

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, September 1, 2009, 9:30**  
**Guajome Room**

1. 9:30a.m. - 10:00 a.m.

Discussion of locating a towing trucking business at an existing 20,000 square foot site located at 270 Via Del Norte within the Oceanside Airport neighborhood.

**Zoning:** Limited Industrial (IL)  
**Land Use:** Light Industrial (IL)  
**Neighborhood Area:** Airport  
**Assessor Parcel:** 146-050-66  
**Contact Person:** Issac Little  
**Tel.:** (760) 929-7862

2. 10:00a.m. - 10:30 a.m.

Discussion of the development of a tentative parcel map for the Caviler Mobile Home Estates located west of the 5 freeway and south of Oceanside Boulevard.

**Zoning:** Medium Density Residential (RM-A)  
**Land Use:** Medium Density – A Residential (MDA-R)  
**Neighborhood Area:** South Oceanside  
**Assessor Parcel:** 153-320-28-00  
**Contact Person:** Burt Mazelow  
**Tel.:** (310) 320-4125 x 212

Attachments:

APN Maps:

146-050-66-00

153-320-28-00

Agenda 1: Lee and Associates letter of description with project site plan and existing image

Agenda 2: E-mailed description and attached vesting tentative tract maps

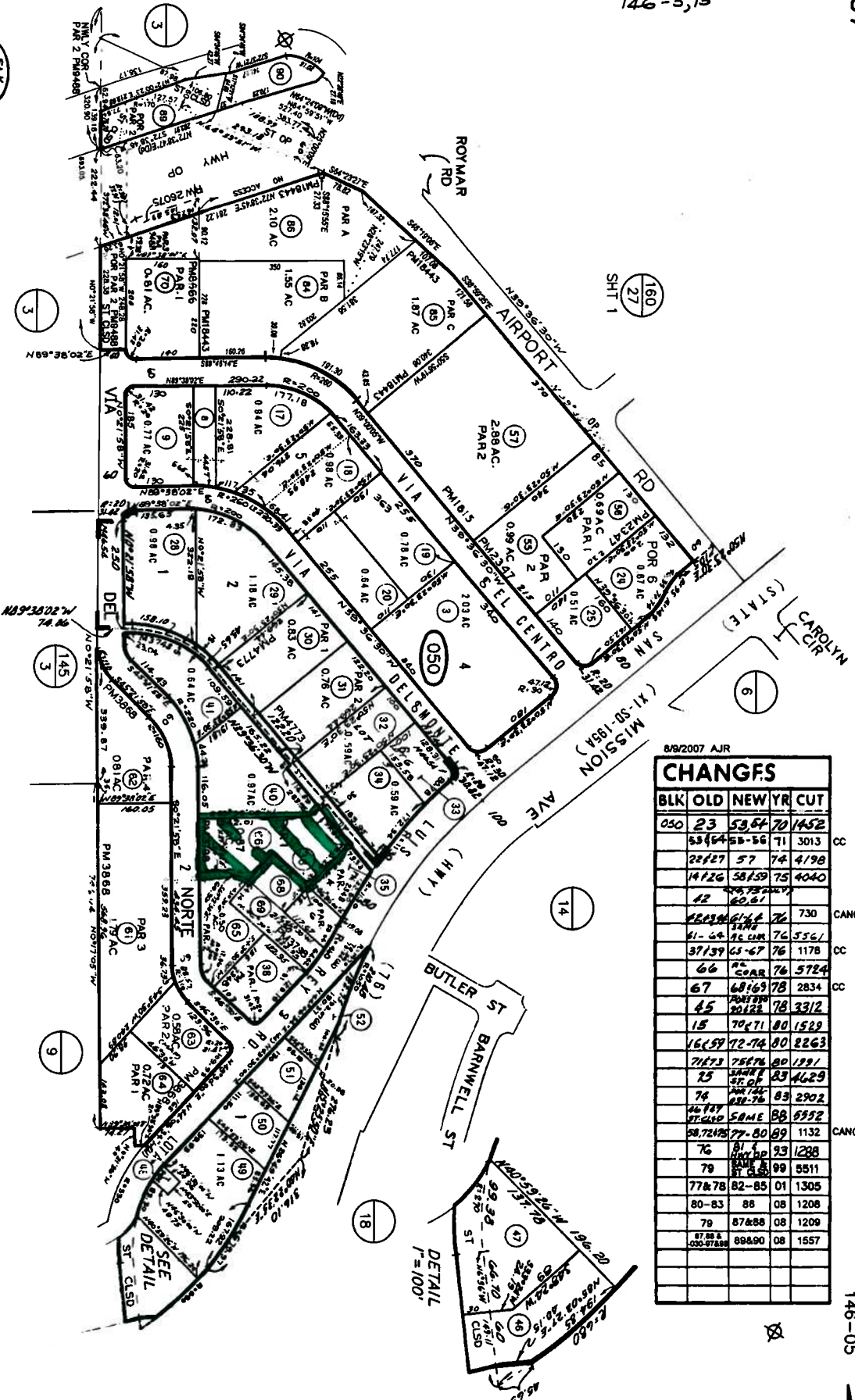
146-5,15

07

ELK  
6-9-69  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 247 PAGE 05

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

MAP 4654-RESUB NO 1 OF LOT 3  
MAP 3748-OCEANSIDE INDUSTRIAL SUB  
ROS 14995



8/9/2007 AJR

CHANGES				
BLK	OLD	NEW	YR	CUT
050	23	53,64	70	1452
	53,64	55-56	71	3013
	28,27	57	74	4,198
	14,26	58,59	75	4040
	12	60,61		
	28,28	61,62	76	730
	61-64	76	CC	
	37,39	65-67	76	1178
	66	75	CC	
	67	68,69	78	2834
	65	70,71	78	3312
	15	70,71	80	1529
	16,59	72-74	80	2263
	71,73	75,76	80	1291
	75	80,81	83	4629
	74	82-76	83	2902
	76	87-76	83	2902
	77,78	88	CC	
	58,72,85	77-80	89	1132
	76	91	CC	
	79	91	CC	
	77&78	82-85	01	1305
	80-83	86	08	1208
	79	87&88	08	1209
	87,88 & 89-87,88	88&89	08	1557

146-05

1"=200'



August 28, 2009

Scott Nightingale  
Development Services Department  
Planning Division  
300 N. Coast Highway  
Oceanside CA, 92054

**RE: Request for Information  
270 Via Del Norte, Oceanside**

Dear Scott:

