

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 2, 2012, 9:00 a.m.
Plaza Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a rezoning and General Plan Amendment for 37 acres located north of the Highway 76/Mission Avenue intersection, east of the San Luis Rey Mission and bisected by Academy Road. A mix of attached and detached housing types and densities ranging from six to 30 units per acre are proposed.

Zoning: RS-H (Single-Family Residential-Historic) and PS-H (Public & Semi-public-Historic Overlay)

Land Use: SFD-R (Single Family Detached-Residential) and PI (Private Institutional)

Neighborhood Area: San Luis Rey

**Assessor Parcel Number: 158-070-17, 21, 22, 24, 38, 40, 41
158-101-33**

Contact Person: Gil Miltenberger

Tel.: 760-519-6145 c

Email: gmiltenberger@integralcommunities.com

Attachments:

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

Project Description – Oceanside Mission for Integral Communities

The current project proposal is to develop approximately 34 acres (37 gross – 3 acres to be deeded back to Parish) in the City of Oceanside. The development will be segmented into four (4) separate product types with a range of square footages and densities to meet the local housing needs. There will be both attached and detached housing with varying heights of two and three story structures. More specifically there will be three “for sale” products; small lot detached housing, detached cluster housing, mid density two story attached housing, and a two and three story attached higher density product that could be either “for sale” or “for rent”. Density ranges are proposed from 6 to 30 dwelling units per acre.

