

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, February 8, 2011, 9:00 a.m.
Guajome Room

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

Discussion for the construction of ten commercial hanger buildings at the Oceanside Municipal Airport located at 840 Airport Road.

Zoning: Public Space (PS)
Land Use: Light Industrial (LI)
Neighborhood Area: Airport
Assessor Parcel: 165-120-20-00
Contact Person: Jack Driscoll
Tel.: (310) 796-0009

2. 9:30a.m. - 10:00 a.m.

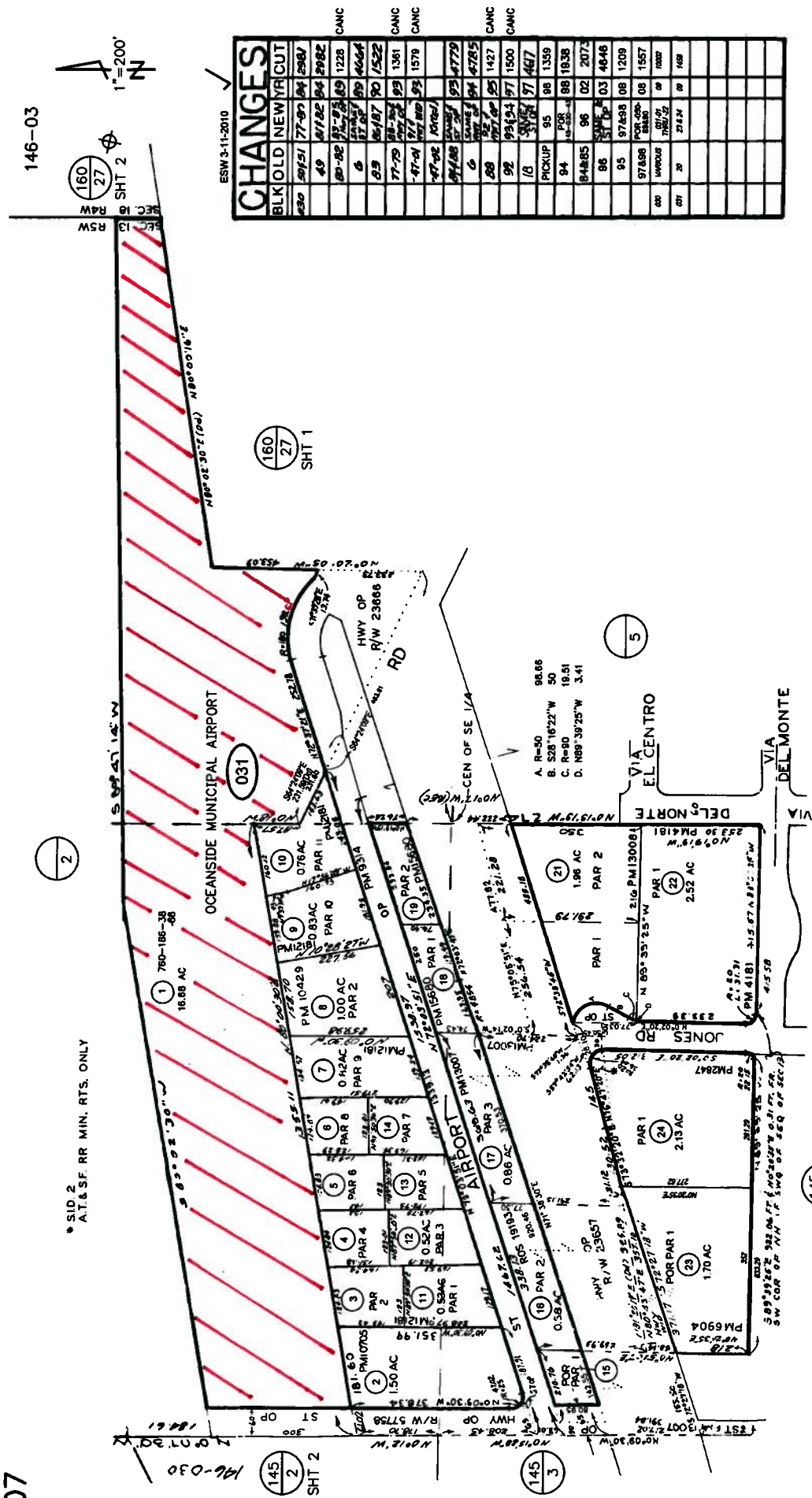
Discussion for the construction of a 220-unit multi-family residential development of a 9.28-acre site located at the north west corner of Oceanside Boulevard and Melrose Drive.

