

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

Tuesday, October 6, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to subdivide a 2.2 acre parcel into six (6) single-family home lots located at 3003 Guajome Lake Road.

**Zoning: RS-SP-EQ Single-Family Residential-Scenic Park-Equestrian Overlay**

**Land Use: SFD-R (Single-Family Detached Residential)**

**Neighborhood Area: Guajome**

**Assessor Parcel Number: 157-411-06**

**Contact Person: Michael D. Schweitzer**

**Tel.: 760.744.0011**

**Email: [Michael@sws-engr.com](mailto:Michael@sws-engr.com)**

2. 9:30 a.m. - 10:30 a.m. Discussion of a 32 unit affordable apartment project located at 402 North Weitzel Street.

**Zoning: 8B (Hospital Medical Office/Residential)**

**Land Use: Downtown**

**Neighborhood Area: Townsite**

**Assessor Parcel Number: 147-230-58**

**Contact Person: Kathy Breedlove**

**Tel.: 619.865.4190**

**Email: [kbreedlove@chelseainvestco.com](mailto:kbreedlove@chelseainvestco.com)**

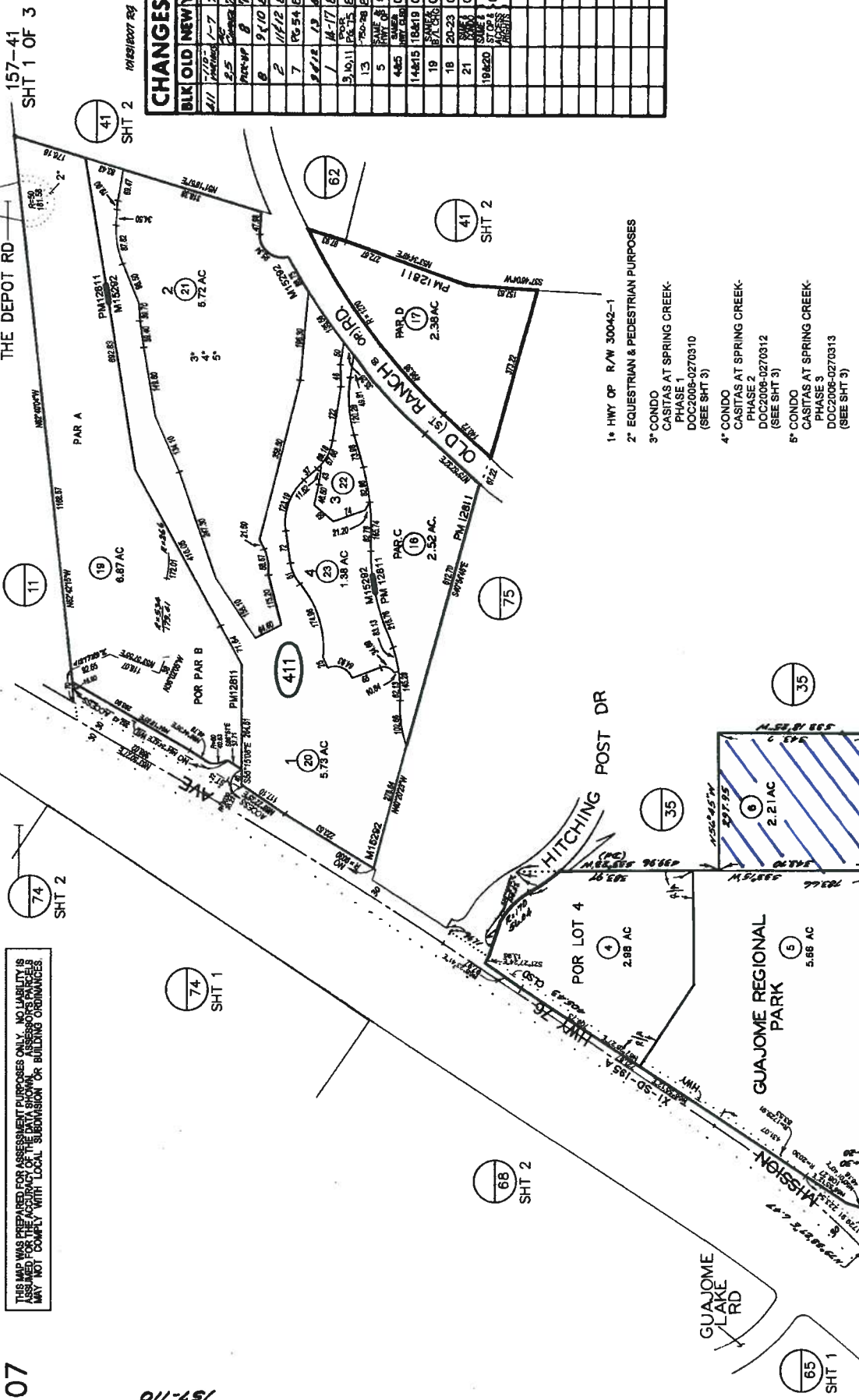
Attachments:

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

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<sup>1</sup> 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.