Below is a brief description of the property and I have also attached an aerial photo and site plan for your review. We look forward to meeting with you on Tuesday September 1, 2009 at 9:00 am. We will bring a more detailed site plan to the meeting.

The unique features of this property include an approximate 8,000 square foot industrial building with additional 15,000 to 20,000 sf of yard area surrounding the building. The building currently has no office but we plan on building a small office area as shown on the site plan. There is a set of restrooms inside the building. The property has two access points; one on Via Del Norte and one on the alley that connects to San Luis Rey Rd. The property is hidden from any major street exposure and is surrounded by heavy industrial uses on all sides.

NK Towing, Inc has an ACSC (Auto Club of Southern California) contract and is the largest AAA provider to the city of Oceanside. In addition, they have a contract with the California Highway Patrol and will be adding local routes along Interstate 5 with this new location. They are currently applying for a contract with the Oceanside Police Department to provide them with their services and increase additional business opportunities.

This location will strictly be used to house a small portion of their towing truck fleet, and for transport, and vehicle towing and storage. On a daily basis they plan on housing 5-8 towing trucks and a maximum of 30-35 impounded vehicles. A portion of the warehouse will be used as an evidence hold area for the Oceanside Police department and California Highway Patrol. They have no intention of using the property for permanent storage of wrecked cars or for dismantling of cars.

It is our understanding the current zoning ordinance will require us to apply for a conditional use permit to operate this type of business at this property. It is also our understanding that it will take anywhere from 3-6 months to get through the entire conditional use permit process.

Request for Information  
City of Oceanside Planning Department  
270 Via Del Norte, Oceanside CA  
August 28, 2009  
Page 2 of 2