Zoning: Neighborhood Commercial (CN)
Land Use: Professional Commercial (PC)
Neighborhood Area: Peacock
Assessor Parcel: 161-030-20-00
Contact Person: Robert A. Lower
Tel.: (916) 446-7603

Attachments:

APN Maps:
165-120-20-00
161-030-20-00

07



146-03



ESW 3-11-2010

BLK	OLD	NEW	TR/CUT
480	89/51	77-07	84 2982
	49	81/02	84 2982
	80-02	81-03	89 1228
	6	81/02	89 4064
	83	84/187	90 1522
	77-79	86-182	83 1381
	47-04	97	1578
	47-02	100/1	
	84/08	87	83 4779
	6	84/08	84 4785
	88	87/02	85 1427
	92	99/94	97 1500
	18	81/02	97 4617
	PICKUP	95	88 1359
	94	84-08	88 1838
	84-85	96	02 2072
	86	81/02	03 4646
	85	97/898	08 1209
	97/888	88/80	08 1557
	000	VARIOUS	08 1002
	001	20	21/24 08 168

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 SUBMISSION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 146 PAGE 03

SEC 13-T11S-R5W-SE1/4
ROS 321,14995,16804,19193

Scott Nightingale

From: John Driscoll <driscoll.company@verizon.net>
Sent: Monday, January 31, 2011 10:41 AM
To: Scott Nightingale
Cc: deddow@ci.oceanside.ca.ur; Gary Gurley
Attachments: Hangar Flyer C D (3).pdf

Scott,

This is a brochure that we use soliciting interest in the hangers that will be built at Oceanside. It has the layout and hanger drawings.

As I mentioned in our discussion these hangers are the same ones that City permitted some years back but did not actually build all the hangers. The City approved Airport Property Ventures (APV) as the Airport Managers in September 2009. APV is now moving forward to get approvals for the construction of the remaining hangers. The pads for the hangers were poured at the same time that the other hangers were constructed.

Let me know if I you need additional information

Jack Driscoll
310 796-0009 wk.
310 739-8690 cell

Scott Nightingale

From: John Driscoll <driscoll.company@verizon.net>
Sent: Monday, January 31, 2011 11:08 AM
To: Scott Nightingale
Cc: michael@haaarchitects.com
Subject: APV's Architectural firm

Scott,

After I sent you the note with APV's drawings for the hanger project at Oceanside I realized that I should have sent you the contact information of the Architectural firm we have retained to assist us on this project.

This is their contact information:

Michael Kummer
Howard Anderson + Associates Architects

[Michael@haaarchitects.com](mailto:michael@haaarchitects.com)

I sent him a copy of the information I sent you and asked him to contact you. He may have larger drawings and I asked him to talk to you and see if you wanted them prior to the developers meeting.

Jack Driscoll



NEW HANGARS FOR LEASE

Oceanside Municipal Airport
 480 Airport Road
 Oceanside, California 92058

HANGAR C

LOCATION	SIZE SF	DIMENSION	DOOR SIZE	RENT	CAM PER SF	STATUS	NOTES
C1	1,260	42 X 33 Cut out	41.6 X 14	\$693	\$.12	Leased	Irregular shape. End unit
C2	1,354	52 X 33 Cut Out	41.6 X 14	\$745	\$.12	Leased	Irregular shape. End unit. Extra storage area
C3	1,575	53 X 33 Cut Out	41.6 X 14	\$867	\$.12	Available	Irregular shape. End unit. Extra storage area
C4	1,260	42 X 33 Cut out	41.6 X 14	\$693	\$.12	Leased	Irregular shape. End unit.



