE SE 1/4 OF SECTION 16, T12N, R12E, S12E, AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIF. IN THE 1998-1999 YEAR BOOK. THE PORTION OF SAID BLOCK 10, LOTS 16, 17 & 18 BEING HEREIN REFERRED TO AS THE PROJECT SHALL BE THE NEARLY THE USE OF THE PACIFIC OCEAN.

PROJECT INFO:
 APN: 160-368-16, 17 & 18-00
 PROJECT ADDRESS:
 827-833 S. PACIFIC ST.
 OCEANSIDE, CA 92064

LEGAL DESCRIPTION:
 LOT 16, 17 & 18 IN BLOCK 10 OF METERS ANNEK TO OCEANSIDE COUNTY OF CALIFORNIA, BEING THE SE 1/4 OF SECTION 16, T12N, R12E, S12E, AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIF. IN THE 1998-1999 YEAR BOOK. THE PORTION OF SAID BLOCK 10, LOTS 16, 17 & 18 BEING HEREIN REFERRED TO AS THE PROJECT SHALL BE THE NEARLY THE USE OF THE PACIFIC OCEAN.

PROJECT SCOPE:
 NEW CONSTRUCTION OF A 3-STORY OVER BARRIEMENT 13 UNIT CONDOMINIUM

OWNER: SANDY BEACH, LLC
 160-368-16, 17 & 18-00
 PROJECT ADDRESS:
 827-833 S. PACIFIC ST.
 OCEANSIDE, CA 92064

LEGAL DESCRIPTION:
 LOT 16, 17 & 18 IN BLOCK 10 OF METERS ANNEK TO OCEANSIDE COUNTY OF CALIFORNIA, BEING THE SE 1/4 OF SECTION 16, T12N, R12E, S12E, AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIF. IN THE 1998-1999 YEAR BOOK. THE PORTION OF SAID BLOCK 10, LOTS 16, 17 & 18 BEING HEREIN REFERRED TO AS THE PROJECT SHALL BE THE NEARLY THE USE OF THE PACIFIC OCEAN.

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PROJECT SCOPE:
 NEW CONSTRUCTION OF A 3-STORY OVER BARRIEMENT 13 UNIT CONDOMINIUM

PROPOSED SITE PLAN
 SCALE: 1/8" = 3'-0"

CT.1

ARCHITECT:
STUDIO 4
 1000 AVENUE 100
 OCEANSIDE, CA 92054
 (760) 735-4808 FX
 (760) 735-4803 FX
 PAUL LONGTON
 PRINCIPAL

PROJECT:
 TWELVE
 CONDOMINIUMS
 AT
 8743 S. PACIFIC ST.
 OCEANSIDE, CA

OWNER:
 SANDY BEACH, LLC
 3253 BRERSON ST.
 SUITE 211
 CARLSBAD, CA 92008

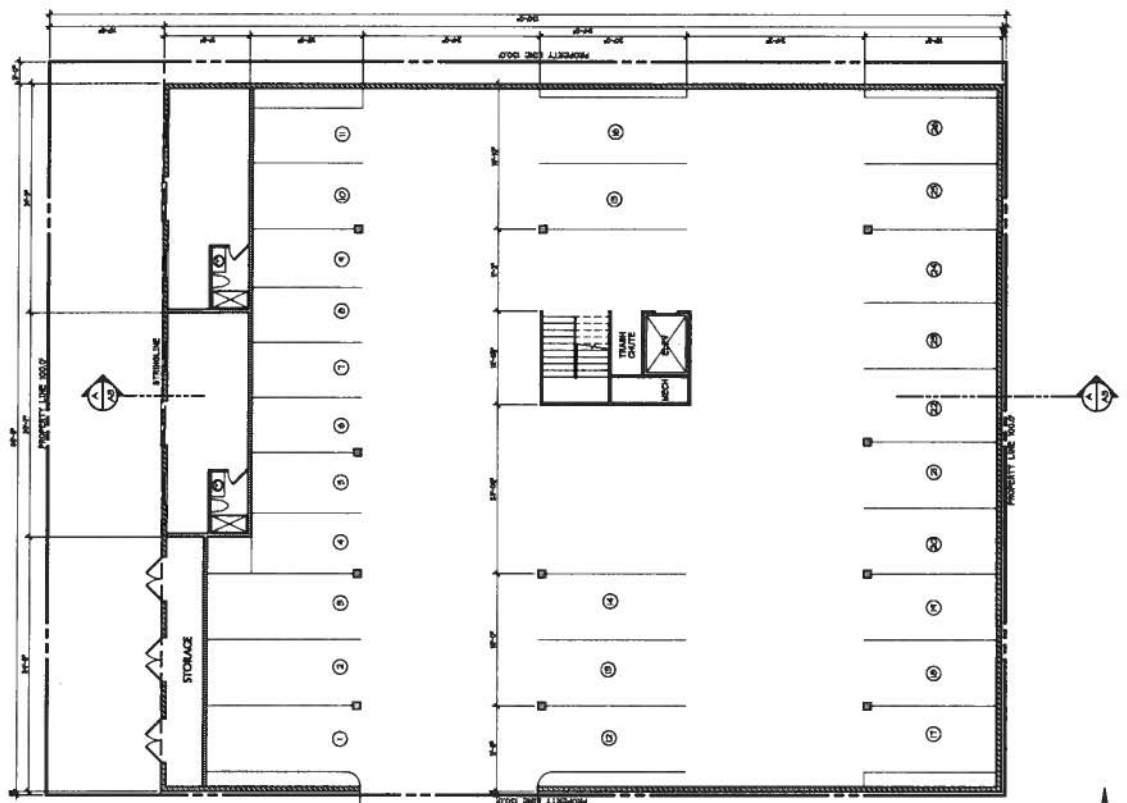
OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 209 HIGH DRIVE
 OCEANSIDE, CA 92054
 (760) 735-4804