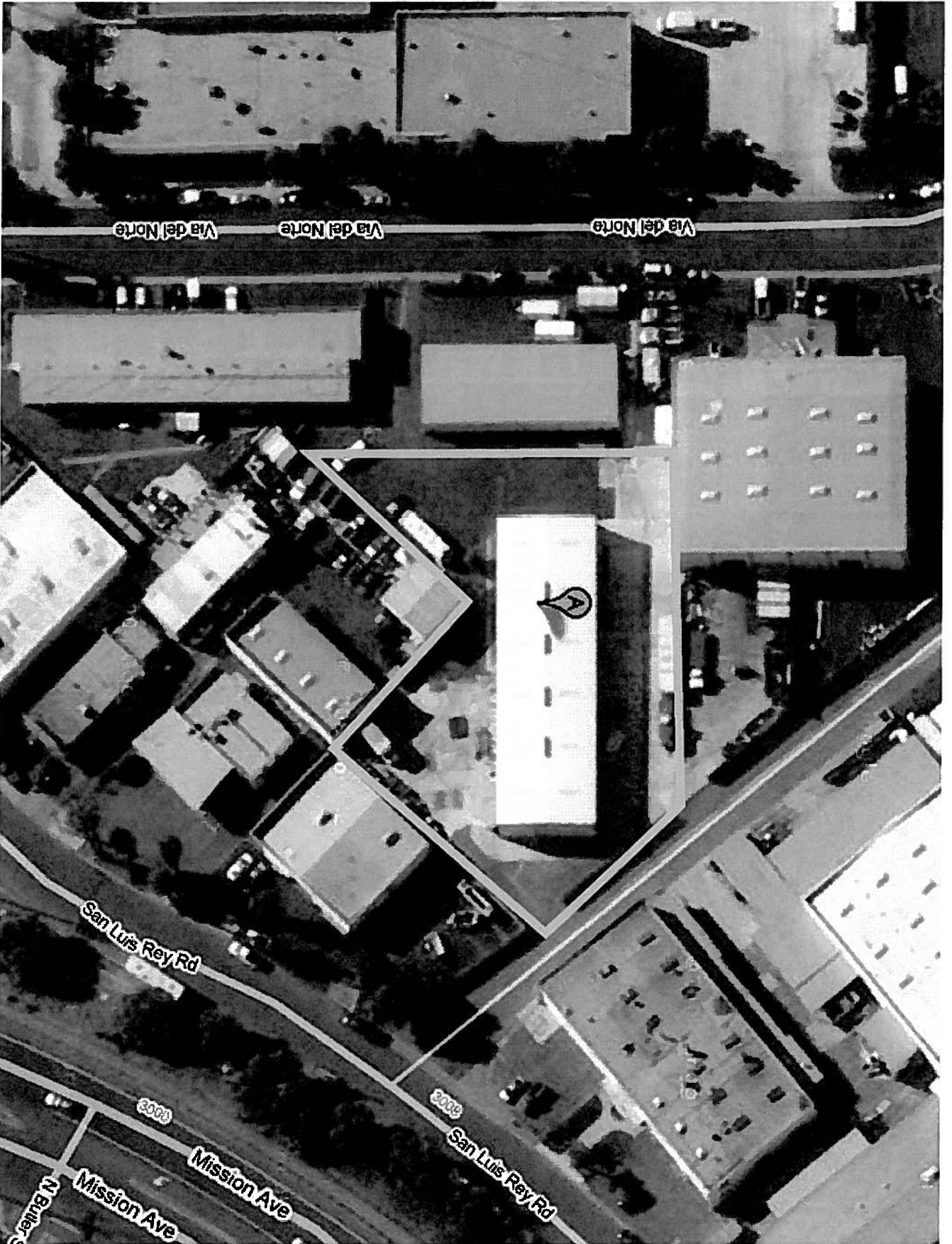
If you have any questions, please contact me directly at (760) 929-7862. I look forward to meeting with you.

Sincerely,

Lee & Associates  
*Commercial Real Estate Services*

Isaac Little  
Associate  
[ilittle@lee-associates.com](mailto:ilittle@lee-associates.com)