157-110  
SHT 1 OF 3  
1"=200'



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CHANGES

- 1\* HWY OP R/W 30042-1
- 2\* EQUESTRIAN & PEDESTRIAN PURPOSES
- 3\* CONDO CASITAS AT SPRING CREEK PHASE 1 DOC2005-0270310 (SEE SHT 3)
- 4\* CONDO CASITAS AT SPRING CREEK PHASE 2 DOC2005-0270312 (SEE SHT 3)
- 5\* CONDO CASITAS AT SPRING CREEK PHASE 3 DOC2006-0270313 (SEE SHT 3)

MAP 15292 - THE CASITAS AT SPRING CREEK  
 MAP 8579 - RANCHO SAN GERONIMO UNIT NO 1  
 CC 10201 - RHO GUAJOME PARTITION  
 ROS - 752, 14091, 16513

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER MAY NOT COMEY WITH LOCAL SUBMISSION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
 REGISTERED PLANNING  
 BOOK 157 PAGE 41 SHT 1 OF 3



September 17, 2015

Ms. Vida Murrell  
**City of Oceanside**  
300 N. Coast Hwy.  
Oceanside, CA 92054

**RE: 3003 GUAJOME LAKE ROAD SUBDIVISION, APN 147-410-006**

Dear Vida,

SWS Engineering, Inc. would like to formally submit a 6 lot subdivision project at 3003 Guajome Lake Road to the City of Oceanside for a Developer's Conference review. The proposed project is the subdivision of a 2.2 acre parcel into six (6) single family home lots, one (1) private street lot and two (2) open space lots. The property is currently zoned RS with an SP and EQ zoning overlay. The proposed density, parcel size and use of open space is consistent with the surrounding development.

The project is proposing to set aside 2,500 SF per single family home lot as open space per the EQ overlay requirements. This open space will connect the existing open space on the adjacent development to Lake Guajome Road along the project's northerly boundary. The location of the open space provides for the best possible use for the surrounding community.

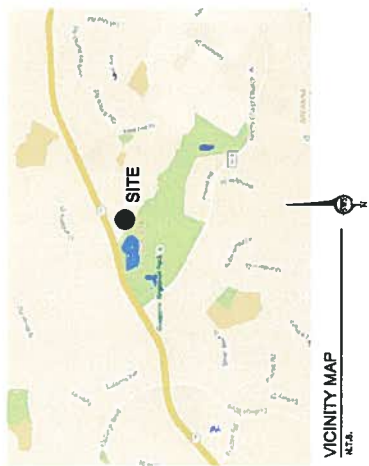
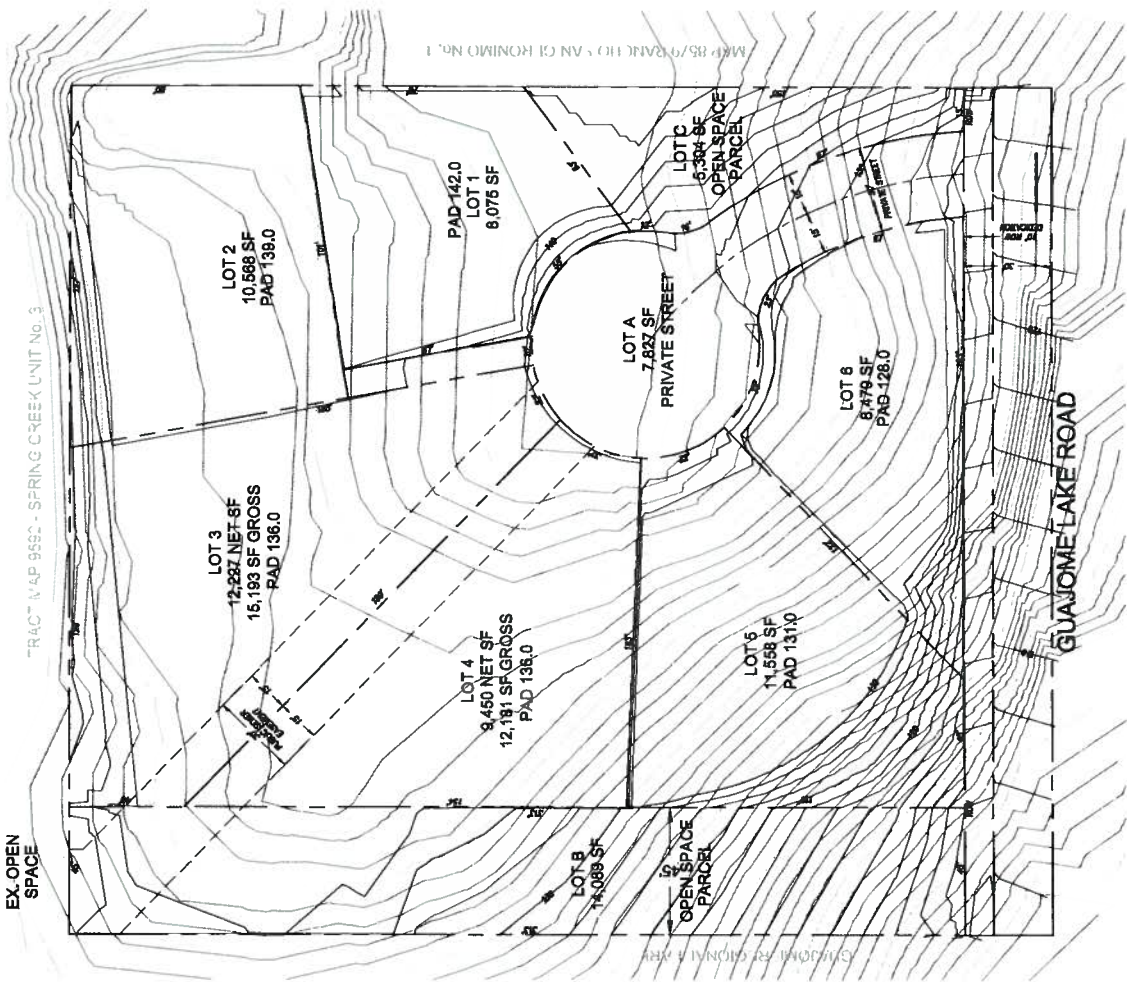
At this time we do not have proposed building elevations for the subdivision.