APN’s

158-070-17, 21, 22, 24, 38, 40, 41

158-101-33

07

158-10

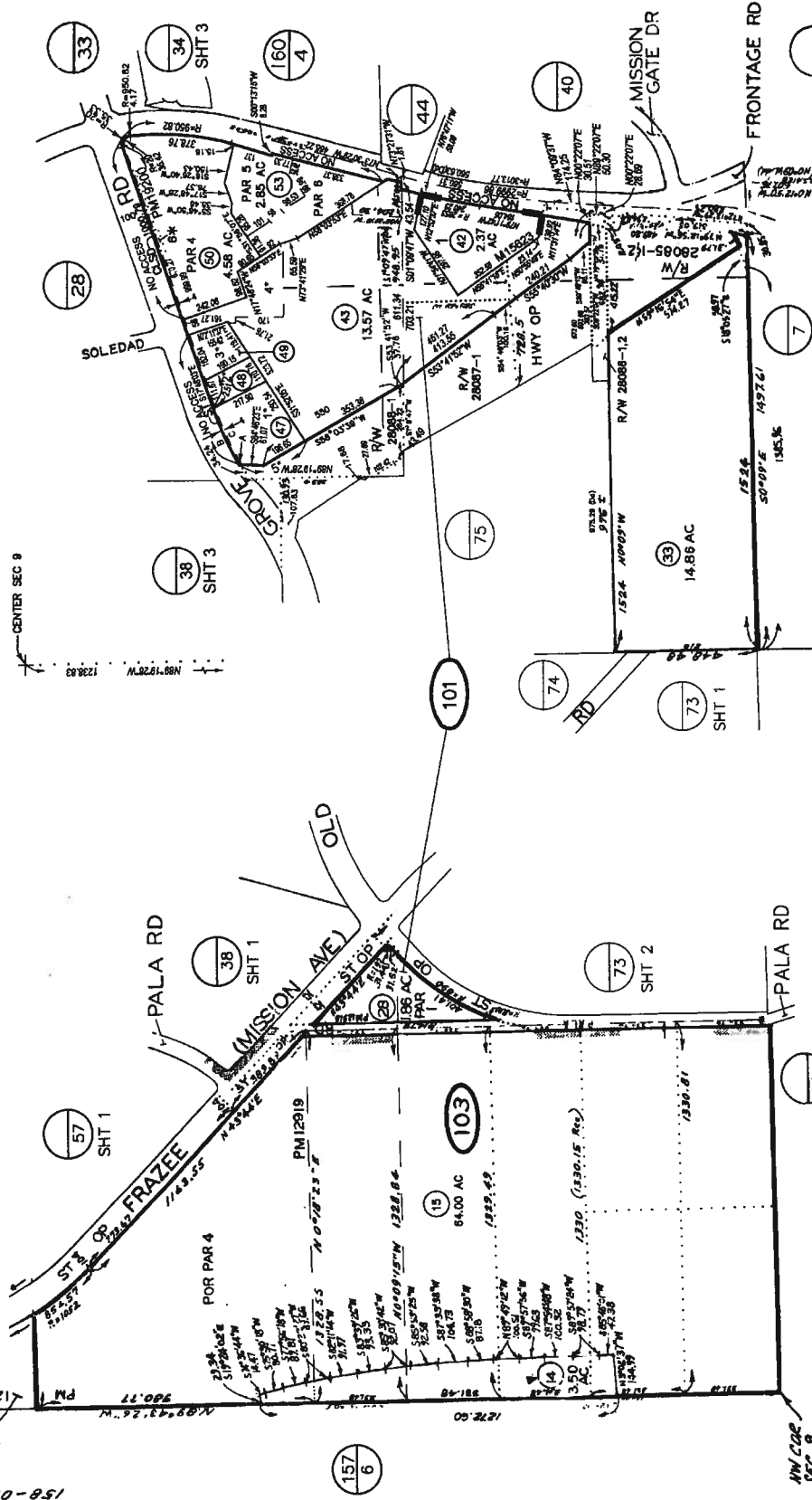


A N56°25'07"E 4.00
 R=850.27 256.22
 C R=850.27 256.22

1" PAR 1 PER PM19200 1.61 AC
 2" PAR 2 PER PM19200 0.54 AC
 3" PAR 3 PER PM19200 0.57 AC
 4" POR PAR 2 PER PM6372
 5" NO ACCESS
 6* = PUBLIC ACCESS

2/15/08 JMA

BLK	OLD	NEW	TRCUT
103	10	74, 57, 80	122
103	4, 7, 4	2, 13, 4, 74	1668
101	2	5, 6	2012
101	1	3, 4, 5, 6	77, 1220
101	1	7, 4, 5	37, 1221
101	2	3, 4, 5, 6	77, 1222
101	37	8, 7, 6, 5, 4, 3, 2, 1	88, 5945
101	34-36	36A, 39, 98	1890
101	32	KILL OP	88, 1891
101	39	HWY OP	89, 5537
103	12, 13	15	98, 1724
101	37A, 39	38A, 8	00, 5549
101	37	40A, 41	00, 1757
101	30A, 39	42A, 4	
101	31	31A, 35	02, 5502
101	13, 20, 39	42-45	02, 1032
101	3, 8, 31	75, 76	02, 132
101	39A, 40	75, 76	02, 132
101	44	48A, 47	03, 1924
101	45A, 46	48-52	04, 1183
101	47, 50	53	03, 2008
101	50	54, 55	05, 5958
101	42	AC, 58, 6	08, 5807



MAP 15623 - OLD GROVE MEDICAL OFFICE
 SEC 9 - T11S-R11W - N 1/2
 ROS 2976, 15161, 16766, 16970

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. LOCAL SUBDIVISION OR BUILDING ORDINANCES MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