RELEASE DATE:
 06/25/15
 06/25/15

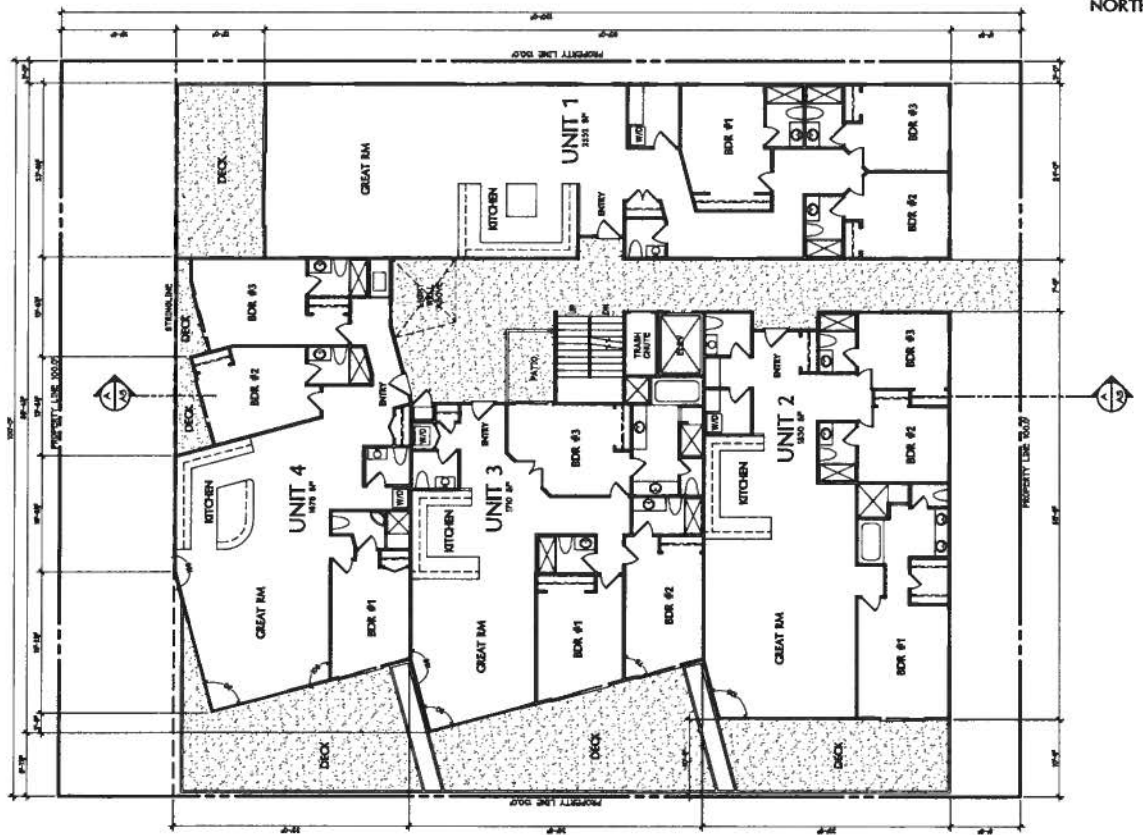
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 DESIGN DEVELOPMENT DRAWING
 PERMIT DRAWING
 AS-BUILT DRAWING
 OTHER