Please feel free to contact me with any questions.

Sincerely,

Michael D. Schweitzer, P.E  
SWS Engineering, Inc.  
CEO / President

CC: File



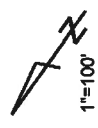
**GUAJOME LAKE ROAD  
6 LOT SUBDIVISION  
APN 157-410-006**

**SW'S ENGINEERING, INC.**  
 Civil, Mechanical, Electrical, Sanitary Engineering  
 11011 - 110th Street, Suite 100  
 San Diego, CA 92121  
 Phone: (619) 444-1101  
 Fax: (619) 444-1102  
 Website: www.swsenr.com



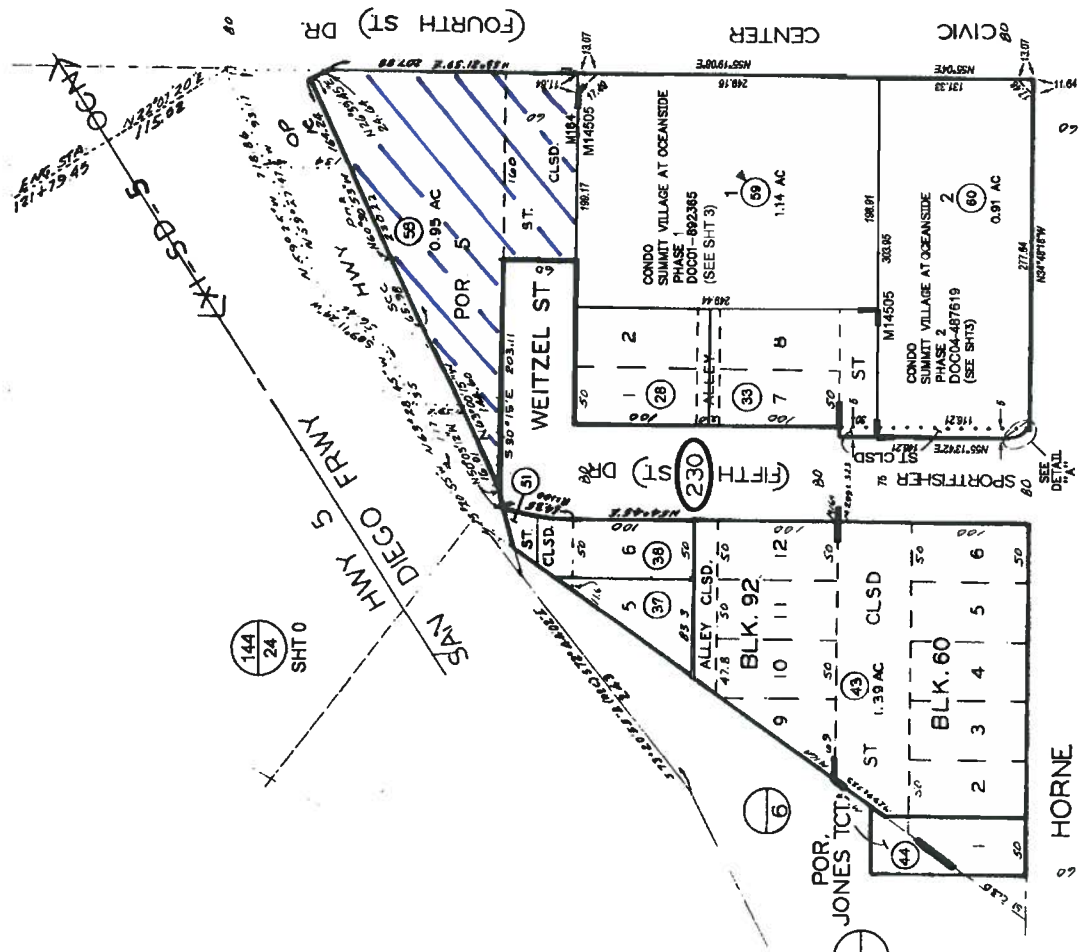
ITEM #2

147-23  
SHT 1 OF 3

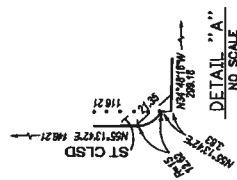


01/02/2019 AL

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23  
SHT 2



MAP 14505 - SUMMIT VILLAGE AT OCEANSIDE - AMENDED  
 MAP 164 - ANNEX TO MC NEILS ADD  
 MAP 299 - MC NEILS ADD TO OCEANSIDE  
 MAP 323 - HORNES ADD  
 ROS 11536

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.

144  
6-18-09  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 147 PG 23

07



Finance  
Development  
Management

5993 Avenida Encinas, Suite 101  
Carlsbad, CA 92008  
Tel (760) 456-6000  
Fax (760) 456-6001  
www.chelseainvestco.com

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September 14, 2015

Ms Vida Murrell  
City of Oceanside  
Development Services Department  
Planning Division  
Oceanside, CA

**Re: 402 N. Weitzel Street - 32 Unit affordable Apartment Project  
Developer Conference Submittal**

Dear Vida:

Please accept this [letter](#) as our project description for our developers conference scheduled for Tuesday, October 6, 2015 at 9:30 a.m. at City Hall.

The project is located at 402 N. Weitzel Street, on the NE corner of Weitzel St and Civic Center Dr. The APN is 147-230-58-00 and is zoned 8B in the redevelopment zoning ordinance. The gross site area is .95 acre with the net useable area at .727 acre. The density in zone 8B allows 43 units to the acre.

We are proposing a 32 unit affordable apartment project for homeless families, with 20 two bedroom units and 12 three bedroom units. This project will be 3 levels of wood frame and stucco construction with one level of underground parking for 49 vehicles. The building will be equipped with an elevator to service all 4 floors and will contain an interior courtyard with tot lot. The parking structure will be underground on Weitzel and Civic Center Drive and exposed on the I 5 corridor side. The development will also contain a community building that will have a computer lab, kitchen, community room and offices.

As indicated above, the site is within the 8B zone with the downtown district. We understand the entitlement process to be a conditional use permit and a site development permit approval thru the Community Development Commission/City Council. We also will need to process a lot line adjustment / dedication of that portion of the site that includes Weitzel St.

Lastly, we would like to discuss a parking deviation with staff at the conference. This project will be occupied by very low income families and operated by the non-profit organization Solutions for Change. We will provide parking demand data from similar developments to

Vide Murrell  
October 4, 2013  
Page 2

support this request, which could be granted either as an affordable housing density bonus incentive or as part of the conditional use permit.

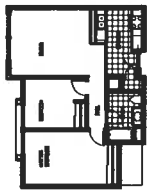
We look forward to seeing you on the 6th.