6-23-09
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 136 PAGE 10

San Luis Rey
Mission

34 acre Integral
Communities Site

Lowes



Google earth

feet
meters

1000

400





small lot detached

2 story semi-attached product or cluster

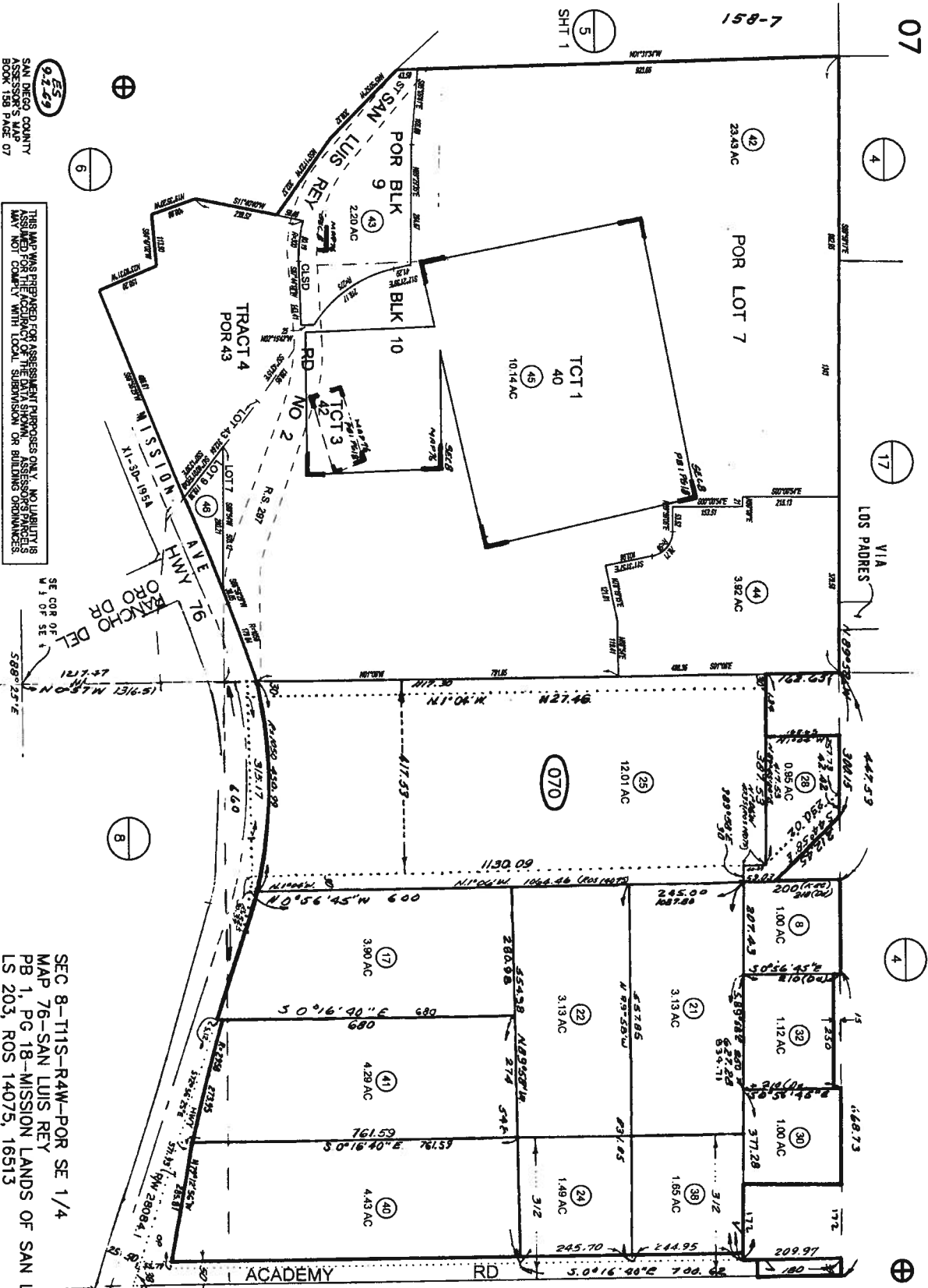
3 acres to School

linear park

Existing Montessorri School

2 & 3 story attached for sale residential

Apartments/Condo's



9229
 SAN DIEGO COUNTY
 ASSESSOR'S OFFICE
 BOOK 158 PAGE 07

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

SEC 8-111S-R4W-POR SE 1/4
 MAP 76-SAN LUIS REY
 PB 1, PG 18-MISSION LANDS OF SAN LUIS REY
 LS 203, ROS 14075, 16513

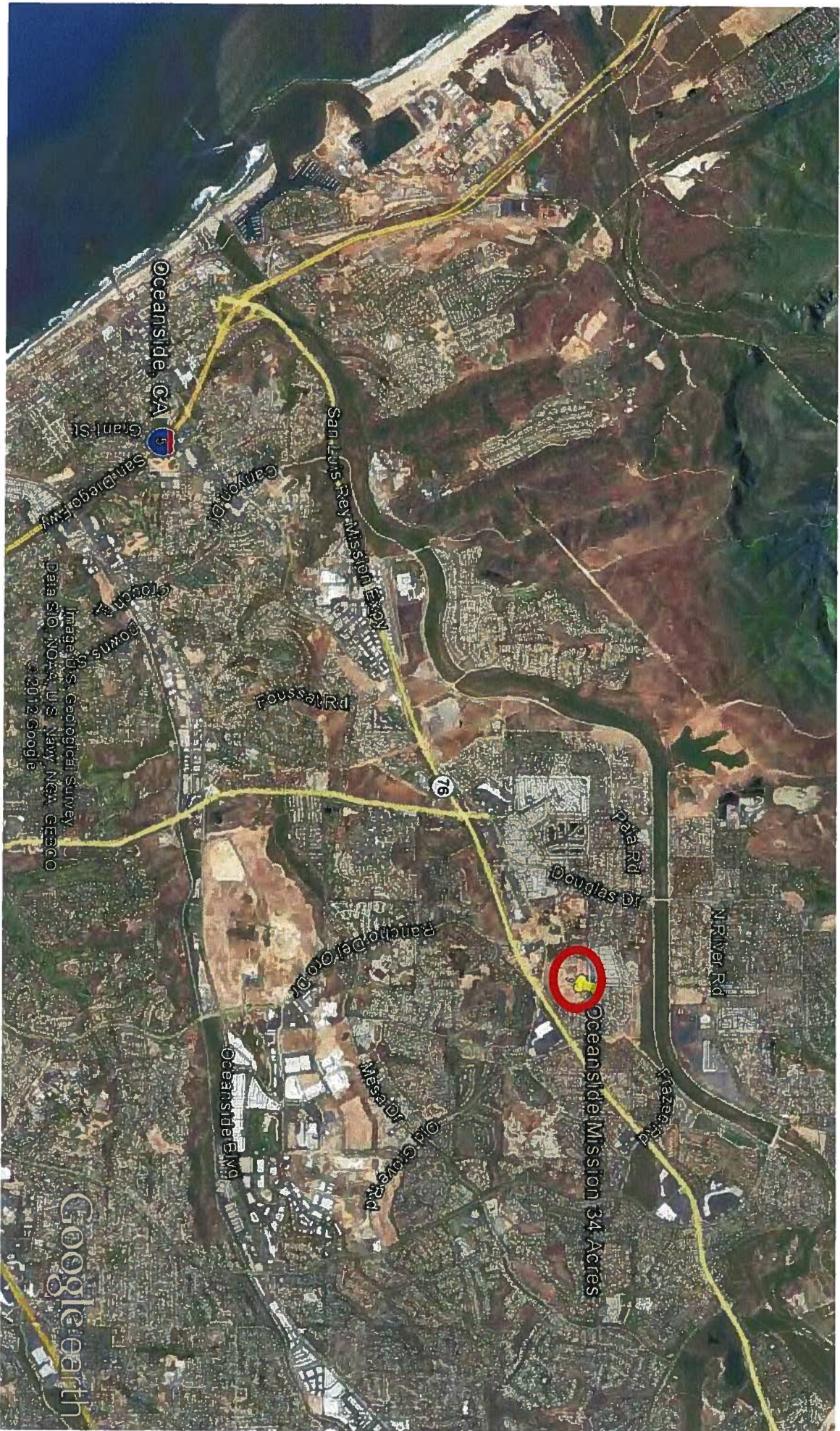
CHANGES	BLK	OLD	NEW	RE	CUIT
070	26	28,29	661	5310	
	11	30,31	608	4943	
	9	10	32,33	70	2336
	1	3440	71	2678	
	2,3	18	72	551	
	4	35,36	73	1372	
	35	56837	72	6580	
	29	138	4	75	2543
	10	24	8	77	4879
	12	23	38	77	4889
	34	637	39	82	1216
	18	41	82	4812	
	19	42	82	4813	
	20	43	82	4814	
	21	44	82	4815	
	22	45	82	4816	
	23	46	82	4817	
	24	47	82	4818	
	25	48	82	4819	
	26	49	82	4820	
	27	50	82	4821	
	28	51	82	4822	
	29	52	82	4823	
	30	53	82	4824	