PROPERTY HIGHLIGHTS

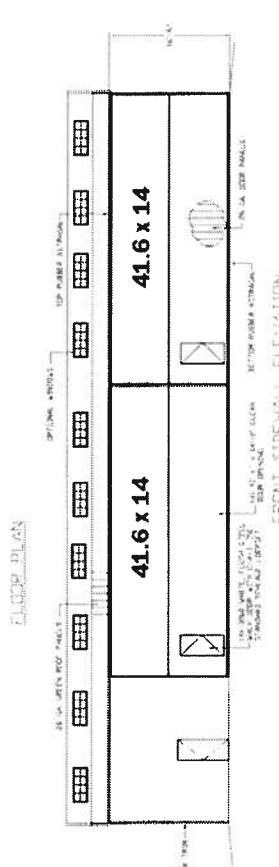
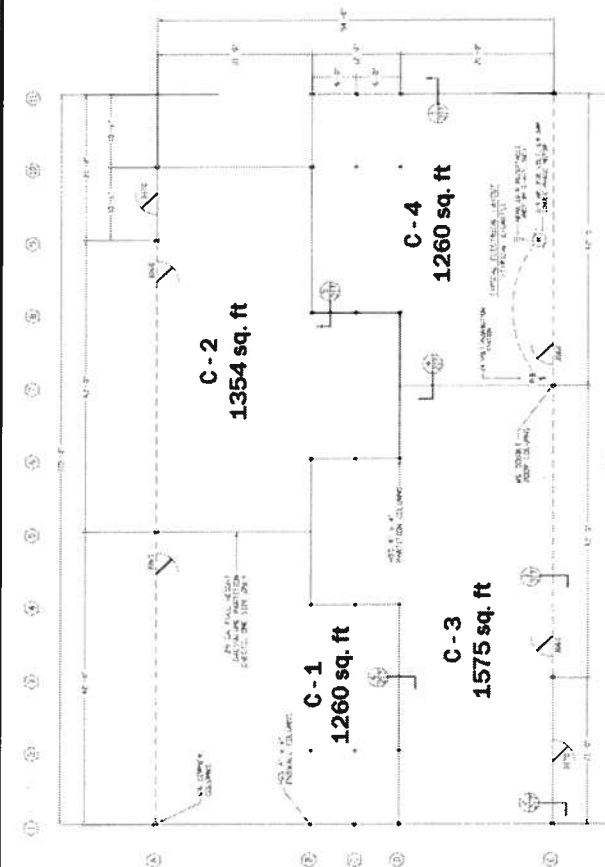
- ➔ New Construction (2011)
- ➔ Bifold Electric doors
- ➔ Direct access to the runway
- ➔ Smaller community airport
- ➔ Self service fueling
- ➔ Easy access to downtown Oceanside

For more information please contact:

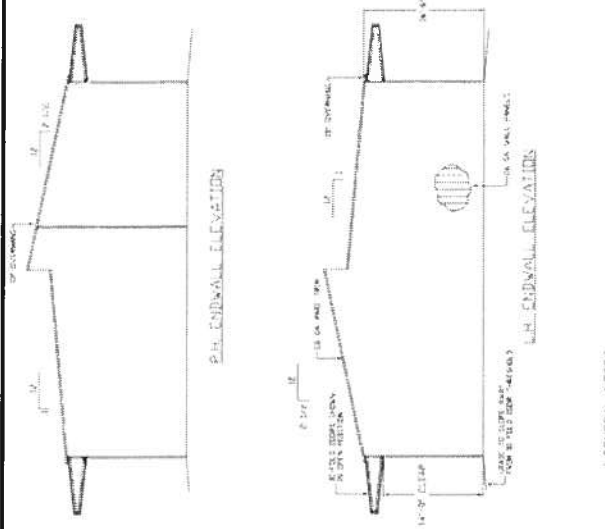
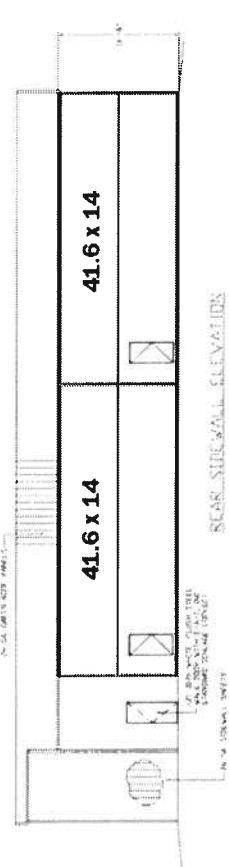
Robert Clifford, APV Principal
 P: 310-231-1270, ext. 233
 C: 310-486-8433
 Robert@AirportPropertyVentures.com

Darcy Driscoll, APV Senior Administrator
 P: 310-796-0009
 C: 424-241-8294
 Darcy@AirportPropertyVentures.com

HANGAR C



5449 sq. ft.



- GENERAL NOTES**
1. ALL PRIMARY AND SECONDARY STEEL TO BE RED PINKIE UNFINISHED FOR SHORT TERM CORROSION PROTECTION.
 2. LOCKETS TO BE "STORAGE" TYPE DIFFERENTIALLY AND MASTER KEYS.
 3. ROOF OVERHANG TO BE 10' FROM STEEL LINE.
 4. EXTERIOR WALLS AND FORM COLOR AS SHOWN ON SHEET #2.
 5. WALLS TO BE BUILT UP TO BE FLUSH AND WHITE IN COLOR PER MANUFACTURER'S STANDARDS.
 6. BUILT UP ROOF PER MANUFACTURER'S STANDARDS.
 7. MONUMENTARY STRUCTURE "DECK UP".