DATE: 06/25/15
 DRAWN BY: MAB
 CHECKED BY: PL
 SHEET TITLE:
 FLOOR PLANS

SHEET NO.:
 A-1.0



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



1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

ARCHITECT:
STUDIO 4
 3400 NEVA DRIVE
 OCEANVIEW, CA 91034
 (714) 731-4904 FAX
 (714) 731-4904 FAX
 paul@studio4.com
 PALL LONGTON
 PRINCIPAL

PROJECT:
 TWELVE
 CONDOMINIUMS
 AT
 8743 S. PACIFIC ST
 OCEANVIEW, CA

OWNER:
 SANDY BEACH, LLC
 2705 JEFFERSON ST.
 SUITE 201
 CALIFORNIA, CA 90680

OWNER'S REP.:
 PALL LONGTON
 STUDIO 4 ARCHITECTS
 3400 NEVA DRIVE
 OCEANVIEW, CA 91034
 (714) 731-4904

RELEASE DATES:
 REVISIONS: 04/20/05
 05/10/05

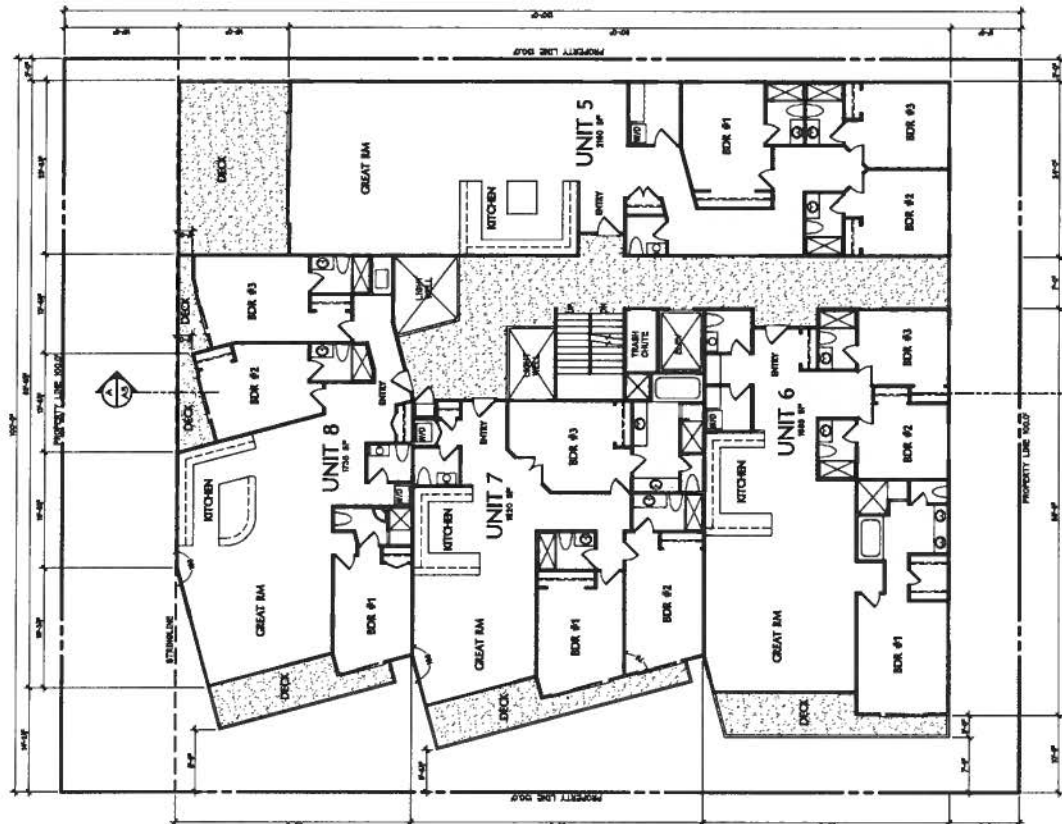
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 NOT FOR CONSTRUCTION
 PRELIMINARY DRAWING
 CHECKED BY: PALL LONGTON
 DATE: 04/20/05
 DESIGNED BY: PALL LONGTON
 DATE: 04/20/05

THIS DRAWING IS THE PROPERTY OF STUDIO 4 ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF STUDIO 4.