	31	54	82	4825	
	32	55	82	4826	
	33	56	82	4827	
	34	57	82	4828	
	35	58	82	4829	
	36	59	82	4830	
	37	60	82	4831	
	38	61	82	4832	
	39	62	82	4833	
	40	63	82	4834	
	41	64	82	4835	
	42	65	82	4836	
	43	66	82	4837	
	44	67	82	4838	
	45	68	82	4839	
	46	69	82	4840	
	47	70	82	4841	
	48	71	82	4842	
	49	72	82	4843	
	50	73	82	4844	
	51	74	82	4845	
	52	75	82	4846	
	53	76	82	4847	
	54	77	82	4848	
	55	78	82	4849	
	56	79	82	4850	
	57	80	82	4851	
	58	81	82	4852	
	59	82	82	4853	
	60	83	82	4854	
	61	84	82	4855	
	62	85	82	4856	
	63	86	82	4857	
	64	87	82	4858	
	65	88	82	4859	
	66	89	82	4860	
	67	90	82	4861	
	68	91	82	4862	
	69	92	82	4863	
	70	93	82	4864	
	71	94	82	4865	
	72	95	82	4866	
	73	96	82	4867	
	74	97	82	4868	
	75	98	82	4869	
	76	99	82	4870	
	77	100	82	4871	

7/31/2007 JGD

1"=200'

158-07

CANC



0 1 2 3 4 miles

4



Google Earth

Image by: Geological Survey
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Oceanside, CA

San Diego Hwy
Grant St

Canyon Dr

San Luis Rey Mission E. Hwy

Fousat Rd

76

Palmer Rd
Douglas Dr

N. River Rd

Fazara Rd

Oceanside Mission 34 Acres

Rancho Del Oro Dr

Mesa Dr
Old Grove Rd

Oceanside Blvd