ESPECIALLY

1000 S. MAIN ST.
MILWAUKEE, WI 53212
TEL: 414.224.4400

SECTION: HANGAR C
DATE: 10/15/11
DRAWN: J. J. JENSEN
CHECKED: J. J. JENSEN
SCALE: AS SHOWN

PROJECT: HANGAR C
LOCATION: OCEANSIDE MUNICIPAL AIRPORT
COUNTY: SAN DIEGO, CALIFORNIA

DATE: 10/15/11

2 OF 9

ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES. DIMENSIONS IN BRACKETS ARE IN FEET AND INCHES. DIMENSIONS IN QUOTES ARE IN FEET AND INCHES. DIMENSIONS IN DASHES ARE IN FEET AND INCHES. DIMENSIONS IN UNDERLINES ARE IN FEET AND INCHES. DIMENSIONS IN TILDES ARE IN FEET AND INCHES. DIMENSIONS IN CARETS ARE IN FEET AND INCHES. DIMENSIONS IN PERCENTS ARE IN FEET AND INCHES. DIMENSIONS IN DOLLARS ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS ARE IN FEET AND INCHES. DIMENSIONS IN OUNCES ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER SQUARE FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER CUBIC FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER LINEAL FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER SQUARE INCH ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER CUBIC INCH ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER LINEAL INCH ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER SQUARE FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER CUBIC FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER LINEAL FOOT ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER SQUARE INCH ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER CUBIC INCH ARE IN FEET AND INCHES. DIMENSIONS IN POUNDS PER LINEAL INCH ARE IN FEET AND INCHES.





NEW HANGARS FOR LEASE

Oceanside Municipal Airport
 480 Airport Road
 Oceanside, California 92058

HANGAR D

LOCATION	SIZE SF	DIMENSION	DOOR SIZE	RENT	CAM PER SF	STATUS	NOTES
D1	1,804	44 X 41	43 X 14	\$993	\$.12	Available	Box hangar, End unit
D2	1,804	44 X 41	43 X 14	\$993	\$.12	Available	Box hangar, End unit
D3	1,936	44 X 44	43 X 14	\$1,065	\$.12	Available	Box Hangar
D4	1,936	44 X 44	43 X 14	\$1,065	\$.12	Available	Box Hangar
D5	1,936	44 X 44	43 X 14	\$1,065	\$.12	Available	Box Hangar
D6	1,936	44 X 44	43 X 14	\$1,065	\$.12	Available	Box hangar, End unit



PROPERTY HIGHLIGHTS

- New Construction (2011)
- Bifold Electric doors
- Direct access to the runway
- Smaller community airport
- Self service fueling
- Easy access to downtown Oceanside

For more information please contact:

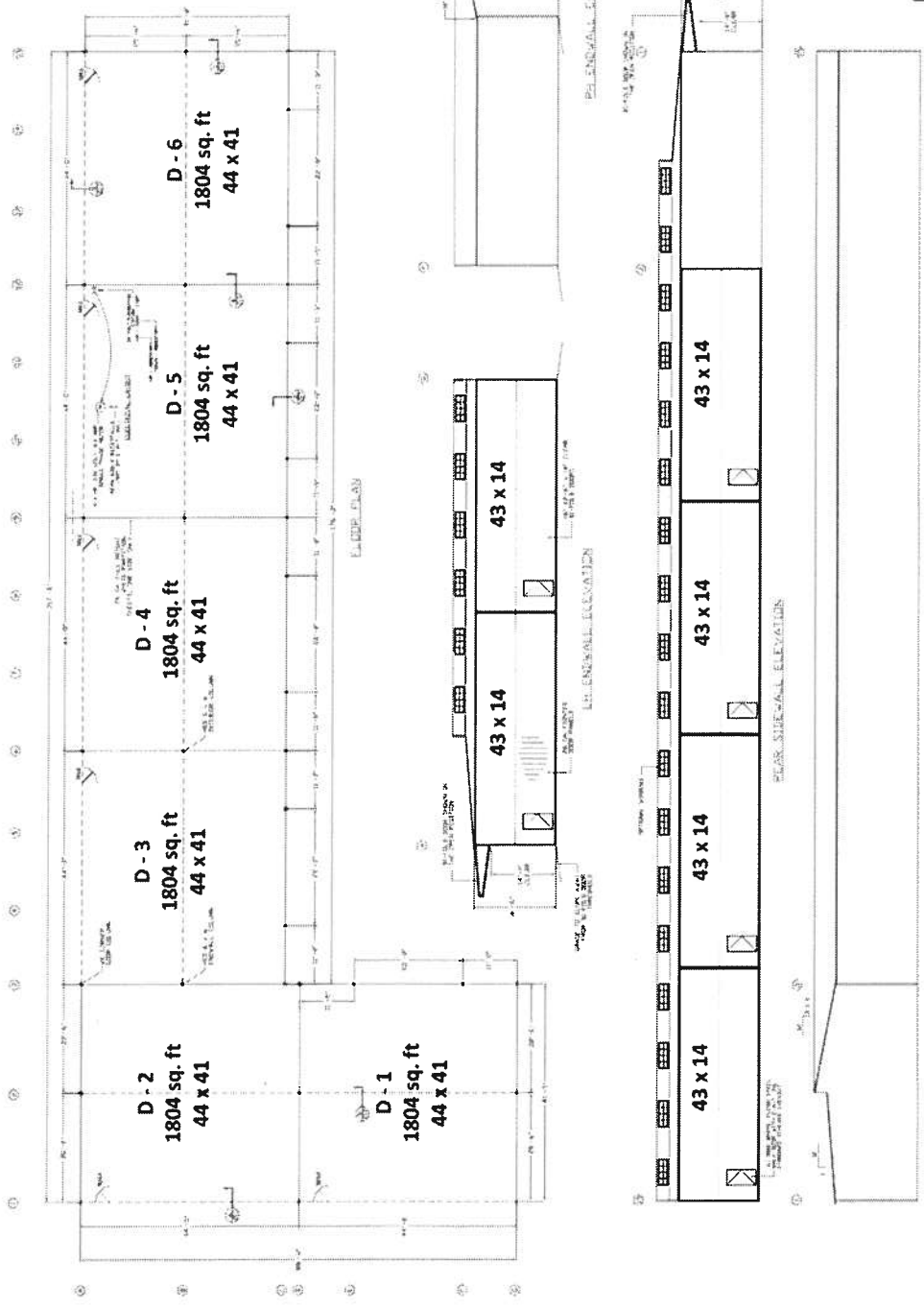
Robert Clifford, APV Principal
 P: 310-231-1270, ext. 233
 C: 310-486-8433
 Robert@AirportPropertyVentures.com

Darcy Driscoll, APV Senior Administrator
 P: 310-796-0009
 C: 424-241-8294
 Darcy@AirportPropertyVentures.com

HANGAR D

- GENERAL NOTES**
1. ALL DIMENSIONS AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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 7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

10,824 sq. ft.



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SPICE TUBES

UNIVERSITY OF CALIFORNIA
 CIVIL ENGINEERING DEPARTMENT
 101 SHIVERS DRIVE
 BERKELEY, CA 94720-1707
 TEL: (415) 845-5200
 FAX: (415) 845-5201