Sincerely,

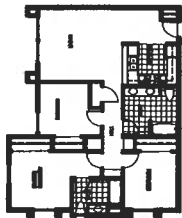
*Kathy Breedlove*

Kathy Breedlove  
Project Manager  
Chelsea Investment Corporation

Enclosures:  
Site Plan  
Elevations  
Location Map



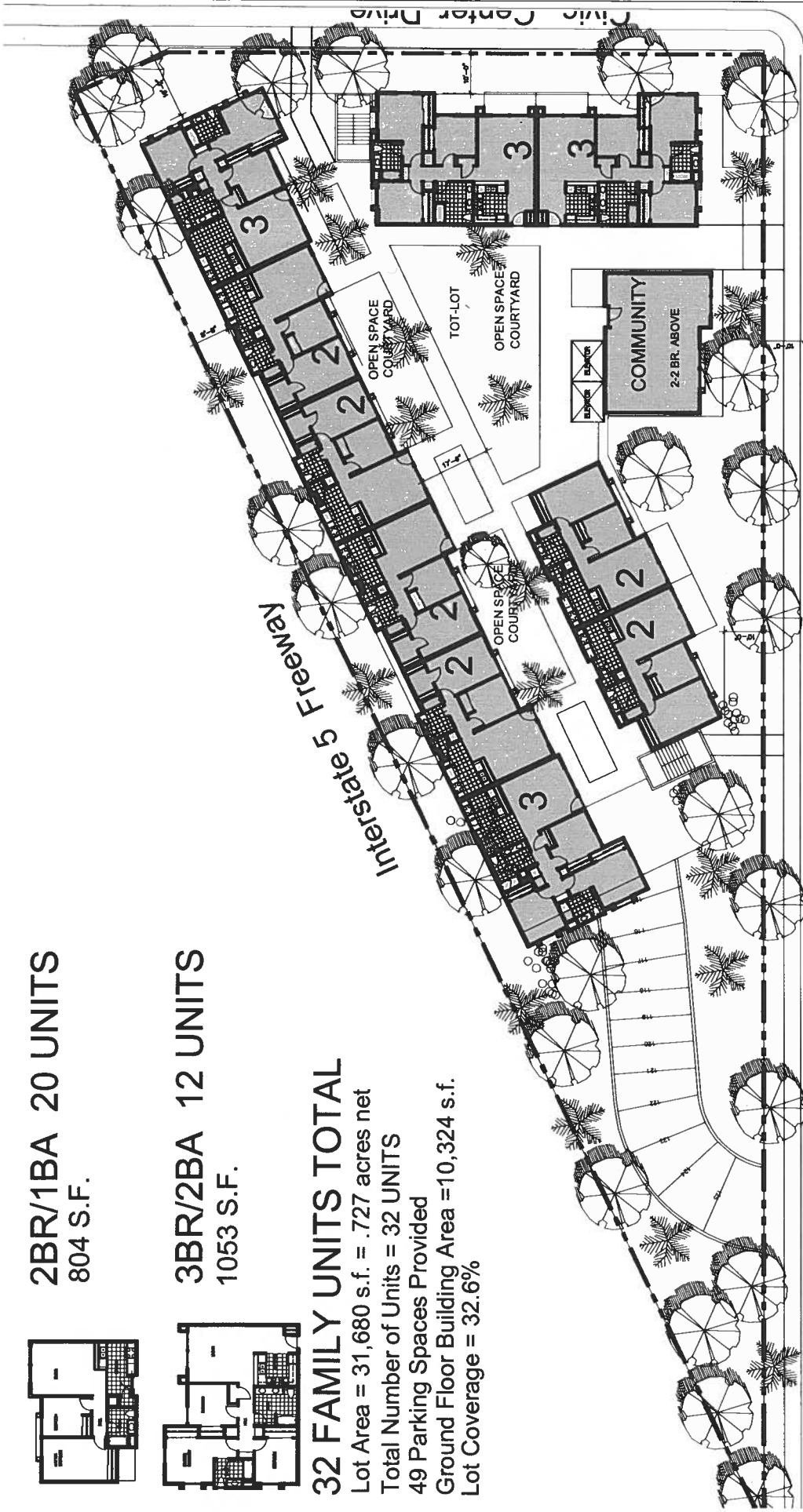
**2BR/1BA 20 UNITS**  
804 S.F.



**3BR/2BA 12 UNITS**  
1053 S.F.

**32 FAMILY UNITS TOTAL**

Lot Area = 31,680 s.f. = .727 acres net  
Total Number of Units = 32 UNITS  