270 VIA DEL NORTE  
OCEANSIDE, CA

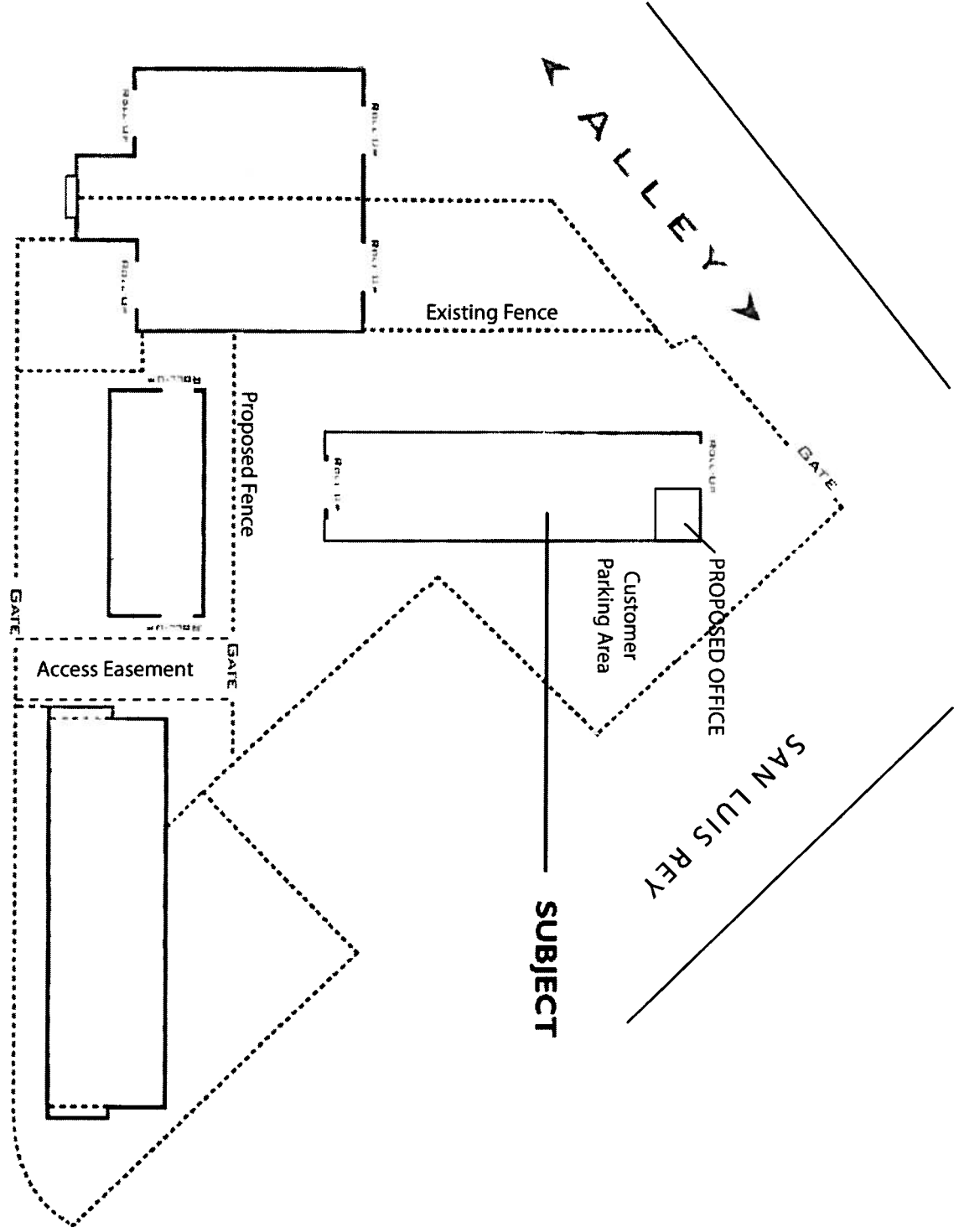


VIA DEL NORTE

ALLEY

SAN LUIS REY

SUBJECT





## Scott Nightingale

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**From:** Burt Mazelow [burt@rtquinn.net]  
**Sent:** Thursday, August 06, 2009 2:28 PM  
**To:** Scott Nightingale  
**Subject:** FW: PSRC Meeting (Cavalier MHP) (1 of 2)  
**Attachments:** 209030tent Sheet 1 (07-01-09).pdf

08/06/09

Scott,

I am just confirming our appointment for the PSRC meeting for September 1, 2009 at 10AM for our project.

I am enclosing a PDF of our Tentative Tract map as requested.

Our project consists of a subdivision of the existing mobilehome park. We are only creating lot lines where the existing homes exist. There will be no construction or demolition with regards to this tentative map. It is strictly for the purpose of creating lot lines.

I look forward to meeting you and going over our project on the 1st.

<<...>>

Best regards,  
**Burt Mazelow**

### **R. T. QUINN & ASSOCIATES**

1907 Border Avenue  
Torrance, CA 90501  
(310) 320-4125 x-212  
(310) 320-5125 fax  
(714) 915-2878 cell

My E-mail Address: [burt@rtquinn.net](mailto:burt@rtquinn.net)

*Business Hours: 8:00 am - 5:00 pm M-Th (closed Fridays)*

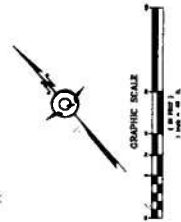
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<p>STATE OF TEXAS COUNTY OF DALLAS</p> <p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>	<p><b>DEED</b></p> <p>THIS DEED WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF THE COUNTY OF DALLAS, TEXAS, ON THIS 15th DAY OF FEBRUARY, 2010, AT 10:00 AM.</p> <p>BOOK 100, PAGE 100</p>
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**VESTING TENTATIVE MAP**



**LEGEND:**

- 1. UNIMPROVED LOTS
- 2. IMPROVED LOTS
- 3. UNIMPROVED LOTS WITH EXISTING IMPROVEMENTS
- 4. IMPROVED LOTS WITH EXISTING IMPROVEMENTS
- 5. UNIMPROVED LOTS WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES
- 6. IMPROVED LOTS WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES
- 7. UNIMPROVED LOTS WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES AND EXISTING UTILITIES
- 8. IMPROVED LOTS WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES AND EXISTING UTILITIES



SEE SHEET 3

**SYMBOLS LEGEND**

- 1. UNIMPROVED LOTS
- 2. IMPROVED LOTS
- 3. UNIMPROVED LOTS WITH EXISTING IMPROVEMENTS
- 4. IMPROVED LOTS WITH EXISTING IMPROVEMENTS
- 5. UNIMPROVED LOTS WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES
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