PROJECT NO. 10-000000
 SHEET NO. 2 OF 10

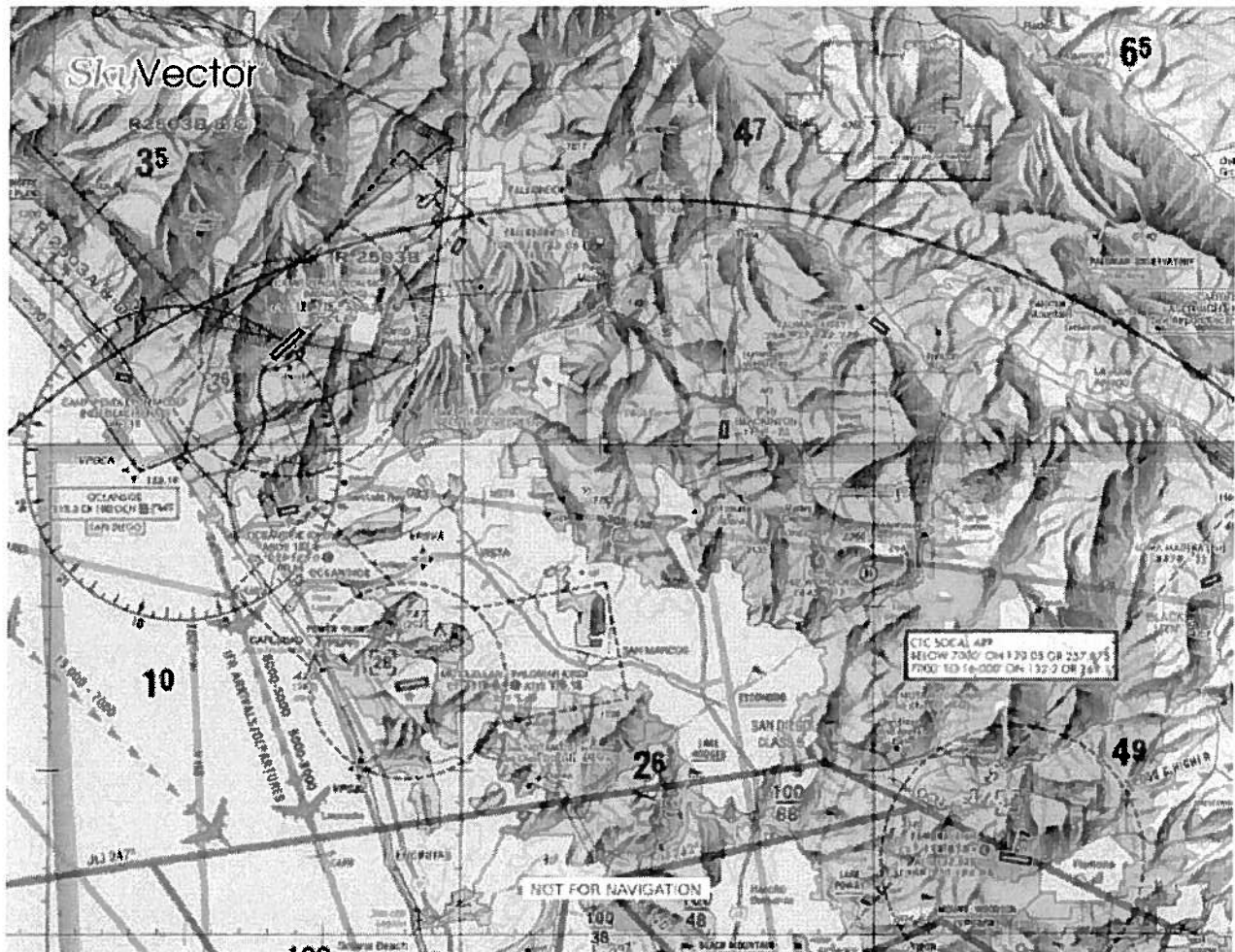




NEW HANGARS FOR LEASE

**Oceanside Municipal Airport
480 Airport Road
Oceanside, California 92058**

HANGAR C & D



For more information please contact:

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C: 310-486-8433
Robert@AirportPropertyVentures.com

Darcy Driscoll, APV Senior Administrator
P: 310-796-0009
C: 424-241-8294
Darcy@AirportPropertyVentures.com

Melrose Drive Apartments

NWC Melrose Drive & Oceanside Boulevard

Project Description

St. Anton Partners proposes to develop a 220-unit mixed income apartment community on a 9.28 acre site at the northwest corner of Melrose Drive and Oceanside Boulevard (APN 161-030-20). The site is directly across Oceanside Boulevard from the Melrose Sprinter light rail station and ideal for transit-oriented development.

The land use designation for the site is PC and the zoning designation is CN, however, the site topography does not lend itself to a commercial use. Most of the site is not usable in a commercial context, i.e., cannot efficiently build and park a retail or office use on the significant slope. The site characteristics and proximity to transit warrant a General Plan amendment and re-zone to a strictly high density residential use.

Our plan is to use the tax-exempt housing revenue bond program to financing the development. In accordance with the bond finance program, occupancy in 20% of the units (44 units) will be restricted to Very Low-Income households. St. Anton Partners would also like to investigate any options available for the City's financial participation (through direct financial assistance or through impact fee waivers or deferrals) to help defray the cost of delivering the Very Low-Income units.

The Melrose Drive Apartments will contain eleven 3-story residential structures and a 4,000 square foot community club house. The project will consist of 72 one-bedroom units (33% of the total) ranging from 707-848 square feet, 124 two-bedroom units (56%) ranging from 1,067-1,110 square feet, and 24 three bedroom units (11%) with 1,238 square feet. The structures will be wood-framed type V one hour construction with stucco exteriors and concrete tile roofs. Each apartment unit will contain wall-to-wall carpeting, central heating & air, and energy efficient appliances. Living rooms will have crown molding trim, ceiling fans, and access to a private patio or balcony. There will be ample covered parking spaces distributed throughout the project and extensive landscaping. The community clubhouse will contain a large multi-use room, full size kitchen, computer lab, on site leasing/management offices, gym, swimming pool, spa, and community laundry facilities.