49 Parking Spaces Provided  
Ground Floor Building Area = 10,324 s.f.  
Lot Coverage = 32.6%



Weitzel Street

**FIRST FLOOR PLAN**

**WEITZEL STREET OCEANSIDE, CA**

**A 32 UNIT DEVELOPMENT FOR SOLUTIONS FOR CHANGE**



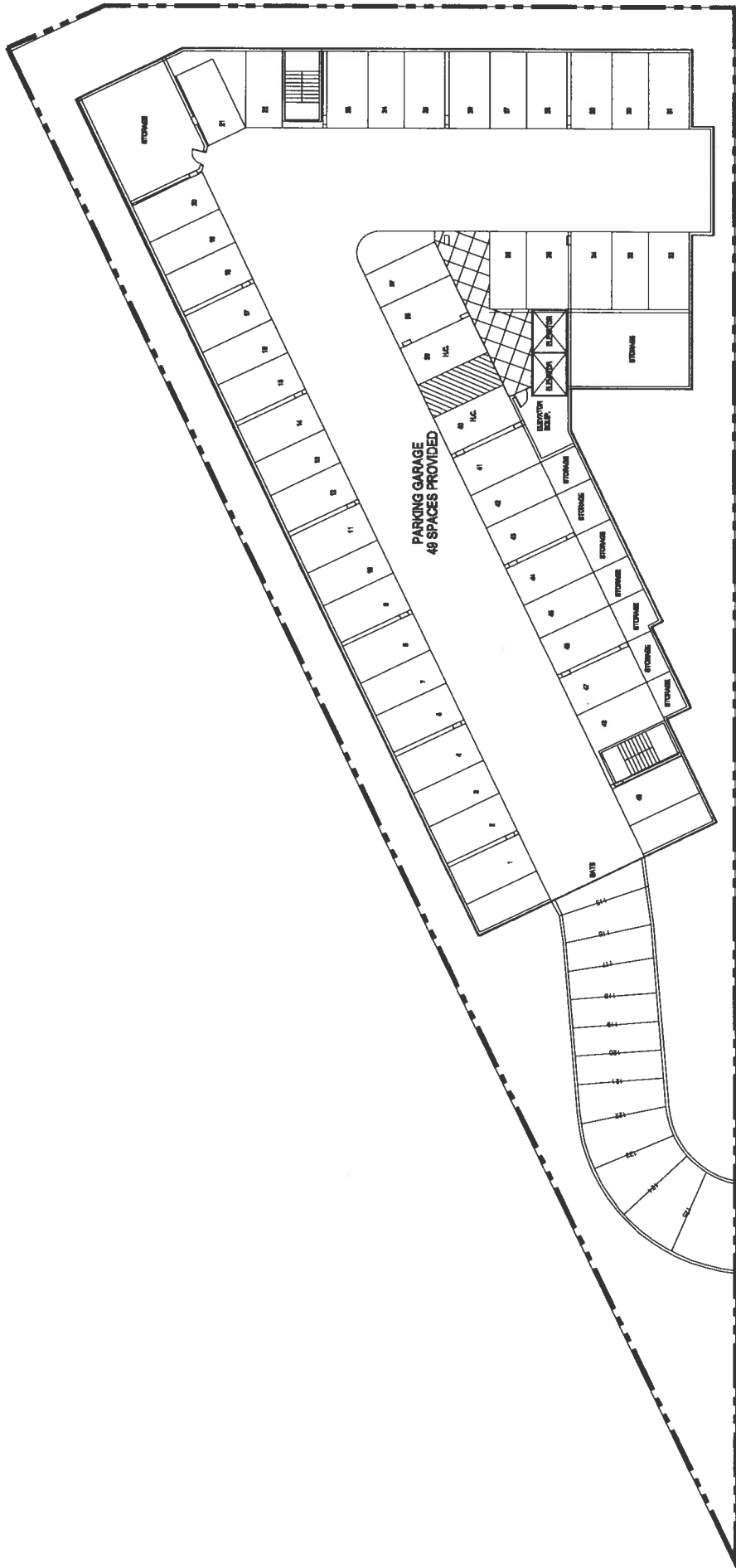
**HEDENKAMP**  
ARCHITECT  
WILLIAM B. HEDENKAMP  
4455 MORONA BOULEVARD, SUITE 114  
SAN DIEGO, CALIFORNIA 92117  
PHONE: 619.318.4472