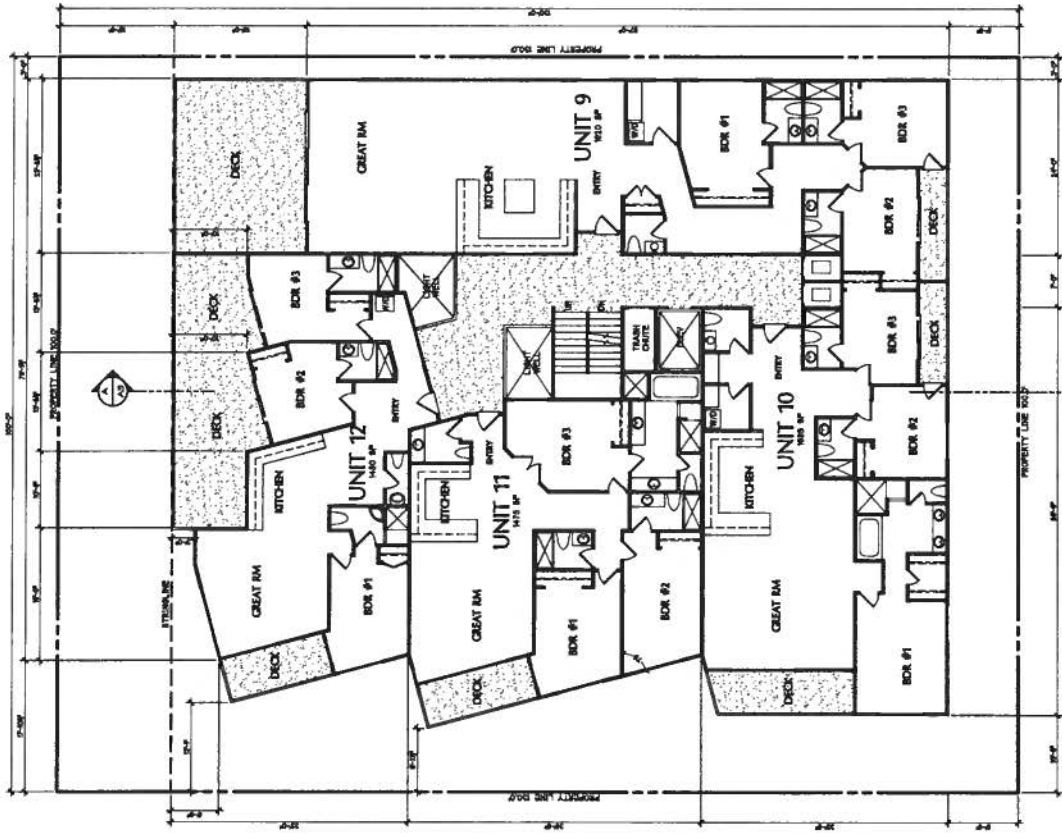
SHEET NO.:
 DRAWN BY: MJSR
 CHECKED BY: PL

FLOOR PLANS
 SHEET NO.:

A2.0



2 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"

ARCHITECT:
STUDIO 4
 1000 AVENUE 10
 OCEANA, CA 94959
 (706) 731-4004 FX
 (706) 731-4005 FX
 info@studio4.com
 PRACTICE PRINCIPAL

PROJECT:
 TWELVE
 CONDOMINIUMS
 AT
 12743 S PACIFIC ST
 OCEANBEACH, CA

OWNER:
 SANDY BEACH, LLC
 225 J. JERROLD ST.
 SUITE 201
 CARLSBAD, CA 92008

OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 2509 AVILA DRIVE
 OCEANBEACH, CA 94941
 (706) 731-4004

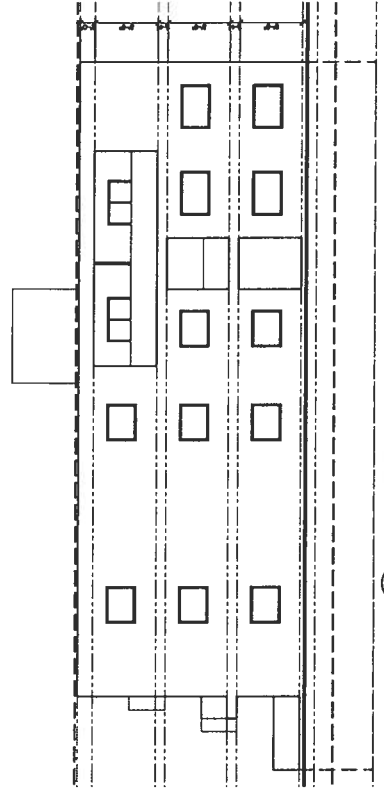
RELEASE DATE:
 04/20/16
 10/20/16

DRAWING STATUS:
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 PRELIMINARY DRAWING
 DESIGN DEVELOPMENT PHASE
 PERMITTED PHASE
 PERMITTED PHASE
 PERMITTED PHASE