CHANDLER - PEARLMEIER
 ARCHITECTS
 10000 W. CENTURY BLVD., SUITE 100
 LOS ANGELES, CALIFORNIA 90047
 TEL: (213) 709-1100
 FAX: (213) 709-1101

APARTMENT PROJECT
 128 UNIT FAMILY APARTMENTS
 OCEANSIDE BLVD.
 OCEANSIDE, CALIFORNIA

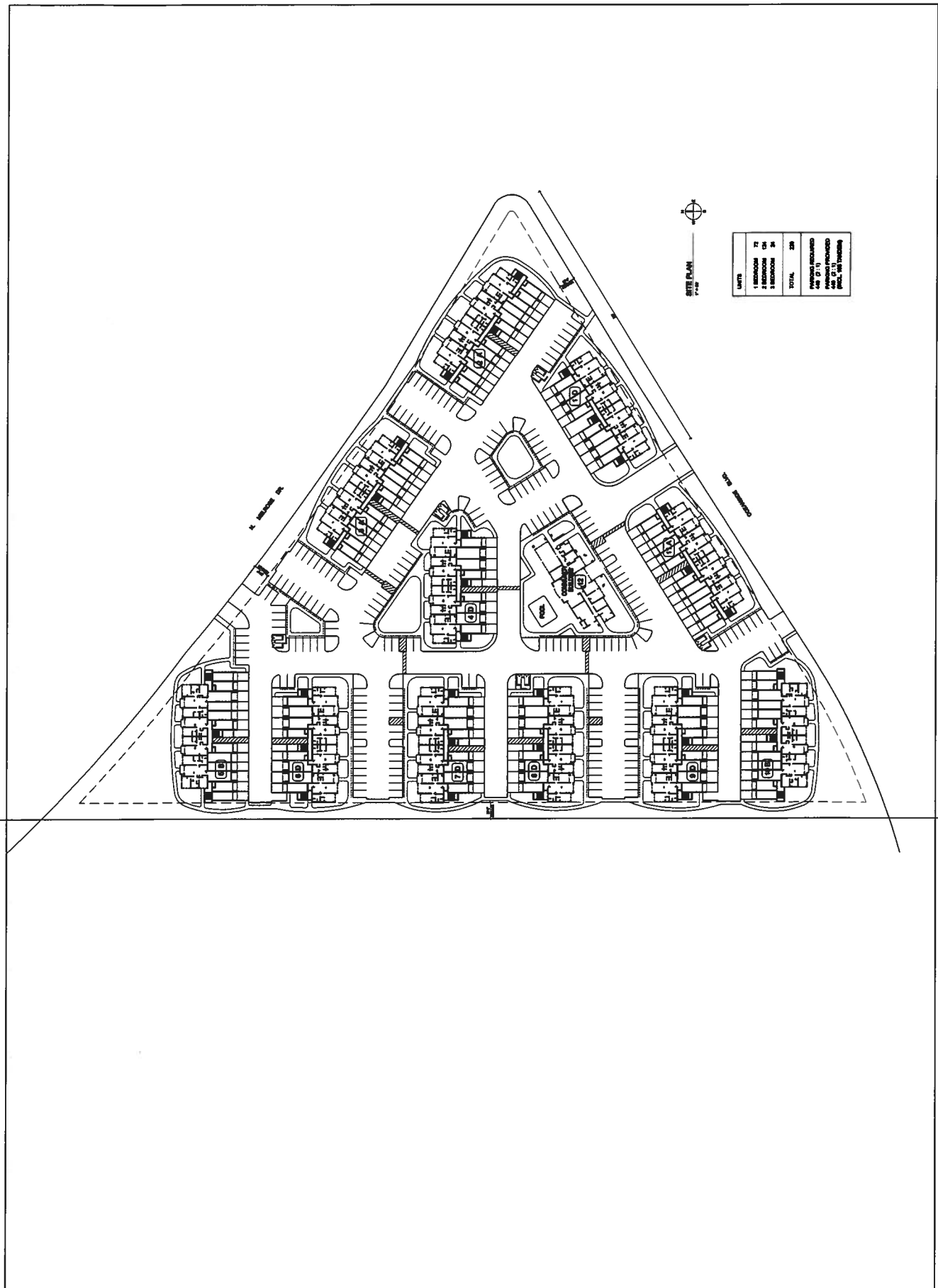
St. Anton
 PARTNERS

PROJECT NO.

SHEET NO.