**APPLICANT**  
CHELSEA INVESTMENT CO.  
5893 AVENIDA ENCINAS, SUITE 101  
CARLSBAD, CALIFORNIA 92008  
PHONE: 760.468.0000



**A DEVELOPMENT OF**  
**CHELSEA**  
INVESTMENT COMPANY  
**1 OF 4**





# BASEMENT GARAGE PARKING PLAN

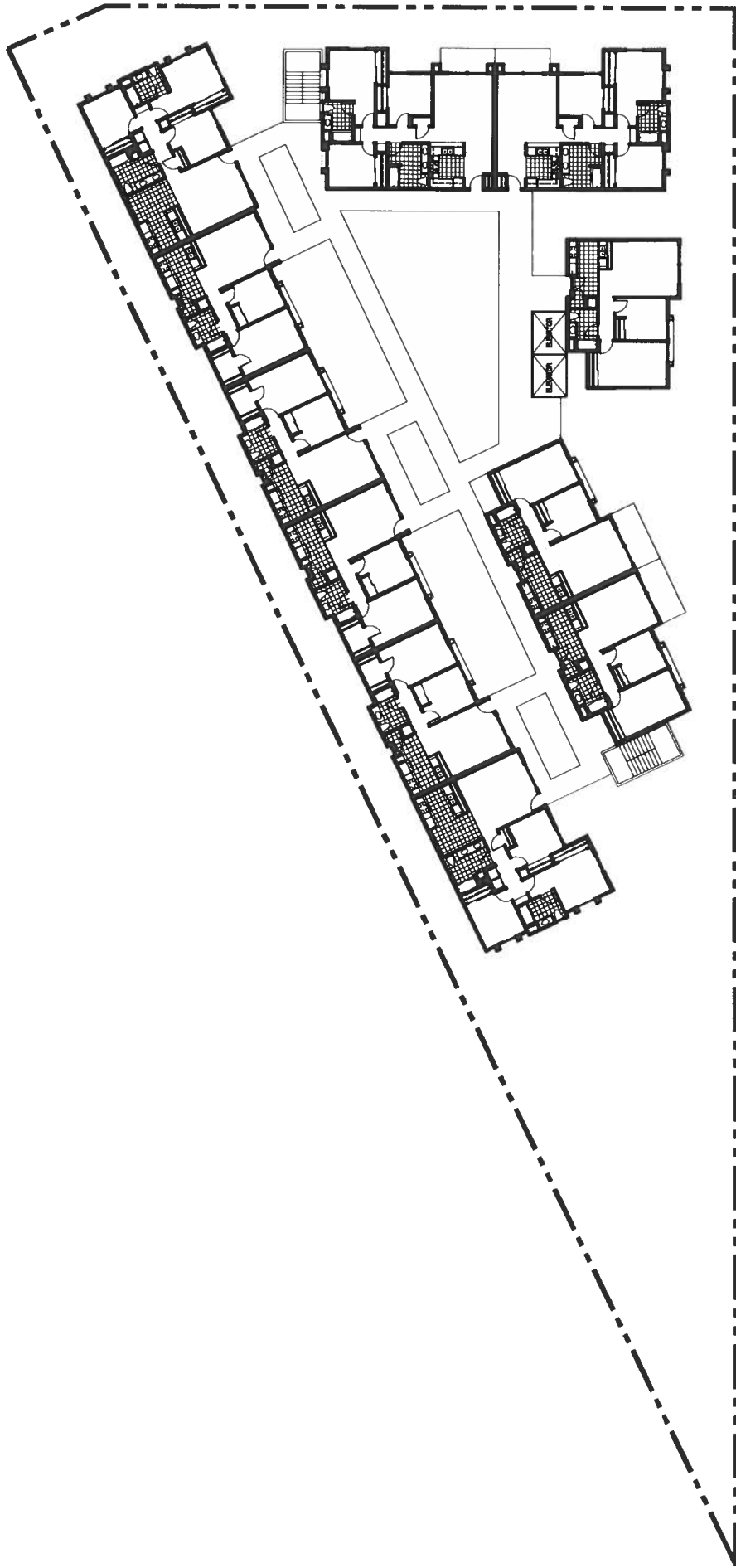
**WEITZEL STREET OCEANSIDE, CA**  
**A 32 UNIT DEVELOPMENT FOR SOLUTIONS FOR CHANGE**