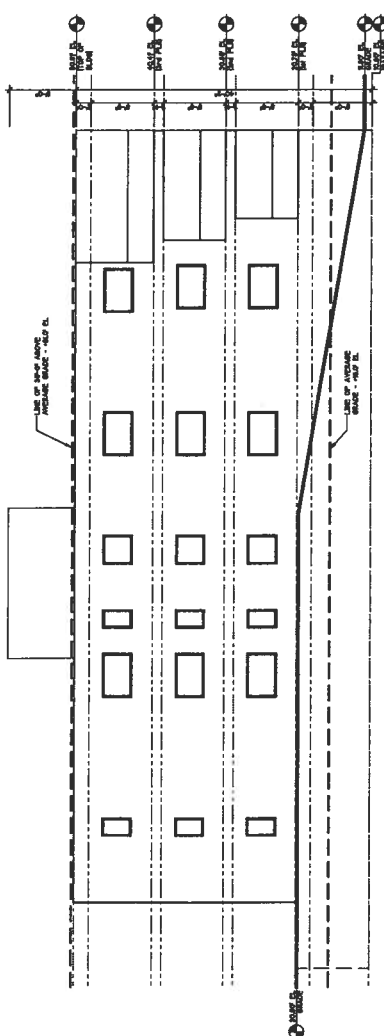
DESIGNED BY: MJC
 DRAWN BY: MJC
 CHECKED BY: PL

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

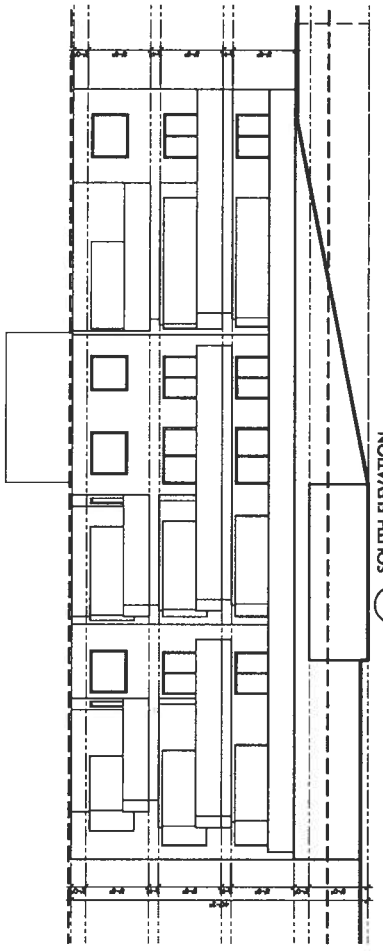
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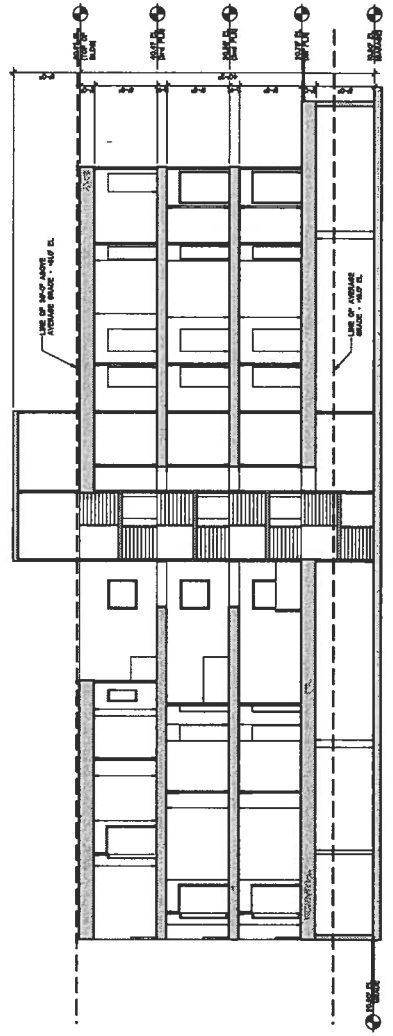
4 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



3 EAST ELEVATION
 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



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

A BUILDING SECTION
 SCALE: 1/8"=1'-0"