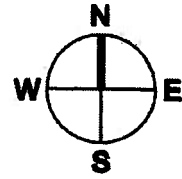
DATE

S1



SITE PLAN

1" = 50'



UNITS	
1 BEDROOM	72
2 BEDROOM	124
3 BEDROOM	24
TOTAL	220
PARKING REQUIRED 440 (2 : 1)	
PARKING PROVIDED 440 (2 : 1) (INCL. 108 TANDEM)	

1503 North Melissa Drive

Exit Photo

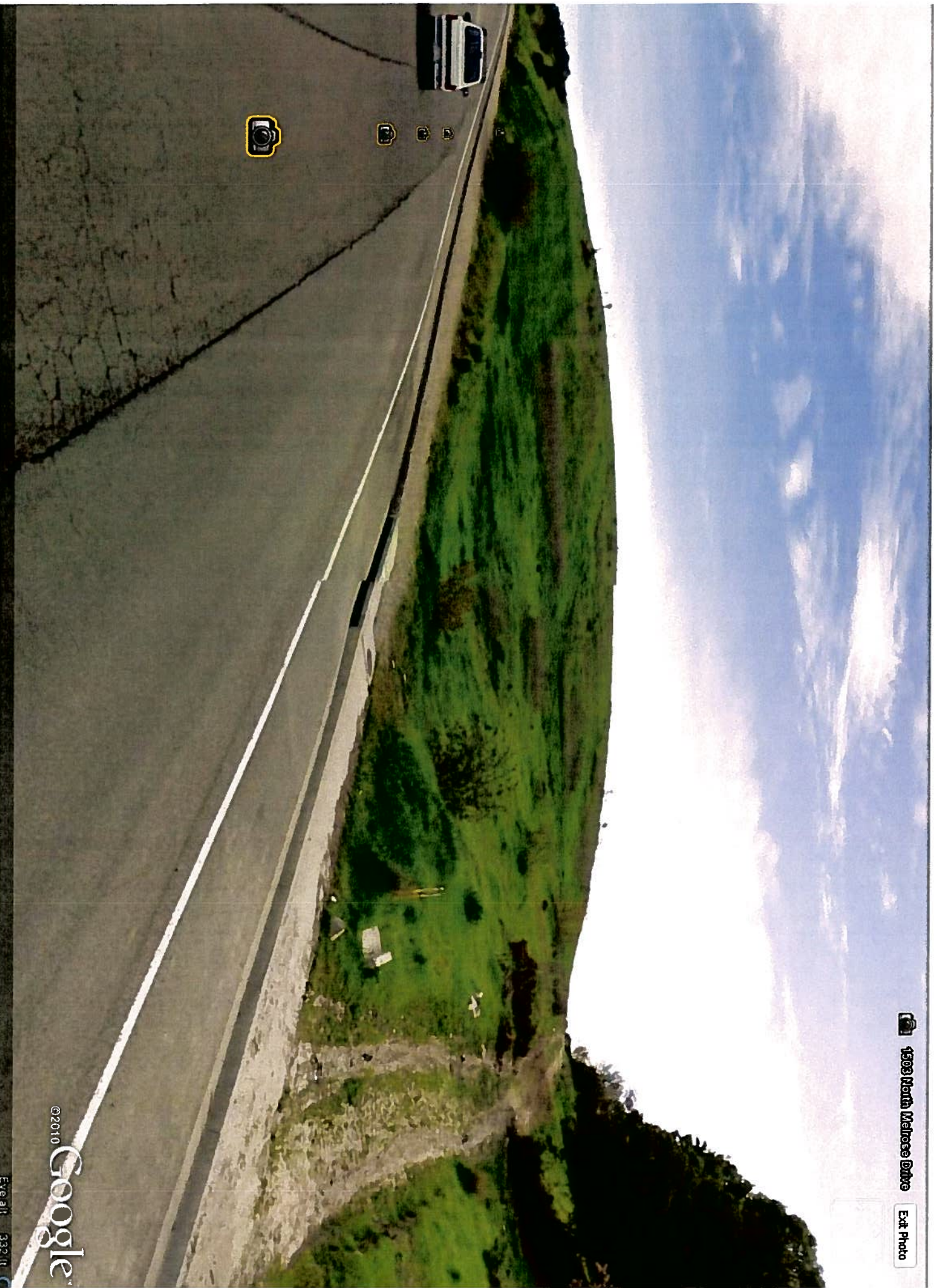


©2010 Google

Eye alt 430 ft

 1503 North Melrose Drive

[Exit Photo](#)



©2010 Google

Eye alt: 332 ft