**ARCHITECT**  
 WILLIAM B. HEDENKAMP  
 4455 MORENA BOULEVARD, SUITE 114  
 SAN DIEGO, CALIFORNIA 92117  
 PHONE: 619.316.4472

**APPLICANT**  
 CHELSEA INVESTMENT CO.  
 5993 AVENIDA ENCINAS, SUITE 101  
 CARLSBAD, CALIFORNIA 92008  
 PHONE: 760.458.0000





**② SECOND & THIRD LEVEL FLOOR PLAN**

**WEITZEL STREET OCEANSIDE, CA**  
**A 32 UNIT DEVELOPMENT FOR SOLUTIONS FOR CHANGE**

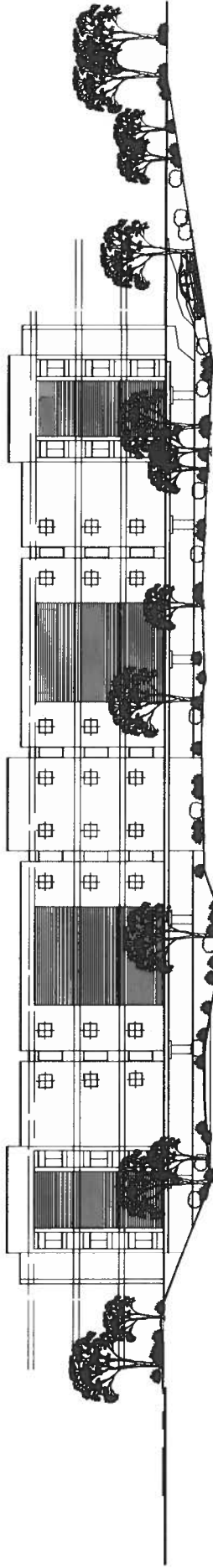


**ARCHITECT**  
 WILLIAM B. HEDENKAMP  
 4485 MORENA BOULEVARD, SUITE 114  
 SAN DIEGO, CALIFORNIA 92117  
 PHONE: 619.318.4472

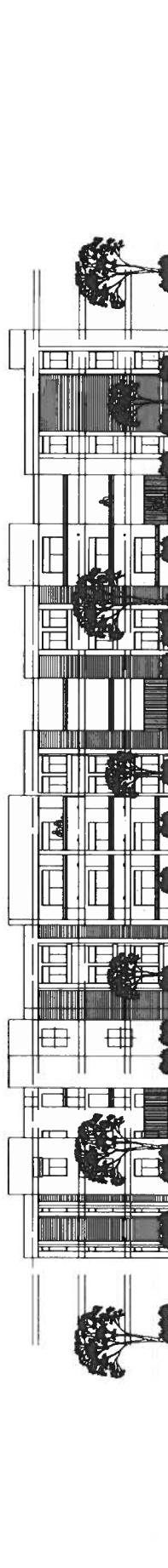
**APPLICANT**  
 CHELSEA INVESTMENT CO.  
 5993 AVENIDA ENRIKAS, SUITE 101  
 CARLSBAD, CALIFORNIA 92008  
 PHONE: 760.458.6000



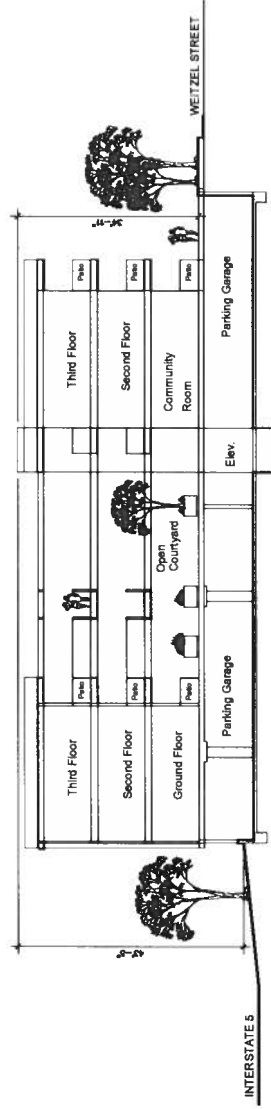
**A DEVELOPMENT OF:**



EAST ELEVATION - INTERSTATE 5



WEST ELEVATION - WEITZEL STREET



BUILDING SECTION

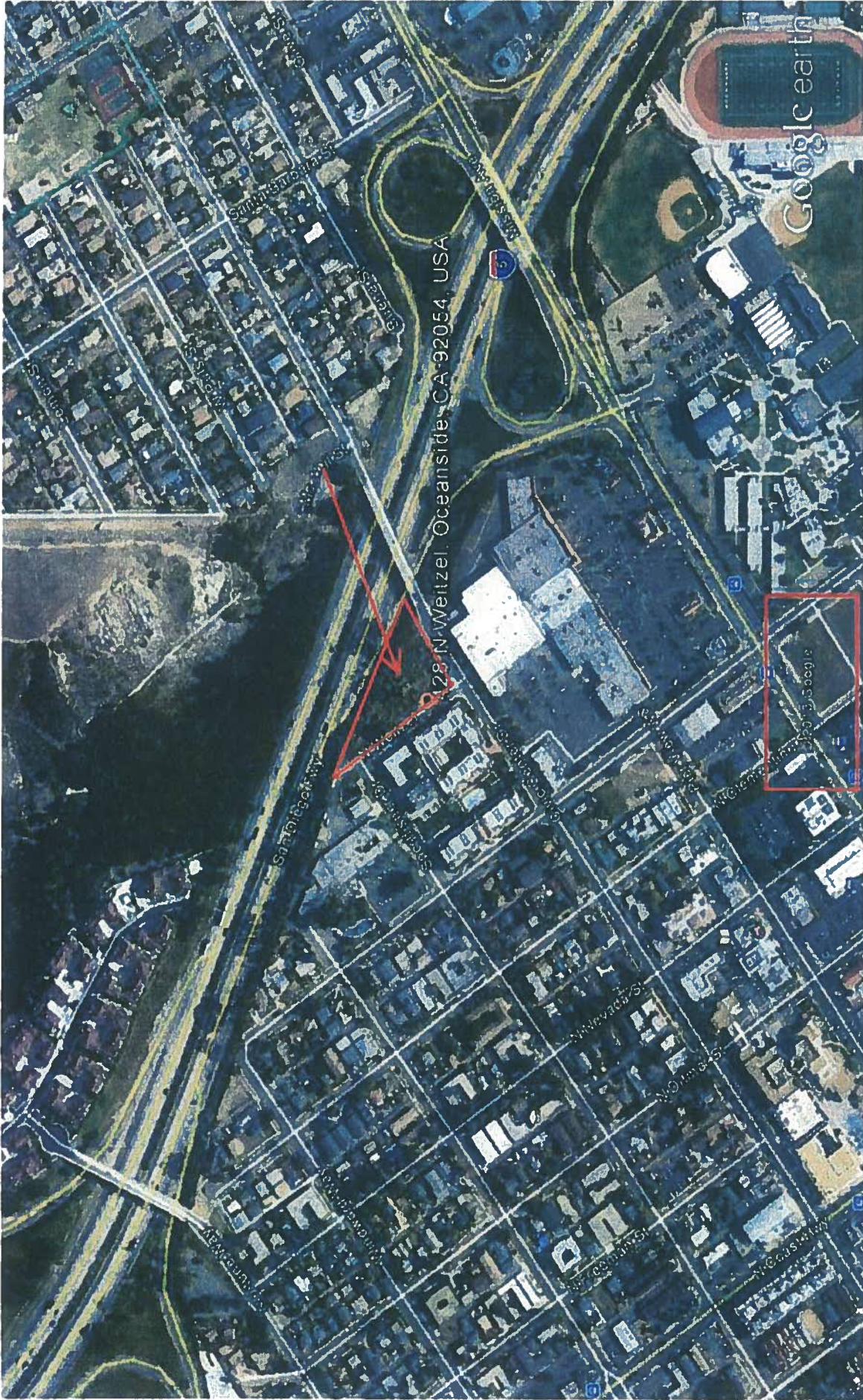
WEITZEL STREET OCEANSIDE, CA  
 A 32 UNIT DEVELOPMENT FOR SOLUTIONS FOR CHANGE

HEDENKAMP  
 ARCHITECTURE  
 & PLANNING

ARCHITECT  
 WILLIAM B. HEDENKAMP  
 4455 MORENA BOULEVARD, SUITE 114  
 SAN DIEGO, CALIFORNIA 92117  
 PHONE: 618.316.4472

APPLICANT  
 CHELSEA INVESTMENT CO.  
 5903 AVENIDA ENCHINAS, SUITE 101  
 CARLSBAD, CALIFORNIA 92008  
 PHONE: 760.466.8000

A DEVELOPMENT OF:  
  
**CHELSEA**  
 INVESTMENT CORPORATION



Google earth

feet  
meters

1000

600

